



**ALERT – SCAM IN MONTAGE REPORTED  
DEC 28, 2010**

Girls soliciting donations for their school trip to England. See Montage Website for more details.

**MONTAGE NEWS – January 2011**

Happy New Year to all. In my informal opinion Van Gogh and Monet won the Christmas decorations contest this year and the Nickerson's on Van Gogh, Cunningham's on Chagall and Nips/Gunderson's on Artisan tied for the best decorated home. If you haven't seen these decorated homes, drive or walk by some evening before they are taken down. Maybe next holiday season we should have a formal contest awarding bragging rights for the street and home best decorated?

This is going to be an active year for Montage. We ended 2010 with a project that removed the decomposed granite in the bottom of the retention basin. This is intended to improve the percolation of runoff, pool draining and storm water into the soil and eliminate the lingering lake that has frequently occurred in the past. The project was halted after some initial scraping by a homeowner that drained a pool. This was followed by the Christmas week rains. Even this initial work seems to have improved the percolation. The work should be completed shortly. This attempted fix cost \$1,500. If it doesn't work we will be forced to install a second drywell soon at a cost of \$15,000 to \$20,000.

The January Board meeting will be considering approval of the Perimeter Landscape Rejuvenation Master Plan. Once approved the project is intended to begin being implemented in phases based on available funding in each successive year with a big start during 2011.

You all will be receiving ballot packets (by snail mail (required due to double blind envelope State requirements) during February for the election of three members to the Board. Also, a ballot (not secret – must be signed to be valid) for the renewal (or not) of the Mission Hills Social

Membership Agreement (see the letter that was included in the November Newsletter – it is on the website).

Please read, consider the information carefully for both ballots and return your ballots. The election ballots submitted will be the principal means of establishing a quorum at the March 19<sup>th</sup> Annual Homeowners Meeting. The MHCC Social Membership ballots will be used to determine whether to renew our memberships.

Attached is a letter from the Board and an Application for Directorship Form for submitting your name as a candidate for election to the Board. Please consider participating in the future of Montage by completing the form (available on the website as a WORD fill-in form) and emailing, mailing or delivering it to Jennifer Zeivel at PPM by January 31<sup>st</sup> to have your name included on the ballot.

At the January meeting the Board will also be considering charging for mailing documents to homeowners that have not submitted Consent Forms for electronic deliver of community information. The Consent Form is available on the website. If you received this Newsletter in the mail, you need to complete and submit your Consent Form. Homeowners that have not submitted forms may be left in the dark on urgent issues and be assessed fees associated with future mailing.

We will also be considering new bids for our light maintenance and street sweeping contracts.

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! Jerry Stamper contributed the article on Desert Gardening this month. Thank you Jerry. If you would like to participate contact me (see Important Contacts below).



## **GARDENER'S CORNER by Dr. Jerry Stamper**

First let me say that I am a hobby gardener and not certified by anyone to give advice. I am sharing experiences that I have had over the eight years that I have lived at Montage. My failures have been many, but my successes have been very satisfying. I have tried vegetables, fruits and flowers.

First a few words about our desert soil. All of our soil needs to be enriched with commercial topsoil, composted soils, peat moss and other organic fertilizers such as steer manure. Most of our soils are very deficit in iron and this will show up early with yellow leaves on plants. It is easy to correct with granular or liquid supplements. My soil was very hard packed and I needed to turn it over and add organic matter.

Watering can be tricky. I prefer to hand water most of my garden. I will state that more plants are killed by over watering than by water deficit. Water should never pool around plants. And most plants prefer that they be allowed to dry before the next watering. There should be at least one or two inches of dry soil before the next watering. Remember, when in doubt if the plants need water, let them tell you. All plants may wilt on summer days, but if they perk up overnight it may not be time to water.

In this article I will focus on my citrus experiences. Remember that all trees grow and grow and grow. I currently have eight trees in a space probably for 4 or 5 trees. I keep busy pruning and that is a whole lot of work. I would suggest you start with semi-dwarf trees. They are available for just about all types of fruit. The fruit will be full size and they are easier to pick and prune if necessary.

Citrus trees do best with dedicated bubblers or hand watering. They don't like being in the yard with frequent light watering from your irrigation system. They prefer to dry out between waterings. Trees need several gallons of water 2 x weeks in

the summer and a weekly watering the rest of the year if there is no rain. Citrus are pretty free of insect problems. If you do see leaves being chomped on or excessive spider webs, there are plenty of sprays available. I have found that a good strong washing with my hose takes care of most insects. Some people put a sticky barrier on the trunk of the tree to prevent insect from crawling up from the soil.

Fertilizing is pretty simple. Use any of the commercial citrus products and follow the directions on the package. Basic feeding starts in February and continues once a month until October. You don't want to fertilize in the winter.

I have had pretty good success with white grapefruit (oro blanco), tangelos, naval oranges, sweet limes and two lemon varieties. Meyers lemons do exceptionally well but lack the true lemon bite of other types such as the Lisbon or Eureka. My tangelo tree always produces well and is very nice to eat off the tree. I find the naval oranges to be more of a hassle to peel and not as sweet as the tangelo. I might mention that soil health will affect the taste of the fruit. The fruit may look great but lack taste if the soil is not well balanced. Limes can be difficult to grow here. There seems to be more insects and the chance of damage more frequent if the weather changes rapidly.

I have two plants in the citrus family that are more ornamental than for eating. One is the Buddha Hand citron and the other is a Ponderosa lemon. These trees have produced fruits of 5 pounds. Both are edible but are usually used in cooking and candied for products such as fruit cakes and cookies. Both are very easy to grow and always amaze people, especially from other climates. I have attached pictures of both of these trees currently in full production. Please feel free to contact me if you have comments or questions about desert gardening.

[jstamp42@yahoo.com](mailto:jstamp42@yahoo.com)





Buddha's Hand



Ponderosa Lemons

### **GARAGE DOOR WARNING/MAINTENANCE**

Jim on Da Vinci had the top two panels of his garage door damaged by his garage door opener. The door company that responded to his call said the connection from the opener track to the door had been improperly installed.

I took a picture of the new proper connection on Jim's door (picture on the top, before fix) and a picture of his neighbor's still improperly installed opener connection (picture on the bottom, after the fix).

There are two bars that connect the motor to the door. The straight one has 11 holes. The curved one has 3 holes. They are connected by two bolts.

The proper connection is for the bolts to be through the 8<sup>th</sup> and 11<sup>th</sup> holes of the straight bar, connecting it to the 1<sup>st</sup> and 3<sup>rd</sup> holes of the curved bar.

Jim had to buy a new panel for his door. The type we have are not made any more. He was able to find one available at the manufacturer in Utah and have it shipped to him. Had he not found a

replacement panel, he would have had to replace his whole garage door.

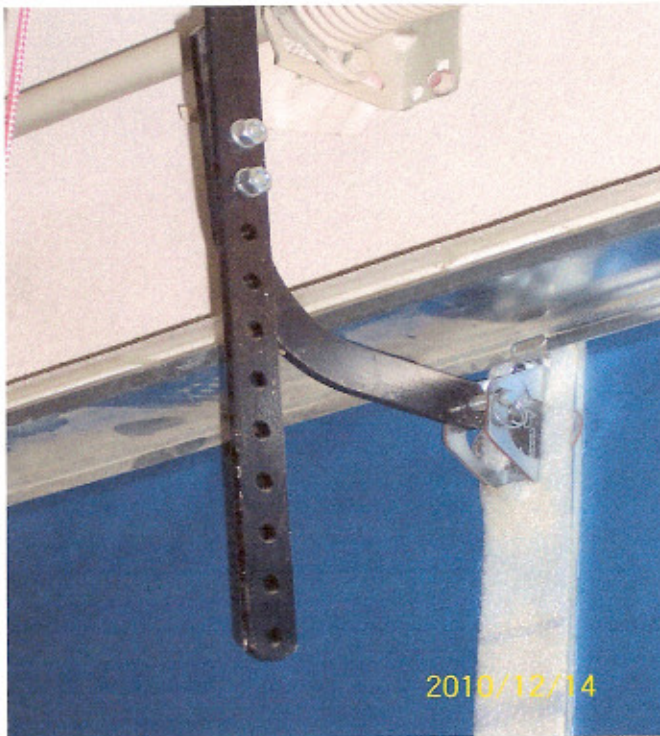
Also, as Loren on Van Gogh recently found out: it is important to periodically lubricate the wheel axles and hinges on your garage door. Loren's door started to go up a few inches then stop.

The door company that came out to check what was wrong told him it needed lubrication with Silicon or Teflon Dry Lubricant (it is not sticky and will not gum up like WD 40 will). After spraying lubricant on the wheel axles, all hinges and the screw shaft the door worked as new. At the same time check to make sure all bolts on the door are still tight.

Another tip: if you open your garage door and see black marks along the inside of the door frame, the door rubber is dragging on the frame. Take a block of paraffin wax (it comes in bars in the canning supplies area in the market) and rub it over the black marks a few times.

I will have this information posted on the website for your future reference. If you have any maintenance tips for your Montage home let me know and I will add them.





**ARCHITECTURAL & LANDSCAPE**

The A & L Committee thank you 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 January 5<sup>th</sup> (some months different due to conditions). The inspection will normally be the first 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 January 28, 2011 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@ppmlInternet.com](mailto:jzeivel@ppmlInternet.com)

President - Tom Tousignant

[td2znot@aol.com](mailto:td2znot@aol.com)

A & L Committee Chair - Sandy Nips

[sandynips@hotmail.com](mailto: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](mailto:TD2znot@aol.com)

Website: [www.MontageMH.Wordpress.com](http://www.MontageMH.Wordpress.com)





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