
NOVEMBER / DECEMBER 2015 NEWSLETTER



PRESIDENT'S NOTE

Curt Beyer, President & Newsletter Editor CurtB@MontageatMissionHills.org

As November starts our attention again turns to the holidays, neighbors returning and the reconnecting with family and friends. Residency in Montage can increase as much as 40% in the prime season. The increased occupancy in the development brings increased car, pedestrian and vendor traffic inside our gates. For your safety, and the safety of others please be mindful of these changes in traffic patterns and volume, slow down, wave and say Hi to your neighbors.

It is also the time for everyone to consider involvement within the HOA on our committees (Architectural and Landscape, Welcome and Social, Disaster Preparedness and Safety, Website and Communications). Or perhaps you would consider the opportunity to serve as a member of the Board of Directors. As members of the Association it is our civic responsibility to contribute to preserving and protecting the Montage quality of life by sharing in the work of the HOA we are all part of it. There is always a need for owners to take a more active role and responsible role in the operations of our common interest development. We all owe a great deal to our various committee chairs, the committee members as well as the Board members. All are volunteers and all give of their time, talent and best judgment in serving and representing us to the best of their abilities.

As another successful Montage year draws to a close a new Association budget will be going into effect and officers will be elected. And as frequently occurs, new state laws will go into effect with the New Year. There are always a few that affect the way HOAs operate and function. We are much like a small city and regulated by state statute in how and what we do. Cumulatively changes in law can eventually require modifications and fine-tuning to the Association's governing documents, as is currently the case with our HOA governing documents. You will begin to hear much more about this in the near future as the Board seeks your understanding and engagement. This year also there are the added concerns for water conservation and now with the approaching El Niño weather patterns and potential storms. It seems like there is always a lot to think about and plan for in governing the Association.

Our Architectural and Landscape Committee has been actively reviewing development common areas and residences for issues related to lighting, landscaping, and details regarding appearance and upkeep. Please let them know you appreciate their work and accept any contacts as gestures of support in the maintenance and value preservation of your property. The committee members are dedicated to working for the good of the Montage.

ARCHITECTUE & LANDSCAPE COMMITTEE NEWS

Sandy Nips, Interim Chair lilsnip@hotmail.com

Your renewed Architecture and Landscape Committee is hard at work. Two new members have been approved by the Board to serve. Welcome Sonny Mazarella and JoAnn Horwitz to our ranks.

The Committee has just finished a semi-annual walk-through. We were pleasantly surprised at just how well most of our homeowners maintain their property. We did, however, discover a few homes that need to make some improvements to the outside of their home and on their property. What really stood out was the number of homes that have lighting issues at night.

Many homes need to replace the bulb that lights up their address. **This is especially important if there is an emergency at your home.** If you need more repair than just replacing a bulb, check with Desert Electric Supply for additional help. You can find their information on the website, www.MontageatMissionHills.org . You can also buy replacement numbers if yours are missing or badly faded or you can paint them. One more thing about lights, please try to use the same type of bulbs for both of your lights above the garage door. A bright white and soft white/yellow bulb do not mix well. The softer lighting is actually preferred as the most aesthetically pleasing.

In the future, the Committee hopes to publish a homeowner's maintenance calendar to help you keep track of tree trimming, semi-annual walk-throughs and other dates that can give you a "heads up" on necessary maintenance. Even reminders of dates the HOA has to have trees trimmed, etc. will be on the calendar.

Since the Holidays are approaching and you may have guests who bring their dog, please remind them that all dogs are to be on a leash while walking and the owner must clean up after their dog. Pets are not allowed on any property other than the streets and the retention basin.

Lastly, we'd like to thank the Board for restoring the entry fountains and for everyone's patience and support as the A & L Committee reorganizes and responds to ever evolving codes and statutes.

F.Y.I.: WATERWISE TREE CARE . . . Help trees survive drought: Tips for Inland Southern California

www.rcrcd.com/Publications/WaterwiseTreeCare.pdf

UPDATE OF GOVERNING DOCUMENTS OF THE MONTAGE HOA

C. Beyer, Pres. writing for Tom Tousignant and Michelle Madison, Co-Chairs for this project

The developer of the Montage at Mission Hills, Inc., the Ford-Da Vall Group LLC, wrote the current governing documents in May 24, 2001 and recorded them on March 18, 2002. They were written with the intent to protect the developer from any eventuality that may occur during the development and sale of all homes. As this has long been completed much of the language contained is no longer applicable. Added to this are extensive changes and updates to the legal language and required statutes enacted by the State of CA.

Our Rules Committee and the Board have been doing the preliminary work on a revision / update to the CC&Rs and Bylaws to:

- Remove language protecting the developer
- Upgrade the non-discrimination statement to the current standard language
- Modify some of the quorum requirements for the Annual Member Meeting
- Delete, modify and add covenants and restrictions to be relevant in today society
- Make changes necessary to be in compliance with current State law.

To adopt these changes the Montage homeowners must cast an approval vote of 67% for the restated documents as proposed. The basic changes to the conditions and restrictions were proposed by the Rules Committee during 2014. The Montage attorney . . . Fiore, Racobs and Powers . . . has rewritten and made suggested changes to the legal language in late 2014 and early 2015. The Board has reviewed the final draft documents and will be initiating contact with all owners to provide an advance review period and to allow questions to be asked / answered prior to balloting. A reference set of these documents will also be added to our website for the convenience of all owners. We will announce when that takes place.

To date over \$9,500 has been expended on attorney fees in the development of the updated documents. The project has taken many volunteer hours to get to this point. We urge everyone to help us see this project completed and vote when the ballots are distributed.

SURVEILLANCE CAMERS AT ENTRY GATES UNDER CONSIDERATION

Curt Beyer, President CurtB@MontageatMissionHills.org

The board has been asked to consider installation of security cameras at the Gerald Ford and DaVall entrance gates. Very preliminary research and discussion and contact with potential contractors to secure bids and gather recommendations has been initiated. At the September board meeting contact had been made with three contractors regarding the potential project. Two bids were presented and were the recommendations of the contractors rather than directly to an HOA selected scope of work. Further information will be necessary to obtain a clear range of costs for a clearer potential installation and ongoing operation to be put before the members of the HOA for a vote.

The board will be discussing this project again at the November 12th meeting. **No final decision will be made** but there will be discussion on what steps to take next. Initial suggestion submitted to the board include: 1) Develop required specifications for soliciting comparable competitive proposals from perspective vendors for providing, installing and maintain the desired systems to accomplish HOA objectives. 2) Provide comparative evaluation of proposals received and make recommendations toward a ballot item or items for approval to the board for possible ballot measure to be a part of the March 2016 Annual HOA Meeting. 3) If approved there will be a need for overseeing the system and its maintenance to meet the expectations of the community.

A separate recommendation is that a committee be formed to assist in all of these efforts so interested persons should submit an email to me or to our community manager. At this time . . . NO DECISIONS HAVE BEEN MADE . . . WE ARE IN DISCUSSIONS ONLY!

TIRE MARKS AT GERALD FORD ENTRANCE

Tom Tousignant TD2znot@aol.com

Have you noticed to increasing number of tire marks in the entrance? And the number is increasing at the end of the exit side. In case you are not aware, the marks are between extremely difficult and impossible to remove.

They are detracting from the appearance we are spending a lot on your money to improve with the refurbishment of the fountains and the surrounding landscaping.

Please report any vehicle you observe leaving tire marks to the Community Manager or a Board member. Maybe if the offender(s) receive bills for the tire mark removal it will modify their actions.

This is your community. Everyone needs to be responsible for maintaining its appearance, or at least not degrading it.

NEW IN THE MONTAGE . . .

JoAnn Horwitz, Welcome/Social Committee Chair -JoAnnWLV@aol.com

The Montage HOA is happy to welcome our new neighbor Diane I. Maske and her husband, Bill, who moved into her new home on Da Vinci Drive in the month of October. Diane comes from Everett, Washington.

HOLIDAY MEET/GREET PARTY

JoAnn Horwitz, Welcome/Social Committee Chair -JoAnnWLV@aol.com

Please join your neighbors of Montage on Sunday, December 13th, from 5 PM to 7 PM at Mission Hills Country Club for our Annual Holiday Party.

This is a great way to see your neighbors, back for the season, and meet our new neighbors. If you are a new homeowner it will give you an opportunity to visit our beautiful Mission Hills County Club.

We will be serving light hors d'oeuvres and a cash bar.

Please join us for a festive evening . . .

RSVP to Jo Ann Horwitz at [760-992-5199](tel:760-992-5199) before December 9th.

PLEASE, PLEASE, PLEASE . . . PICK UP AFTER YOUR PETS!!!!!!!

Homeowner submission and requested to remain anonymous

The most frequent complaint received by Board members is that 'someone is letting their dog do their business on my lawn and not cleaning it up!' We have written articles, talked to owners and renters and visitors over and over again. Pets are not permitted on **ANY** property . . . desert scape, lawn or etc. . . unless it is your pet. And regardless you must pick up after your pet and dispose of the materials in your own trash bins. If you see an offender . . . take a picture(easy to do with our phones), then there is proof that can help identify the offender.

Often the most strident complaints are from residents that ignore the rules themselves and have even been vocally belligerent when reminded that regardless of the size of the pet . . . The rules still apply. It may seem silly for this to be of such concern but just walk the perimeter and count the number of people breaking the law in letting things lay on our property.

Please take pride in our community and help us curb this problem.

MONTAGEATMISSIONHILLS.ORG

Scott Reese scott.o.reese@gmail.com

Thanks Bill

To begin, we would like to thank Bill Lewis for years of support and assistance with the old website and help in the development of the new website. Bill was chiefly responsible for posting important information on the old site for years and played an important role in construction of the new site as well. It is clear that without Bill's stewardship and assistance the new website would not have been possible.

As a result of Bill's departure we are looking for two or three volunteers for the Website Committee. If you know website design, or if you are looking for an opportunity to learn the Wordpress.org platform, site hosting and security, this is your opportunity to build an understanding from the ground up at your own pace while performing an invaluable service to the Association. We are also looking for designers, writers, researchers and photographers to help develop content for the website. The Website Committee is always looking for expertise or interested learners willing to be part of the web team. Contact Scott Reese (scott.o.reese@gmail.com) if you would like to become involved.

We Got Hacked!

I guess maybe we should be flattered, that on September 26 the Montage at Mission Hills Website was hacked by a Middle Eastern Pro-Palestinian organization looking to promote its cause. It was a robot site defacing attack that damaged site content and blocked access to internal pages. This well-known hack came from within the Host's server and spread to our site. And if that wasn't enough, following the attack we learned that our site host was not performing our site backups properly.

Fortunately, with the help of other hacked sites and about a weeks worth of work our site was restored. We learned a valuable lesson and have added additional security and back-up capability. We now see that our site is under attack many times a day from hackers in primarily South American, Middle Eastern, Eastern European countries as well as the United States.

There was never any threat to visitors to our site as this type of attack was focused on the website and we have now minimized the possibility of this ever happening again. The lesson for Association residents is to use strong passwords, particularly eliminate the use of "Admin" for user names and consider the use of password generation programs like 1Password and Dash to help provide you with strong passwords and manage your password list. In addition, the advice of computer security professionals now is not to depend on host sites for backup and to restore. Back up your important data to a cloud service, to your computer and periodically to some form of hard media not connected to the internet.

New Content

Site use continues to increase and was up about 15% in the last two months. This is great for a primarily archival type site (as compared to a social networking type of site) that we have. There are always new information being posted to the Montageatmissionhills.org website. The site now includes over 68 pages and more than 280 helpful links. The website is available to access at the new www.montageatmissionhills.org domain. The old website at montage.wordpress.com was taken down permanently on September 15 and no longer contains any information. Be sure to bookmark the new site future quick access.

The new "Real Estate" Section is being expanded with information for new, perspective and current homeowners. We are developing information related to the history of Montage at Mission Hills from interviews with the Developer Mario Gonzalez and some of the primary contractors and consultants to the project. In the Real Estate Section, we will use the site to track and archive information about current property offerings and historical purchase and sales data. If you are selling your home and would like a realtor link put on the website please contact the webmaster of send the webmaster a link for posting.

In the coming months you will find new access to more important association forms, emergency response information, images of development landscapes. In addition you will be able to find updated information associated with the most recent CC&R's rules and regulations, minutes, newsletters. [Click here](#) to access the new Montage at Mission Hills website.

Montage Nextdoor Website

Participation on the Montage Nextdoor website has expanded again with currently 70 (55%) of Montage households and 94 Montage residents participate with the number increasing every month. The map below left shows current resident participating on Nextdoor identified in green.



This last month Nextdoor was used to look for recommendations on window washers, irrigation experts; information related to a coyote sightings. The City of Cathedral City public information office continues to post a significant amount of information related to the expanding number of City events and activities.

The Montage Nextdoor website is a private social networking site for Montage residents only. You must be a resident of Montage and be invited or otherwise verified as a resident to be able to use and participate on the website.

You may join the Montage Nextdoor community by going to www.nextdoor.com and following the instructions provided there or you may contact Scott Reese scott.o.reese@gmail.com for assistance. Scott will also be able to assist you

to simply customize your configuration to narrow the location, type and amount of communications you receive to match your interests.

NEXT BOARD MEETING

Curtis Beyer, President CurtBeyer@gmail.com

The next Board meeting will be Thursday, November 12h, 2015 at 3:00 PM at the Offices of Personalized Property Management, 69850 Adelina Road, Cathedral City. Meeting notices and agendas are posted on the community message board on the wall at the DaVinci/Van Gogh corner or the web site at least four days before the meeting. (The January 2016 meeting is scheduled for Thursday, January 14th, at the aforementioned time and location.)

HOMEOWNERS ASSOCIATION CONTACT INFORMATION

Community Manager – Shelly Ruegsegger sruegsegger@ppmineternet.com 760- 325-9500
Assistant Community Manager = Jasmine Meza jmeza@ppmineternet.com 760- 325-9500
Architectural and Landscape Committee – Contact Sandy Nips, Interim Chair lilsnip@hotmail.com
Welcome and Social Committee – JoAnn Horwitz, Chair -JoAnnWLV@aol.com 760-992-5199
Emergency Preparedness and Safety Committee – Mike Giannini Chair
Newsletter – Curtis Beyer, President CurtB@MontageatMissionHills.org
Website and Communications Committee - Scott Reese scott.o.reese@gmail.com
Website – www.MontageatMissionHills.org

CATHEDRAL CITY COMMUNITY SERVICES CALENDAR

City of Cathedral City - Recycling, Trash & Energy page www.cathedralcity.gov

To have a Guide and Calendar mailed to your home please contact Deanna Pressgrove with the City of Cathedral City at 760-770-0369 or email dpressgrove@cathedralcity.gov

CATHEDRAL CITY CONTACT INFORMATION (also on Nextdoor.Montage)

Cathedral City Emergency 911
Cathedral City Police 760-770-0300
Police Emergency Only 760-202-2411
Fire 760-770-8200