# MAY 2016 NEWSLETTER



**PRESIDENT’S MESSAGE & MONTAGE NEWS – May 2016**

By Michelle Madison, President & Newsletter Editor- michelleymadison@gmail.com

As we say in Real Estate, our season is winding down. We will soon be saying good-bye to our seasonal neighbors and friends. Some of us will just be starting our Spring Cleaning before the heat begins to settle in. Our morning walks will begin earlier and for some they will start later. This is the time of the year that we ask that we watch our community closely for any suspicious activity, especially around the homes of our seasonal and part-time neighbors. Some of those things include a car parked in the same place for a length of time, side or front gates standing open that are normally not open and items being moved out of the house when you know your neighbor is not home. It might also include people crawling under the entrance gates and then opening the pedestrian gate to let someone in. (This actually happened) If in doubt stop, look and listen. If it warrants a call to the police please do so, if not alert PPM or a Board Member and we will investigate further.

This is a perfect opportunity and reminder to invite you to brush up on the community CC&R’s and bylaws during your summer breaks while by the pool or during your morning coffee breaks. Don’t you just love it, spending your summer break brushing up the Montage CC&R’s? We will be asking you to review the recent submitted changes to them again soon. This brings me to this editions “Question from A Homeowner” **Board-** “*I would like to see some narrative regarding the election results and some plans relative to outreach associated with bringing the governing documents back to membership for consideration*.” Well, in our last homeowner email blast update we shared that a total of 85 votes are required to pass the changes to the governing documents. That means at least 67% of the homeowners. We have 128 homes in the community. The number of votes cast to approve the CC&R’s and bylaws section was 70 (yes) and 12 (no). Also mentioned in the e-blast was the boards’ intention to schedule “town hall” meetings to explain the proposed changes, solicit input and conduct additional elections as necessary. The board will be discussing these items in our upcoming meetings and look to implement them in the fall when the majority of our homeowners are here. Every Vote is Important.

If you have a “Question from A Homeowner” please feel free to submit it via email to Board or PPM.

The board is excited to welcome our newly elected members and we look forward to working hard to continue making Montage at Mission Hills a great place to live!

Homeowners are always welcome to attend our HOA board meetings. The next one will be May 12th, 9:30 at the PPM offices.

**Montage at Mission Hills Water Usage**

**Montage Stats provided by Tom Tousignant** - td2znot@aol.com

**Article** [**www.CVWD.Org**](http://www.CVWD.Org)

The Coachella Valley Water District (CVWD) Board of Directors will soon consider a proposal for rate increases and changes to the rate structure that are fair, reflect the true cost of service and promote financial stability.

Based on a comprehensive Cost of Service Study and national industry standards, staff has proposed a five-year plan for domestic water rates. If approved, the new rates would go into effect on July 1 and would be the first rate increases for domestic water since 2010.

The adjustments will affect HOAs, residents and businesses differently because the new proposed fixed rates vary based on customer class. A homeowner who efficiently uses water may see approximately a $6 monthly increase in their water bill while there will be bigger increases for HOAs.

The Board also will consider changes to the rates for Replenishment Assessment Charge (RAC) customers who have their own wells. These rate adjustments are also based on a Cost of Service Study and are critical for CVWD’s groundwater replenishment program, the key toward ensuring a reliable, long-term supply of high-quality water for the Coachella Valley.

Montage at Mission Hills HOA is a very good example of conservative water usage.  NOTE: the only water the HOA uses is for irrigation on the perimeter landscaping and the detention basin.

First, due to the initial landscaping provided by the developer we have always had primarily desert landscaping.

Second, the Perimeter Landscaping Rejuvenation Project done during the period 2011 through 2013 further reduced water usage requirements.

Third, our landscape irrigation maintenance program targets the prompt repair of system leaks minimizes waste – this program is very dependent on input from homeowners to report leaks they observe to PPM so the landscape crews can repair in a timely manner.

Some statistics on Montage water usage:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Year | 2011 | 2012 | 2013 | 2014 | 2015 |
| CVWD |  |  |  |  |  |
| Water Budget | 45,805 | 44,749 | 44,027 | 42,618 | 39,021 |
| Actual Use | 1,454 | 2,288 | 1,904 | 1,912 | 1,758 |
| Percent | 3.2% | 5.1% | 4.3% | 4.5% | 4.5% |

The historic drought and state-mandated conservation encourage changes to the water-budget based rate structure. In addition, CVWD is facing the largest capital improvement project in its history, responding to the state’s new drinking water standard for chromium-6. The best solution is projected to cost approximately $250 million in capital expenses, plus ongoing operation and maintenance costs. Ongoing capital improvement also is needed to protect the drinking water system to ensure it can meet the drinking water needs of approximately 318,000 residents daily.

Some of the proposed changes include:

* Decreasing the indoor portion of the water budget to reflect industry standards based on today’s water-efficient appliances.
* Tighten the outdoor portion of the water budget to promote conservation. Previously, the budgets were designed to allow enough water for 100% grass. Given the historic drought and increased support of desert-friendly landscaping, the budgets will be designed to accommodate 50% grass and 50% desert-friendly landscaping.
* Slightly increase the irrigation efficiency factor for outdoor budgets.

For more information about the proposed water rate changes and the dates of upcoming public workshops and Board of Directors meetings, visit [www.cvwd.org](http://www.cai-cv.org/link.asp?e=td2znot@aol.com&job=2401479&ymlink=6230951&finalurl=http%3A%2F%2Fwww%2Ecvwd%2Eorg%2F)/ratechanges.

**Clean Oil from Concrete – Driveways & Garage Floors**

**By Tom Tousignant**- td2znot@aol.com

Recently there have been a few homes noticed with oil stains on their driveways. They have been requested to clean them off as required by the CC&Rs. To help homeowners keep their concrete clean the following procedure is relayed from Better Homes and Gardens Magazine. Worth a try before you invest in a professional concrete cleaning service.

1. Liberally apply paint thinner or acetone and allow to soak in so no liquid remains on surface, but still damp.
2. Apply clay-based cat litter (not the new light weight type).
3. Tamp down with foot and allow to set overnight.
4. Scoop up and sweep clean.
5. Repeat as necessary.

**Parking Patrol Report**

**By Tom Tousignant** **TD2znot@aol.com**

**Twelve Month Parking Patrol Report Summary**



**DA VALL Water Feature Update**

**By Michelle Madison-** **michelleymadison@gmail.com**

Earlier this week our water feature maintenance company notified us that the pumps had been stolen yet again. When the previous pumps were taken, metal grates were placed on top and secured with pad locks. The pumps taken were located at the Da Vall entrance. PPM has filed an insurance claim and a police report has been filed. The Cathedral City Police did come out to file a report and added that they will increase patrol for our exterior perimeter due to the circumstances. The HOA is working diligently to replace the pumps and will have the water feature back in working order as soon as possible.

**Welcome Committee Report**

**By Jo Ann Horwitz, Welcome Committee Chair -** **JoAnnWLV@oal.com**

Welcome to all our Permanent Homeowners and those leaving for the summer,

First, let me congratulate our two new Montage HOA Board Members, Nick Nickerson and Alan Horwitz.  Looking forward to working with them from time to time.

At our March HOA Meeting it was decided by homeowner votes that we will be having a Christmas Dinner, on December 10th, at our beautiful Mission Hills Country Club.  The cost to the homeowners will be $25.00 for a 3-course dinner and cash bar.  I promise this will be a fabulous event celebrating the Holiday with some new residents a well our long time residents. Any single residents please attend, as you will meet some new friends.  I will be taking reservations in November.

Hoping you all have a healthy and safe summer.

If you have questions, please contact your Welcome Committee Chair

Jo Ann Horwitz at 760-992-5199 or JoAnnWLV@oal.com

**Emergency Preparedness**

**By Mike Gialdini Emergency Preparedness Committee Chair -** **MikeGialdini@gmail.com**

According to earthquake expert Dennis Mileti Ph.D. after an earthquake you will wish that you would have had these items available:

* Battery AND hand crank operated radios (you might run out of batteries after a week)
* Even more batteries
* Satellite telephone (very expensive indeed, but cell towers and land lines could be dead)
* PRE PLANNED ways to talk with separated love ones.... make a plan now...if local cell towers and land lines are overloaded, you might be able to call out to someone, but if they are in the desert they may never receive the call.... choose someone out of California that you all can separately call to convey your status info.

Remember to keep these items next to your bed: flashlight (and batteries), heavy leather gloves, Map Your Neighborhood booklet and a whistle.

ONLY CASH WILL WORK FOR PURCHASES...EXPERTS SUGGEST HAVING LOTS OF $1 BILLS ON HAND OR YOU MIGHT SPEND $5, $10 OR $20 FOR MINIMAL PURCHASES

If you have questions, please contact your Montage earthquake coordinator, Mike Gialdini at 760-413-0100 or MikeGialdini@gmail.com

**A&L Committee Report**

**By Al (Sonny) Mazzarella, A&L Committee Chair -** **al.mazz55@yahoo.com**

I would like to wish everyone a happy spring but I'm still waiting for last summer to end.

I'm sure everyone was aware of our semi-annual walk through of the community, which was completed on March 8th. We were very happy to see that so many homeowners have shown pride in their homes and community by trimming trees, adding new stone or gravel and painting. Thank you for making our jobs easier and congratulations to you all.  Please remember that if you have any questions regarding the need for a variance request for any changes or additions please contact any member of the board, A&L Committee or the management company.  We're all here to help.

The warm weather has kept us very busy trying to keep up with the appearance of the outside perimeter and I hope you agree that it looks 100% better than previous years.

I would like to apologize to the community for not having the gate entrances completed.  We as a committee were under the impression that since our proposal was approved by the Board we could continue with our work, however since a complaint was made by a concerned homeowner.  We are now in the process of making changes and will submit new proposals to the board for approval.  We hope to have them completed for the next board meeting. Thank you.

If you have questions, please contact you’re A&L Committee Chair, Al (Sonny) Mazzarella at 760-328-5666 or al.mazz55@yahoo.com

**Montage at Mission Hills Website Committee**

**By Scott Reese, Website Committee- scott.o.reese@gmail.com**

**WWW.MONTAGEATMISSIONHILLS.ORG**

March 26 marked the one year anniversary of the new montageatmissionhills.org website. The site has grown to 66 pages and more than 560 documents. New to the site in the last two months is information related to the Association elections.

This is the primary website for Montage at Mission Hills it is primarily an information archive and contains all pertinent and legally relevant HOA related documents and information. The site serves as the official archive. This makes important documents available to Montage residents and other interested parties like prospective residents, realtors, and the public in general.

**Want to Learn Website Design and Management**

We are looking for volunteers to assist with the managing the website. You will learn website design using some of the most recent and easy to use tools available and be able to assist in updating and expanding the Association website.

The site is hosted on Arvixe and uses the Wordpress web platform. Pages are created using the Divi theme and page creation software by Elegant Themes. We use WordFence Security for site security and VaultPress for site backup. The site averages about 350 views a month.

It’s fun, it’s simple and you’ll be doing a great service for the Association. If you’ve got some time and would like to learn a new skill, new hobby or perhaps start a new career, contact Scott Reese at scott.o.reese@gmail.com.

**Photo Images Needed**

One of the ways of keeping our association website fresh and interesting is the use of recent photo images and videos. We’re always looking for images of Montage landscapes, architecture and association life. If you have images you would like to share, or if you are interested in creating some images for the Homepage and webpage headers/sliders, please send them along or contact Scott Reese at scott.o.reese@gmail.com.

**WWW.NEXTDOOR.COM**

The NextDoor site continues to provide timely information from the City of Cathedral City and the local neighborhood. In the last month we have had interesting information about mountain lion sightings in our vicinity, activities at MHCC, and an SUV for sale.

The site 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. Currently there are 99 Montage residents and 72 (57%) households using the website and the number continues to increase each month.

You may join the Montage Nextdoor community by going to [www.nextdoor.com](http://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.

 **What if a Dog Attacked Your Dog?**

**Montage references by Michelle Madison** - michelleymadison@gmail.com

The above article was drawn from: <https://www.edgarsnyder.com/dog-bite/attack-on-dog.html>

**Has Another Dog Injured Your Dog?**

For most of us, our dogs are like family. We watch them grow, train them, feed them, and take care of them. The bond we form with our dogs is built with time and love. We expect other dog owners to treat their pets just as well, obeying the state's leash laws to keep their own dog, as well as others, safe.

Unfortunately, there are times when this doesn't happen. Sometimes aggressive dogs can attack other dogs – or even people – causing serious injury and incurring expensive medical bills.

Many pet owners call our law firms after their dog has been attacked or seriously injured by another dog. Because your dog's injuries fall under "small claims," some law firms aren't able to take your case, but hopefully the information below will help.

**Your Rights as a Dog Owner**

If your dog has been injured or killed by another dog, there’s a few things you should keep in mind:

* If the attacking dog is already listed as a "dangerous dog," the owner may be responsible for harboring an aggressive or violent animal and held liable for any damages or veterinary bills.
* If the attacking dog is listed as "dangerous" and your dog has to be put down, the owner may be held responsible for the original amount you paid for your dog.
* If other owner violated your state's leash laws, he or she may be held responsible for any veterinary costs.

Because dog bite laws vary from state to state, we recommend checking our [leash laws webpage](https://www.edgarsnyder.com/dog-bite/leash-laws/) for your state's laws.

**Bit While Protecting Your Dog?**

We see this happen all too often: you're out for a walk with your dog when another dog starts barking and growling. Instinctively, you reach out to protect your pet and suffer a bite in the process. In an unfortunate turn, your afternoon walk just became a trip to the emergency room.

We know most owners won't think twice about protecting their pet from an attacking dog. More often than not, they end up suffering bites or serious injury. Just know that you don't have to live with the cost of defending your beloved pet. The other dog's owner may be held responsible for your medical costs.

**Must My Dog on A Leash?**

Yes, our Montage community has a pet leash law. We sometimes forget and feel comfortable in letting our dogs walk without a leash. Keeping your dog on a leash is for your pets and other’s pet’s safety as well. We know that sometimes things happen out of our control and that’s understandable. For more details visit [www.MontageatMissionHills.org](http://www.MontageatMissionHills.org) Dropdown to Governing Documents. Pg. III-4 Section 3.16 item e.

**Please Pick Up After Your Pet**

On another note we love our neighborhood pets and owners but we don’t like pet feces left in our yards. Most lawn caretakers will not pick it up. It is up to the pet owner to do this for your 4-legged friend. We ask that when you’re out for your morning or evening stroll with your pet that you please pick up after them. Remember to take your doggy bags with you. If you forget it, please go back and dispose of it. Let’s be considerate of our neighbor’s yards and do not leave anything behind!

For more details visit [www.MontageAtMissionHills.org](http://www.MontageAtMissionHills.org) Dropdown to Governing Documents. Pg. III-4 Section 3.16 item g.

Please Note: If another dog attacked your dog, we're terribly sorry. We know dogs are like family members.

**CHECKLIST FOR CLOSING YOUR HOME THIS SUMMER!**

**Paragraph by Michelle Madison** - michelleymadison@gmail.com

In keeping with the Season End Newsletter theme, do you notice that your lunch and dinner calendars suddenly fill up the last several weekends in April? Of course, because it’s the last opportunity to get together with your seasonal friends before they leave the desert area. There are often conversations regarding the basics of closing up their homes for the summer season. Do you ever wonder what does that checklist look like? Here are a few steps that Desert locals have shared.  Email us with some of your tips. We will post the list to [www.MontageAtMissionHills.org](http://www.MontageAtMissionHills.org)

1. Local homeowners differ on whether to turn the air conditioner off or leave it at a high setting, but all agree to make sure it doesn't run constantly.
2. Empty food from refrigerators, freezers. Toss the opened food boxes from the cupboards.
3. Lock all doors and windows.
4. Unplug all appliances, TVs, lamps, radios, washers, dryers and small electronics.
5. Close all blinds and curtains.
6. Set lights and sprinklers on timers.
7. Enlist a trusted neighbor to keep an eye on the property or hire a property management company.
8. If applicable, notify the homeowners association that the home will be vacant and provide them with emergency contact information.
9. Arrange landscaping and pool care. Leave their contact info with a neighbor if needed.
10. To help add moisture to furniture, place buckets of water throughout the home.
11. Close drains.
12. Turn off inside water valves to the washer, under sinks and at toilets.
13. Turn the water heater to the “vacation” setting.
14. Turn off telephone ringers.
15. Bring in outdoor furniture.
16. Take out all trash.
17. Strip beds to allow mattresses to air out.
18. Vacuum carpets and floors to ensure that no sources of food remain for vermin.
19. Take all small valuables with you.
20. Arrange for mail forwarding and stop the newspaper.
21. Lay lamps on the ground to prevent breakage in the event of an earthquake.  Use earthquake safety straps and brackets to attach heavy furniture to walls.
22. Close toilet lids and in some cases cover the toilet bowl with saran rap.
23. Cover furniture with tarps to protect from dust and/or plastic in the event of a roof leak.
24. Notify your telephone, Internet service provider or satellite TV provider to put your service on hold. Time Warner has snowbird rates for when you're not here in the summer season.
25. HAVE A GREAT SUMMER

**NEXT BOARD MEETING**

The next Board meeting will be Thursday, May 12th at 9:30 AM 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.

**HOMEOWNERS ASSOCIATION CONTACT INFORMATION**

**Community Management**

Shelly Ruegsegger, Community Manger - sruegsegger@ppminternet.com 760.325.9500

Jasmine Meza, Assistant Community Manager - jmeza@ppminternet.com 760.325.9500

**Association Board Members**

Michelle Madison, President - michelleymadison@gmail.com,

Alan Horwitz, Vice President- ahorw58518@aol.com

Nick Nickerson Secretary - nnickerson@naiconsulting.com

Tom Tousignant, Treasurer - td2znot@aol.com

Mary Weiler, Director - mpweiler@yahoo.com

**Association Committees**

A & L Committee – Al Mazzarella, Chair al.mazz55@yahoo.com 760.328.5666

Emergency Preparedness/Neighborhood Watch – Mike Gialdini, Chair MikeGialdini@gmail.com. 760.413.0100

Welcome Committee – JoAnn Horwitz, Chair -JoAnnWLV@aol.com 760.992.5199

Web Masters - Scott Reese scott.o.reese@gmail.com 760-992-5255

Website – [**www.MontageatMissionHills.org**](http://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 INFORMATON (also on Nextdoor.Montage)**

Cathedral City Emergency 911

Cathedral City Police 760.770.0300

Police Emergency Only 760.202.2411

Fire 760.770.8200