



# Montage Messenger

Community Newsletter May 2010

## Future Retention Basin Upgrade Considered

### Drains Cleared, Brush Removed, Plants Added Around Flood Safety Feature

The retention basin, that large sunken-in lot on DaVinci near the intersection of Van Gogh, is a flood prevention safety requirement mandated by code.

Homeowner Nick Nickerson, a resident whose engineering firm assists valley cities on a number of civil engineering and infrastructure projects, did a free assessment of the basin for the community. The slow rate of overflow water absorption was noted by some residents and led to the

evaluation and further study.

Nickerson examined the original engineering drawings for the basin as well as the condition of the property currently. He reported compaction of the decomposed granite drainage material, as well as a deviation in the concrete drywell system approved in 2003. While not critical in day-to-day efficiency, Nickerson found that the basin may not be able to handle a major rain event or more than two swimming

pools being drained at the same time.

Says Association President, Tom Tousignant, "We've now got a good handle on the situation and the Board will address the issue for inclusion in our 2011 Reserve Study to determine its cost impact on our operating funds."

In the meantime, the Landscape Committee has had Nissho do some clean-up and landscaping to the basin. A bid to scrape the decomposed granite to improve drainage is being considered.

## Key Contact Information is Strictly Confidential

All 14 Neighborhood Watch Pod Captains are now in place. But homeowners are still unclear about one critical piece of information they are urged to provide to their Pod Captains. Specifically their "Key Contact" person.

"This private information is kept securely on file by the Key Contact person of your own choosing. It can be a relative or a friend and doesn't have to be another resident of Montage. That person is who we contact so that you can be notified in an emergency, like a break-in or fire," says Pam Price, head of the effort. "That person is contacted only when an emergency occurs. You only provide the information to someone you trust. All your Pod Captain needs is their name and phone number. 'I hope people understand the importance of this in an emergency. Four years ago a home on Artisan Way caught fire and there was a long delay in owner notification because no one could quickly locate a contact number. They returned from Laguna Beach to find tremendous fire, smoke and water damage, and wished someone had called sooner.'"



## Homeowners Mince No Words at March 20th Annual Meeting

The food was outstanding and the opinions outspoken at Montage's Annual Homeowner's Meeting on March 20th at the Children's Discovery Museum. 71 homeowners turned out to express their opinions on everything from the DaVall entry refresh project to the frequency of gate code changes, which will now be changed only once a year.

Sandy Nips and Candie Kaufer were elected officially as new Board Members for 2010-2011. Association President Tom Tousignant pointed out that residents don't have to wait for an annual meeting to vent their feelings...they can express their opinions and concerns on the contact page of the recently updated Website. The new Web address is shown below. We're listening.



Bookmark Our New Website Address: [www.MontageMH.Wordpress.com](http://www.MontageMH.Wordpress.com)

# From the Top

Tom  
Tousignant

## President's Memo

Hi everyone! For those of you that couldn't attend the March Annual Homeowner's Meeting and Pot Luck you really missed a good time. It seems every time we get together with our fellow homeowners it just gets better and better. And the food at the Pot Luck gets better and better. We should try to get someone to start putting together a Montage Cookbook – it would sell.

Of course, we also conducted some real business at the meeting.

Input on the changing of the gate codes was voted on – in the future we will change the code only once a year, each spring at the time change. Input on the refreshing of the DaVall gate entrance surfaces was voted on – we will not expend money this year, but

vote on it again at next year's Annual Meeting after observing how long the Gerald Ford entrance retains its fresh look.

Concerning the distribution of Montage documents and information by electronic means: between the Consent Forms received at the Annual Meeting and those received following the request distributed with the election results, we now have signed Consent Forms from 69 homes. That leaves 59 of our Montage homeowners yet to participate.

This form is required by California law for participation. The greatest value to receiving documents electronically is to help keep our homeowner's dues from escalating. You will be able to keep current with neighborhood security and other events. For those with "other residences", it will eliminate your information from being sent to the address that you're not at for long periods of time. If you have any concerns about providing the information requested on the form, please email me and I'll explain. I will do everything I can to alleviate all concerns.

Thank you to the 69 homeowners that have provided their signed Consent Forms to date. For those other 59, I plan to be in contact with you in the near future.

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## Just Around the Block in Montage

### Mark Defevere Not Only Lives in Montage, He Probably Supervised Building Your Home

Shortly after Montage at Mission Hills began to take shape in 2002, even before the model homes were finished, Mark Defevere came on board as the head Project Manager in charge of overseeing all the construction going on here. He was the man who kept construction of all the homes on schedule and moving forward as Montage was built out.

After his time in the armed forces, he began working his way up the ranks in construction as a tradesman with experience in roofing, framing, electrical, trim carpentry and more. He used his GI Bill to take up the study of Construction Engineering at Arizona St. University in Tempe before eventually moving to California.

Defevere had a reputation as a top construction management honcho at several companies in Orange County and the Valley, and Mario Gonzales of GHA Homes recruited him to take over as the head construction manager here in Montage. He liked the community he was building so much, he sold his home in Bermuda Dunes and moved into Montage with his wife, Jill, a psychologist.



He began work around the time the four model homes were being finished up in late 2002 and was present at the Grand Opening Party for Montage. The perimeter wall was up, but the entry gates had not yet been installed. He recalls that Al and Erma Chavez were the first couple to move into their home in Montage, and Al was called "The Mayor of Montage," with his amiable and outgoing personality. They still reside here.

In addition to working with dozens of different subcontractors, Defevere also worked with Carol Burns, the Design Coordinator in the Sales and Design Center to help price the materials upgrades and architectural changes many residents wanted in their homes. He was here when Pavillion Landscape did the planting around Montage. Many of our original residents worked with Defevere after their move ins.

According to Defevere, Gonzales and co-developer John Wessman bought an entire date palm plantation in Indio and had the gorgeous palms brought over and planted especially for Montage.

Defevere completed the building of Phases I through V, or about 110 of the 128 homes before GHA transferred him to the same job in another GHA development further down DaVall near Ramon in 2005.

The man who knows Montage from the ground up. Another noteworthy neighbor of ours, just around the block in Montage.

## Next Board Meeting: Friday, May 28th at 3 pm at PPM Offices on Adelina, Near Vista Chino.



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# Association Moving to Electronic Distribution of All Documents

The cost of mailing, postage and handling has shot up to \$2.70 per month for every one of the 128 households in Montage. That's over \$32 a year per homeowner for delivery of Association notices and documents. And it's likely to go up.

A recent mailing requested your approval to begin sending you documents electronically to your email account. We will not spam you or use the address for anything but official community business, as well as the newsletter and other important information. If you haven't returned the electronic mailing permission form, please do so.

This is how business is being done in the 21st century and it will save your Homeowner's Association thousands of dollars a year which will help to hold the line on dues increases and be put to better use by Montage. Please complete and mail in your approval for electronic document delivery right away!



## All 14 Pod Captains Now Signed On and Ready to Go

After an assiduous recruiting effort, we are pleased to announce that every one of our Pods now have a Captain. Hats off to all of them: MJ Schwartz, Terry



O'Banion, Elaine Baron, Wayne and Margot Schweifler, Nick Nickerson, Steve and Linda Lake, Mark Defevere, Skip Sanchez, Steve Clippinger and Gene Urich, Hyland and Becky Hogan, Jim Dunn and Candie Kaufer, Stacey Wessman and Chuck Spence and Burt Peachy.

Homeowners, please comply with your Pod Captain's request to furnish your contact information when requested, as we are organizing a master list at this point. It is only for use in case of emergency when we need to apprise you of something happening at your home in Montage. If you opt out of furnishing contact information to your Pod Captain it will be difficult to contact you, especially if you are out of town.

Finally, the recent 7.2 earthquake reminds us that major shakers are a fact of life. We're posting a couple of excellent Quake Preparedness information articles on the Montage Website. Check them out so you're ready with the emergency supplies you'll need if our next big shaker hits a little closer to home.

## Sandy Nips Urges Residents to Report Landscape or Gardening Snafus to Nissho

Residents: if you see a landscape/gardening situation that requires immediate attention, please call and report it to Nissho (our community gardeners). Examples: a fallen tree, a broken sprinkler line, etc.

Nissho can be reached at 760-727-9719 Hours: 8 - 5 p.m. After hours and weekends you will get an automated message that will direct you to press a number to talk to a real person for on-call service. If you would then let one of the A & L Committee members know of the problem that would be great. As always, many thanks for your help in keeping our community beautiful and well-maintained year 'round.



## Fire Ants Spreading, Be Alert

The Coachella Valley Mosquito and Vector Control District (Vector Control) calls them RIFA, Red Imported Fire Ants. They arrived in the 20's by steamer in Mobile, Alabama and by 1998 had made their way to Orange County. Now they're quite prolific here in the Coachella Valley.



Hitching rides on vehicles and packing crates, they now infest nearly 400 million acres. In addition to nasty bites to humans, they can kill pets. When you're bitten, it stings, then itches and a couple of days later forms a pustule that can become infected. You can see their little dirt mounds here and there around Montage. They'll swarm if their mounds are disturbed. Pets who are bitten may need to have the area shaved and antibiotics applied.

If you see the small dirt mounds on your property, call Abby at Vector Control at 760-342-8287 to schedule an inspection and eradication. They use advanced solutions that are not toxic to humans and pets and the service is free.

Says homeowner, Harold Schwartz, "I was bitten a few times while planting, and called Vector Control. It took two ground treatments with granules, but the fire ant problem was solved for a year. Now they're back again, but not as bad. I just had Vector Control out for another treatment."

Montage gets quarterly Vector Control RIFA treatments, as well as monthly fire ant and rodent treatments from Animal Pest Management for an extra \$25 a month.

## Flat Roof Homeowners: Check Your Dryer Vents

Jean-Guy Poitras was up on his roof recently and found not only a couple of roof drains blocked with leaves and debris, but a clothes dryer vent cover completely blocked with lint! "I doubt any homeowners have ever checked their dryer ventilation. Clogged dryer venting, as you know, is a common cause of house fires", says Poitras. "It might be a good idea for homeowners to check their ventilation before the summer heat, and as always, never to run the dryer when not at home."

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