



MONTAGE NEWS – November 2010

Here we are about to start the holiday season another time. Since the next newsletter will not be distributed until the end of December, I would like to be among the first to wish you all the best for the holidays. Our holiday decorations will be installed on the gates in early December.

Big decisions coming at the November Board meeting:

- Approval of the 2011 Reserve Study
- Adoption of the 2011 Budget
- Approval of the Perimeter Landscape Rejuvenation Master Plan

We all survived the great planned Edison power outage September 23 -24th. At least I never heard about any problems – very pleasant. I told people that said they were going to rent hotel rooms that my wife and I planned to sleep in the patio furniture or pool if it got to hot in the house. It was a nice night, cooler and a full moon. I drove around a couple of times during the night to look for problems. Did you see how dark are streets are without the landscape and garage lights? – VARY dark. Important to keep them working.

Homeowners that have submitted their consent forms for electronic delivery of community information received a preparatory notice from me on the 19th. It reminded them to use the Gerald Ford entrance gate during the outage and to remember to reset their pool timers due to the 12 hour outage. Only our fountain service company failed to get that message – for weeks our fountains were off during the day and on at night.

Reminder: Consent Forms for electronic delivery of community information are available on the website. If you received it in the mail, you need to complete and submit your Consent Form Homeowners that have not submitted forms may be left in the dark.

I am still looking for help in producing the Newsletter. Volunteers for editor, contributors of articles, life events of homeowners, gossip, rumors,

etc. – I'm not good at this, need help. If you would like to participate contact me (see Important Contacts below).

MISSION HILLS SOCIAL MEMBERSHIP AGREEMENT

The Agreement between Montage and Mission Hills Country Club for your Social Membership is due for renewal December 26, 2010. This is the first of 5 – 10 year renewal periods. See attached notice form the Board of Directors advising you of your forthcoming options.

MAJOR ESTATE SALE

See attached flyer from the O'Banion's on Artisan. They are "down-sizing" from a 5 bedroom home in Montage to a two bedroom condo in Newport Beach. Many precious things will not fit in the condo. They will be opening the gates for non Montage residents – so get there early for best selection.

NEIGHBORHOOD HERO

Please applaud or latest neighborhood heroine – Stacey Wessman. She found Lulu a small fluffy dog outside the Da Vall gate. She put Lulu on a leash and began walking through Montage until Lulu recognized a home. Stacey rang the bell and the homeowners recognized Lulu.

Lulu had "escaped" about 6 hours earlier and her owner and neighbor had been frantically looking for her, even called the Police. The home Lulu took Stacey to a house that was not her home, but a neighbor across the street. It seems every time she visits that home she gets treats.

POOL EQUIPMENT STOLEN

On Monday, September 27th pool equipment was stolen on Da Vinci Rd. The message provided by the homeowner to PPM on Tuesday was:

"Went to post office 3-4pm yesterday, only gone 45 minutes. Noticed spa wasn't overflowing into pool when I returned but didn't think anything of it, thought my pool man had cut back the filtering time. Noticed this morning went out to get

garbage cans, the side gate was wide open and lock was cut and pool equipment was stolen. Filed police report today. Pool equipment was also stolen while this house was in escrow."

President's Comments: This is about the 5th instance of pool equipment being stolen in Montage, although all previous reports were from vacant properties.

Once again I would like to remind all homeowners that our gates are "vanity" gates, not security gates. There are a significant number of people that follow homeowners and service workers through the gates. The bad guys can get in almost any time they want to.

The security of your home is the individual homeowner's responsibility. Leave lights on outside the house at night. Subscribe to an alarm company to monitor your home's per-wired alarm system. Install a home security camera system that you may monitor yourself from your computer. Make your home and Montage a less desirable target than neighboring communities.

NEW HOMEOWNERS AT MONTAGE

Welcome to our new neighbors:
??? I have not been notified of any new owners since July.

ARCHITECTURAL & LANDSCAPE

The A & L Committee is planning to do their semi-annual walk-through the end of October. Thank you in advance for your continued cooperation in making the community look good.

COMMUNITY LANDSCAPE LIGHTS

The next inspection of the perimeter and developer installed front yard landscape lights will be about December 8th (some months different due to conditions). The inspection is normally the second Wednesday of every month. If you notice a light out, notify Jennifer, she will inform Desert Properties Light Maintenance to look for that light in their next inspection.

STREET SWEEPING

Our streets are swept on Thursdays. Please make sure all cars, including service workers, are off the street. Also, be sure that trees are trimmed and don't interfere with the street sweeper.

DOGS

Dog walkers need to keep to the streets. Anyone caught letting their dog urinate or "do their business" on another homeowners property will be assessed a \$100 fine. There are no common areas within the Montage gates, except the retention basin. The areas along the walls by the mailboxes are private property, maintained by the adjacent homeowner. Please respect homeowner's property and keep your dog on the street area only.

NEXT BOARD MEETING

The next Board meeting will be Friday November 12, 2010 at 1:00 PM at Personalized Property Management 68950 Adelina Road, Cathedral City.

Check the community message board on the wall by the retention basin or the web site for the agenda. It will be posted at least 4 days before the meeting.

Tom Tousignant, President

Important Contacts

Keep This Information Handy When You Would Like to Comment or Report an Issue:

Property Manager - Jennifer Zeivel 760-325-9500;

jzeivel@ppmInternet.com

President - Tom Tousignant

td2znot@aol.com

A & L Committee Chair - Sandy Nips

sandynips@hotmail.com

Neighborhood Watch Chair Pam Price

760-202-8728

Cathedral City Police 760-770-0300

Police Emergency Only 760-202-2411

Cathedral City Fire 760-770-8200; Emergency 911

Newsletter Input, Comments or Suggestions...

TD2znot@aol.com

Website: www.MontageMH.Wordpress.com

Montage at Mission Hills Home Owners Association –
Message from the Board of Directors to the residents
regarding our Mission Hills Country Club Fitness/Social
memberships.

The Montage at Mission Hills Social/Fitness Membership Agreement with Mission Hills Country Club for Social/Fitness membership of our residents was set up for 50 years, broken down into 5, ten year terms. The end of the first term is December 26, 2010.

Our Agreement with Missions Hills automatically renews every 10 years UNLESS 66.67% of our homeowners elect by written ballot NOT to renew it. That's 86 out of 128 homes would have to sign a ballot to **CANCEL** the membership. If we do not get 86 signatures to cancel, the contract will renew and there is no change to what we currently have.

We feel that it is our fiduciary responsibility to bring this issue to the residents. We urge you to think about the benefits and costs of this agreement. It adds approximately \$64 per month onto our HOA dues; however, there are multiple benefits to using the club including the world class and convenient fitness center, the elegant main dining room as well as the casual eating "hotspots".

Further, it is a great feature for Montage to have this association for anyone buying or selling their house. It gives us a competitive advantage over other developments. Without this, it may be negatively reflected in our future home values.

Per the terms of the contract the signed ballots must be presented to Mission Hills Country Club within 90 days of the contract renewal date. That is by March 25, 2011. The ballots will be distributed with the announcement and ballots for the election of new Board members in February 2011. They will be opened and counted at the Annual Homeowners Meeting on March 19, 2011.

If you would like to read the agreement with Mission Hills Country Club, it is the last ten pages of the Montage at Mission Hills CC&Rs. In case you do not have the copy you received during your escrow handy, it is available on the Montage

website at MontageMH.wordpress.com , select Document Archives, select CC&Rs Montage at Mission Hills and see Exhibit B pages 77 – 86.

If you would vote to **CANCEL** this agreement and stop the Social/Fitness association with Mission Hills, please sign and return the ballot that will be mailed to the "owner of record" and emailed to those homeowners that have submitted Consent Forms for electronic distribution of Montage documents.

Tom Tousignant

President,

Montage at Mission Hills Home Owners Association

Major Estate Sale

December 4-5 from 9
a.m. to 5 p.m.
36319 Artisan Way—
5 bedroom/5bath
home—No children
please—Cash and
Credit Cards only

For Montage
residents only: Call
Terry O'Banion at
760-202-2820 to
arrange a private
viewing now—if you
are a serious buyer.

Art Nouveau

- 3 beautiful cabinets, 6 ft. tall—one signed
- 1 washstand with great Art Nouveau tiles
- Signed Galle lamp
- Signed large gold Tiffany bowl
- Rare Asian Art Nouveau washstand bowl/pitcher

Art Deco

- Glass table with 6 beautiful Art Deco chairs from Italy in black enamel
- Large Art Deco mirror
- Black Art Deco dishes; 10 place setting with extras
- Many smaller *objet d'art* pieces in Art Deco and Art Nouveau

Antiques

- Oak pie safe
- 5 oak Texas school chairs
- Red Chinese Concubine Chair
- 3 special trunks
- 20 plus pieces of Carnival Glass
- Large Oak Mirror

Crystal and Silver

- 12 wine goblets/12 champagne coupes—Baccarat Massena pattern—sells on El Paseo for \$195 a stem
- Cristofole Silverplate for 12—Chinon pattern—purchased in France
- Large Lalique bowl—Marguerite pattern

Outdoor Art

- Geometric sculpture by Oscar Plandiura
- Large metal cactus by David Luna—for garden
- 4 large outdoor pots
- Metal and stone critters: lizard, spider, crab, dragonfly, beetle for walls outside

Furniture

- Complete Arts and Craft bedroom suite
- Old televisions
- Chairs
- Leather couches
- Leather Lazy Boy recliner

More...

Much, much more: dish sets, cookware, copper pans, Le Creuset, martini sets, patio umbrella with stand, 3 ladders, small kitchen appliances, artificial trees and plants, textiles from Morocco, rugs from Istanbul, dozens of framed prints, 300 cookbooks, etc. etc. etc.



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