



MONTAGE NEWS – May 2011

The annual meeting was a great success. We had a quorum of 72 homes represented by ballots submitted. There were 53 homeowners present at the meeting.

ELECTION RESULTS:

- The Curt Beyer, Nick Nickerson, and Tom Tousignant were elected to the Board.
- IRS resolution received 71 votes and passed.
- The 2009 Minutes received 71 votes and were approved
- Mission Hills Agreement Renewal 66 in favor of continuing and 4 against.

The draft minutes of the meeting are available on the Montage website. Please take the time to review the summary of the presentations and discussions.

The removal of the overgrowth along the perimeter has been completed. Now the A & L Committee has a “clean palette” to start the rejuvenation project. They are in the process of selecting a new firm to provide plans for the Cathedral City Planning Department for approval. Hopefully, alternative plans will be available for Board approval at the May 12th meeting. The Board approved the overgrowth removal as a first step in hopes to get the rejuvenation project will get moving. Once we have an approved plan the project is intended to begin implementation in phases based on available funding in each successive year with a big start during 2011.

PERIMETER LIGHTING

At the Board before the annual meeting the Board approved the replacement of 15 perimeter light bulbs at the entrances with new 7w Par 20 bulbs. This will cut the power usage by 67% and provide a 10 year life expectancy. This also required the modification of our recently installed Roto-Lite fixture covers to make them waterproof. Roto-Lite stepped up to the challenge and designed a new lens that could be retrofitted into our existing covers to meet the requirements. 15 modified covers and LED bulbs were purchased

and installed, 3 each side of the Da Vall entrance; 5 West of the Gerald Ford entrance and 4 to the East side.

Unfortunately, the new prototype lens covers were thick, yellow and contained bubbles. These factors block out an estimated 80% of the light from the bulbs. Former Board member, Skip Sanchez, is dealing with Roto-Lite in resolving the problem with the prototype lenses. Roto-Lite is agreeable to resolving the problems with the lenses, so their product is marketable to other HOAs.

FYI, the new bulbs and lenses produce about the same light on the palm crowns as the old CFL bulbs and Roto-Light covers. We haven't lost anything and we are going to start saving 67% on energy and a 5X longer life from the new bulbs.

Thank you, Skip, for continuing your efforts on behalf of Montage.

NEWSLETTER VOLUNTEERS NEEDED!

I am still looking for all the help possible 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, thank you for your Gardener's Corner article.

There is room for several more articles that would be of interest to homeowners. If you would like to participate contact me (see Important Contacts below).

PASSING OF CANDIE KAUFER

The night of April 16th your Community member and Montage Board member passed away at Eisenhower Medical Center.

Candie had been an original owner in Montage. She purchased her home on Da Vinci in November 2003. She complained to me that GHA (the developer) had planted too many plants in her yard. She had them torn out and replaced

with an appropriate number. The last time I visited her, she was so proud of the way her front and back yard looked.

She was a very talented artist, and used her creative skills in her early career in retail display and management for major department stores. Candie's gifts for dealing with people were later put to use in the family's answering service and alarm system businesses.

Candie was blessed with many wonderful friends, especially her neighbor Jim Dunn who cared for her in extraordinary ways.

A memorial service will be held on Saturday, May 7 at 11:00AM at "The Church of St. Paul in the Desert" in Palm Springs with a reception following. Donations can be made in Candie's honor to www.desertaidproject.org

NEW LATE CHARGE ADMINISTRATION FEE & DISTRIBUTION OF CURRENT BOARD POLICYS INTERPRETING THE MONTAGE RULES

PPM has initiated charging a Late Charge Administration Fee, in addition to the 10% Late Charge imposed by the HOA when dues assessments are received more than 15 days after they are due. This new fee is to reimburse them for additional effort expended to provide accounting for late charges on the Association's books.

I strongly suggest you take special care not have payments be late in the future.

PPM has been proposing this new fee for almost a year and I have resisted until they distributed a change in the Montage Collection Policy that would allow it. That change was distributed April 14, 2011 for the legally required review and comment period by homeowners.

Currently adopted Board Policies for interpretation of the Montage Rules were also distributed with the same transmission.

Comments on any of these are requested to be submitted to Jennifer before the next Board meeting, May 12, 2011. The Board will be considering comments received and taking action to formally adopt or revise these policies.

PROVIDING RULES TO TENANTS AND GUESTS

This is a reminder to homeowners that they are responsible for providing copies of the Montage Rules to tenants and guests staying in their home. Violations of the Rules by tenants or guests may result in the owner being called to a hearing with the Board and possible fines levied.

REMOVAL OF FRUIT

Another reminder to homeowners, please remember to remove all of last year's fruit from all fruit trees. This is beneficial in promoting the growth of a new fruit crop and mainly eliminates a main food source for rats.

It's Bee Swarming Season!!!

Article provided by our pest control service

With the rains we have experienced this season, our landscapes and hillsides are abundant with flowers and food for our insect friends. As the weather warms up, we anticipate Bees to be more prolific this year and will be swarming to look for new homes in walls, valve boxes, tree trunks, etc.

Bee swarms are a natural occurrence that happens when a parent hive becomes overcrowded. At that time, the queen leaves with about half of the hive. The group travels as a swarm to find a new nesting site. Swarms can appear very large, up to 30 feet across in some situations. The bee swarm will temporarily rest in stationary locations such as tree limbs while the scout bees attempt to find a new permanent nesting site. This also provides a rest for the queen, who is larger than the workers and scouts, and cannot fly at the same speed or distance of other bees.

Since swarms are only temporarily resting, they generally move on from a site in about 24 - 48 hours. This information should be shared with clients when answering bee swarm calls. If the swarm is in an area that is out of the way, the bees will most likely move away on their own in a short time, saving the client the cost of control. However, if the swarm is occurring in an area frequented by people, especially children, control of the swarm is recommended for safety.

Animal Pest Management Services provides removal services for swarms as well as removal of established hives in valve boxes, meter boxes, wall voids, etc. If bees are reported in your communities please call and report them to our customer service department. Questions will be asked to determine if the situation is an emergency or a routine service. The information will then be directed to a Wildlife Professional for removal of the bees.

ARCHITECTURAL & LANDSCAPE

The A & L Committee thanks 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 May 4th. The inspection will normally be the first Wednesday of every month (some months differ due to weather or other conditions). 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 Thursday, May 12, 2011 at 3:00 PM at the offices of Personalized Property Management, 69850 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

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...

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