



MAY / JUNE 2014

PRESIDENT'S NOTE:

As the tax season closes so do many of the homes in the Montage until the start of the fall season. We all need to be a bit more vigilant for the property of our neighbors and fellow residents of the Montage. Securing the homes is more than just locking the doors and activating the alarms. Many have turned off water within their residences and have large buckets of water sitting in many of the rooms to help with maintaining humidity. Thermostats are often set at 85 or 90 degrees so homes don't get over heated. Gates may be locked and if the maintenance people are observant . . . They are relocked after the pools and yards are tended to each time.

If we see deliveries made to or left at these homes . . . We each have a duty to retrieve them to avoid the look of a home without active residents. We all need to be observant as to gates left open and etc. It all goes in to keeping our complex a bit more secure.

As many of you know . . . short term rentals are a problem for all of us. Recently a renter was evicted as he had been subleasing his rented property on weekends for about \$1000 per night. It was listed on Craig's List even though his rental agreement with the owner clearly prohibited his action. Further information showed he had a number of residences in which he was doing the same thing. Home owners have the right to share their property or lease it as they choose. It gets tricky when property is rented for less than 30 day periods. The city laws and our Montage CC&Rs come into play. The difficulty arises when there is no notification of the management company of the parties renting, their contact information and whether they

have even seen a copy of our rules and etc. At times . . . parties are hosted and despite calling law enforcement our other residents are disturbed and deprived from their rights to a peaceful and safe community.

Enforcement becomes a problem not only in getting info on the renters, but in documentation as to who . . . Is it a 'real relative', did they know the rules and etc. And, is it possible to do anything within a day or two in which the occupancy occurred. Rules are great but the practical side of enforcement and fines can open a manifold problem leading to no easy solution. The same is true for the parking and other concerns related to these short term residents. What seems a logical rule becomes even more problems than it may seem to address on first examination.

We have a rules committee looking into our options but I don't see any easy answers.

We are eager to have additional involvement by residents in the Welcome Committee, The Emergency Preparedness Committee and the Neighborhood Watch Committee. Residents can get involved in various levels of commitment but we need to hear from you if you are interested. The more of us that are involved, the better. Time commitments can vary as to your interest and availability.

As you read this, I am traveling and Mr. Tom Tousignant is in charge of this edition of the newsletter. I am grateful to him for this and so much more. I would also thank all of my fellow board members who are busy getting things reorganized after our annual meeting. It was wonderful to see so many of you there and so graciously sharing of the great food and fellowship. It is wonderful to live in the

Montage at Mission Hills thanks to all of you!!!!

Curt

POT LUCK CONTRIBUTIONS - THANK YOU

I would like to personally thank everyone for bringing such wonderful and generous contributions to our POT LUCK at the Annual Homeowners meeting. You outdid yourselves and your contributions were greatly appreciated.

And for those that didn't attend, You Really missed a great luncheon.

Thank you again,
Donna Tousignant

2014 CHANGES TO MONTAGE AT MISSION HILLS GOVERNING DOCUMENTS

As reported at our Annual Meeting, the Board of Director's is working with Legal Counsel to update the Community's Governing Documents. These documents include the Articles of Incorporation, the By Laws, and the Conditions, Covenants and Restrictions (CC&Rs). These three documents form the basis of our community's legal right to operate as a Home Owner Association (HOA) in accordance with the Davis-Stirling Act (the California legislation that governs home owners associations). The following represents a brief summary of the purpose of the proposed changes:

In January 2014 a re-write of the Davis-Stirling Act went into effect. There were some minor changes to the law, but the major change was that the code was completely restructured for the purpose of better organization. The result is that all code references contained in our current governing documents are incorrect.

Other proposed Changes envisioned at this time:

1. The preamble that prefaces each of the adopted/recorded documents needs to change to reflect current laws on discrimination.
2. **Articles of Incorporation** – eliminate references to developer
3. **By Laws**:
 - a. Change quorum requirements from 50% to 25% and the quorum requirements for a rescheduled meeting from 25% to 10%
 - b. Eliminate cumulative voting
 - c. Add requirements for candidates for the Board.
4. **CC&Rs**:
 - a. Eliminate references to the developer
 - b. Modify the Leasing provision to require copy of the lease be provided to the Property Manager with tenant contact information, lease be for minimum of 30 days and lessor to comply with all applicable laws and City Ordinance relating to registration of rentals and payment of any related fees.

The original governing documents were prepared by the Developer LLC in 2002; a lot has changed since then. As such, the documents' structure and format lean heavily in the Developer's interest. Considering the Developer no longer has an interest in our community, the Board determined it in our best interest to "amend and restate" each of the documents in a format and structure in-line with our current ownership position.

Additional information regarding the proposed changes to our governing documents will be

provided as it is received from Legal Counsel. In the interim, you should feel free to contact any of our Board Members, the Property Manager, or Nick Nickerson, Chairman of the Rules Committee, for additional information regarding the intent of the proposed changes.

Approval to change the Governing Documents will require a 2/3 vote of the homeowners of record. The Board is targeting to have the final proposed documents available for a vote in the 2015 Annual Homeowners election ballot.

ARCHITECTURAL & LANDSCAPEING COMMITTEE

By Robert Fouyer, Chair

I would like to formerly welcome two of our new members, Jim Dunn and Adam Tillotson. Both have owned a home in Montage for many years. In the case of Adam, he served on our Committee a number of years ago so we're glad to have him back. One of our existing members, Terry Palmer, has resigned due to his other commitments. This leaves us with five members, which is what we normally have. We would prefer to have six or even seven as vacations and illnesses leave us a little bare sometimes.

We are always looking for volunteers who are sincerely interested in our community, and willing to serve. It is not as times consuming as some people think. It is an important Committee, and one of our primary responsibilities is to help keep Montage looking beautiful and an attractive place to live. Maintaining and/or increasing property values should be of interest to everyone, but if nobody is interested in devoting the time necessary in either volunteering on one of our committees, or serving on the Montage Board, then our community will suffer as a result in the long run. Think of it as self-preservation. For example: At our last election in March, we only had one person interested in being nominated to run for the opening we

had on the Board. Out of 256 members (counting spouses/partners) that is a pretty sad statistic.

On the positive side, we have been fortunate as most homes seem to be selling fairly rapidly, albeit not at the prices we would like to see. At the time of this writing we only have two houses for sale after two recent sales.

Our landscaping around the perimeter and in the detention basin is looking good after some of the freezing nights this winter. We had to replace a few plants, but the rest have come back nicely.

We want to thank the homeowners who have responded to the violation letters that were sent out at the end of February. We have heard from almost everyone and the maintenance issues have been taken care of. There are still about ten (10) that have not responded.

Despite frequent articles in our newsletters on the subject, there is still a lot of over watering of homeowner's landscaping. This does not always involve just lawns, however, as there have been a number of those with desert landscaping where the emitters have broken or have not been adjusted properly. The excess water is deteriorating the edges of our streets that we spent a lot of money repairing last year. **A word to the wise: Do not depend on your gardeners to monitor your sprinkler system.** Most couldn't care less. They want to get the mowing and blowing finished as quick as possible, and will not spend the time to check your sprinklers. Everyone needs to run their sprinklers through the different zones periodically to make sure they are working properly, regardless of whether you have desert or lawns. With the well reported drought that we are facing here in the desert, it becomes all the more important that we watch our water usage. For you out-of-towners, you will have to have a neighbor or friend do it for you.

Parking on the streets is a continuing problem. **Residents are not allowed to park on the streets.** Even some who have been warned about this continue to violate the rules. How much more difficult can it be to park in the driveway instead? Some residents and/or guests not only park on the street, but do so facing backwards. We had a recent accident in Montage where a car crashed into a parked car. Remember, your rear tail lights reflect and make your car easier to see on our dark streets at night, so please advise your guests of this. If you are a resident doing this, shame on you. We also have people who park on a curve instead on a straight-away, which creates an accident waiting to happen. As a reminder, guests are allowed 72 hours to park on the street. An exception can be made by notifying Personalized Property Management (PPM) for an extension. If at all possible though, please ask have them to park in the driveway. Our streets are too narrow to have many cars parked on the street. If for no other reason, **think of the safety of their or your car.**

The Board will be considering hiring a Security Patrol Service to enforce our parking rules at the May 14th meeting. Violators will begin getting sticky reminders of violations, before being towed at the property owner's expense.

If you are planning a party and expecting a lot of guests, let PPM know and they can provide you with a special gate code for the occasion.

For homeowners who rent their home out-- Be on the alert! We have had situations where renters who, without the owner's consent, sub rent the house to someone else. We recently were made aware of a **renter who is operating a bed & breakfast on the property. Anytime you rent your home be sure you have a specific clause in the agreement stating sub renting the home is against their lease agreement.** If you go

through a rental agency make them aware of it. Make sure they are given a copy of our **Rules & Regulations & CC&Rs.** Also make sure they are not giving out the homeowner's gate codes to people they do not know personally. **Short term rentals** are a problem we sometimes have in Montage - other communities are having problems as well. This is really a negative for any community as they, as a general rule, have no interest in our community and therefore violate our rules and regulations—particularly parking on our streets.

Everyone have a great summer. And if you are leaving us for the summer have a neighbor look out for your house while you're gone. Remember, if we all don't look out for Montage, who will?

EMERGENCY PREPAREDNESS/ NEIGHBORHOOD WATCH/ WELCOME COMMITTEE

By Michelle Madison

We would like to welcome returning board member Jerry Stamper to the HOA Board. Jerry and I will be acting as your liaison board members for the Neighborhood Watch (Pod Captain)/ Emergency Preparedness and Welcome Committees.

JoAnn Horwitz has graciously headed these committees along with a few dedicated committee members. We need more committee members! Participating is a great way to meet your neighbors and provide a wonderful service to our community.

We welcome homeowners that would like to participate on one of these committees to please contact one of us via the NextDoor Montage site. You can send a private message or post your interest. Our planning meeting for these committees will be coming up soon. Coming up in June participating committee members are invited to attend an

upcoming free training offered by the City of Rancho Mirage below.

We look forward to hearing from you soon!

**RANCHO MIRAGE TO OFFER FREE
COMMUNITY
EMERGENCY RESPONSE TEAM (CERT)
TRAINING**

June 27-29, 2014 (Friday 5:30 to 9:30 p.m.;
Saturday & Sunday 8 a.m. to 5 p.m.)

Rancho Mirage, CA (April 23, 2014) - To help prepare citizens to care for themselves, their families, and neighbors in the event of a major disaster, the City of Rancho Mirage is offering a free Community Emergency Response Team (CERT) training on Friday, Saturday, and Sunday, June 27th, 28th, and 29th. The class begins at 5:30 p.m. on Friday and goes until 9:30 p.m. Training on Saturday and Sunday will run from 8 a.m. until approximately 5:00 p.m. Training consists of classroom and hands-on exercises.

**MONTAGE NEXTDOOR NEIGHBORHOOD
PILOT PROGRAM**

By Scott Reese

Many of you have either heard about or become members of Montage's NextDoor Neighborhood social network pilot project since initial invitations to participate were sent out by board members Michelle Marshall and Curt Beyer in early March. Since then participation has grown to 58 members comprising 43 of the 128 properties within Montage. Participation continues to grow a few members per week and Montage is now one of the largest NextDoor users in the area.

NextDoor is a neighborhood based social networking platform that became publicly available approximately three years ago. The site is now in use in over 31,000 neighborhoods across the country and over 75 within the Coachella Valley. The spread of the program has been expedited by the

simplicity of startup, rich features and strong support from the law enforcement community which backs the crime and safety information capabilities. You can find out more about NextDoor in an article at <http://nextcity.org/daily/entry/building-the-facebook-of-neighborhoods>.

Montage board members Tom Tousignant and Curt Beyer became aware of the web platform through an article published in a Coachella Valley HOA magazine. This led to inquiries to the NextDoor in San Francisco and to the Riverside County Sheriff's Department who authored the article and have been implementing the program in business districts in Palm Desert under a grant funded program.

When the Board became aware of NextDoor it was in discussions about updating the Montage WordPress website to include many of the features that come included on the NextDoor site. NextDoor comes standard with features related to Crime and Safety, Announcements, Recommendations, Lost and Found, Classified Ads, Groups and Free Items. Rather than immediately modifying the current Montage website it was decided to pilot NextDoor as a means to more rapidly implement the desired features and thereby possibly reduce long term costs for web services and hosting. Montage will likely continue to operate the existing website because it assures access to specific HOA archival documents as required by law.

The NextDoor social network limits participation to only individuals who reside within the geographic neighborhood boundaries by a unique invitation and vetting process. It provides for the select sharing of information with residents of nearby neighborhoods as a means enhance the usefulness of the program. This sharing feature will generate increased emails but can be easily dialed back or limited to only Montage related information with a few simple

clicks. People have been asking so here's how it's done.

You can select which of the 18 immediately surrounding NextDoor participating neighborhoods from which you want to receive informational email by first logging into your NextDoor homepage. In the upper right hand corner of the webpage you will see a pull-down menu arrow next to your name. Click on the down **Arrow** > click **Settings** > click **Nearby Neighborhoods** at the top of the page > click on **Personalize Your Nearby Neighborhoods List** under **Nearby Neighborhoods List**. You will then see a map of all the participating neighborhoods. Simply use the On/Off button in the column to the right of the map to turn each neighborhood on or off to control the neighborhoods from which to receive information.

The type and timing of information received can also be precisely controlled with a few clicks. Starting again on the main NextDoor landing page find the pull-down menu arrow next to your name in the upper right hand corner of the webpage. Click on the down **Arrow** > click **Settings** > click **Email** at the top of the page. You will be presented with a list of each of the types of information / notifications available through NextDoor including Crime and Safety, Announcements, Recommendations, Lost and Found, Classified Ads and others. Here you can select to receive **Immediate Updates, Daily Digest** or **No Email** for each form of post. Check the other delivery options available on the **Nearby Neighborhoods** page.

Montage resident's use of the website has already had some immediate successes reconnecting a lost pet with its owner, forwarding some valuable service recommendations, offering and selling some items and providing important meeting announcements. The more users we have, the more valuable the site will be. Please join

your neighbors by registering at Nextdoor.com or accepting a previously sent invitation.

Should you have any questions please email Scott Reese at scott.o.reese@gmail.com.

EARTHQUAKE SHUTOFF VALVE INFORMATION

By Irene Hartzell

Earthquake (seismic) hazard zones have been identified by California State geologists, and our development lies within one of these zones.

Our homes at Montage at Mission Hills have natural gas for heating and cooking. Manually turning off the gas service shutoff valve is the most common method to stop the flow of gas to a building (such as our homes) in case of an emergency. Each of our gas meter locations has such a manual shutoff valve.

But what if you're not home to use a crescent wrench to close the valve and there is a moderate to severe earthquake, such as magnitude 6 or higher?

Earthquake actuated gas shutoff valves were developed following the 1994 Northridge earthquake to help prevent future fires.

To aid in MAKING YOUR HOUSE SAFER, I recommend you please consider the installation of a State of California approved earthquake actuated gas shutoff valve on your home, if you have not already done so.

The State of California is required to approve all earthquake actuated gas shutoff valves used in the State of California. A list of approved valves is available on the DSA Gas Shut-off Valves Certification Program webpage: <http://www.socalgas.com/safety/valves-2.shtml>

If you, a Gas Company customer, decide to install an earthquake actuated gas shutoff

valve it should be one that is certified by the State of California and it should be installed by a licensed plumbing contractor in accordance to the manufacturer's instructions.

DISCOUNT PURCHASE AGREEMENTS

By Tom Tousignant

Discount purchase agreements are available with 3 vendors:

- Hajoca Corporation – Plumbing, Heating and A/C parts & supplies
- Desert Electric Supply – Electrical parts & supplies
- Vista Paint – Paint and painting supplies

The agreements were developed by the President of the Coachella Valley HOA Presidents Council in 2010. They are available to member HOAs. Montage was a member of the Cathedral City Chapter of the Presidents Council – now named Desert Cities HOA Council.

I completed the required application forms with each vendor and Montage + individual Montage homeowners are now eligible to buy under these agreements. Please note special requirements for each vendor below. These are wholesale distributors; they are not like Home Depot or Lowe's.

Hajoca Corporation – 682 Eugene Road, Palm Springs (in industrial complex across Gene Autry from Lowe's). They are a wholesale only distributor. They do not have a show room, only a counter and limited counter staff. They expect customers to know what they want when they come in. They charge 25 to 50% restocking charge on returned items. They may not even take back special order items. They suggest you do your shopping elsewhere (Home Depot, Lowe's, the web, etc.) before you come.

Identify yourself as a Montage at Mission Hills Homeowner and you will receive contractor pricing. If you encounter problems, ask to talk to the branch manager – Mike Cappuccio, office 760.327.1237, cell 760.677.7146 or call me - contact information in Newsletter.

Desert Electric Supply – 4605 E. Sunny Dunes Road (in industrial complex across Gene Autry from Lowe's) and at 75875 Velie Way, Palm Desert. They are a wholesale only distributor. They do not have a show room, only a counter and limited counter staff. They expect customers to know what they want when they come in. They charge 25% restocking charge on returned items. They suggest you do your shopping elsewhere (Home Depot, Lowe's, the web, etc.) before you come.

NOTE: Along with many other items the Montage address fixtures are available there. They are Aero-Lite PLHN4. I paid \$16.08 for one two days ago, with house numbers and glue included.

Identify yourself as a Montage at Mission Hills Homeowner and you will receive contractor pricing. If you encounter problems, ask to talk to the branch manager – Marcus Bannerman, office 760.327.1146 x258, cell 714.308.3102 or call me - contact information in Newsletter.

Vista Paint – 68956 Perez Road, Cathedral City. They do have a showroom. They are accustomed to dealing with the public as well as contractors. They have the Montage paint colors on file. Like any paint store they will not take back special mixed colors.

The Montage at Mission Hills account number is 668443. Use this number and you will receive contractor pricing approximately 30% below retail and more than that on their Acibond Exterior Flat and Exterior Semi-Gloss paints. If problems, ask to talk to the Field Sales Rep. Kris Walcott, office

760.202.2778, cell 760.481.9382 or call me - contact information in Newsletter.

These discount purchase agreements have been available on the Montage website since 2011. Look them up there anytime you may need them.

Please enjoy this new benefit for being a Montage at Mission Hills homeowner.

NEXT BOARD MEETING

The next Board meeting will be Wednesday, May 14, 2014 at 3:00 P.M. at the offices of Personalized Property Management, 68950 Adelina Road, Cathedral City, CA 92270.

Check the community message board on the wall at the Da Vinci / Van Gogh corner or the web site for the agenda. It will be posted at least 4 days before the meeting.

Property Manager - Jennifer Zeivel 760-325-9500;
jzeivel@ppminternet.com

A & L Committee Chair – Robert Fouyer
chateauf@aol.com

Neighborhood Watch / Welcome Committee & Emergency Preparedness Chair – JoAnn Horwitz
JoAnnWLV@aol.com
c) 818-370-6589 h) 760-992-5199

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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