
SEPTEMBER 2016 NEWSLETTER



PRESIDENT'S MESSAGE & MONTAGE NEWS – September 2016

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

Labor Day the “unofficial end of summer”, a time when most school districts resume classes or celebrate the first three-day weekend of the school calendar. Labor day always made me feel that this was the last weekend to officially wear white clothes. And let’s not forget the labor day weekend summer sales! Labor Day for some of us here in Montage it is a reminder for us to start preparing for the season. Cleaning patio furniture for the soon to be cooler days and evenings. Having the solar panels cleaned after the recent summer dust storms. Babying our plants with the extra hand watering and shade cloth’s in hopes that they may survive the summer heat into the fall.

Actually, homeowners have been quite busy this summer with landscaping projects, solar installations and exterior home painting projects. Because of these activities our streets may have more dirt and debris than normal. We ask that you are mindful of the Friday street sweeping day and ask your guest and service workers to limit parking on the street that day.

In light of the most asked question this month here is our **“Question from a Homeowner”**- *I have a leak in my pool, requiring it to be drained, to be fixed. I don't know whom to contact to get approval. Could you let me know?*

Technically, a permit at a cost of \$2.50 is required. However, the purpose of the permit is to simply have the appropriate contact information in the event that an issue arises. If the HOA is managing the process, like PPM does, and no water is leaving the community onto public streets, the City of Cathedral City does not require a permit. Water discharged from Montage Pools goes into the street and finds its way to Montage detention basin. The Association does have the right to issue a permit if the HOA deems it really necessary. You don’t need a variance request. We simply ask that you **notify Shelly and Jasmine at Personalized Property Management via email or by a phone call to let them know the date that you plan to drain your pool.** At least a week notice is suggested so that we don’t have a conflict with other pools draining all at once into the basin.

You can go to www.montagemissionhill.org if you have other questions or need forms for your various needs.

We thank you in advance for considering your neighbors for another holiday weekend and wish you a happy and safe labor day! If you have a “Question from a Homeowner” please feel free to submit it via email to the Board or PPM.

Homeowners are always welcome and encouraged to attend our HOA board meetings. The next one will be Thursday September 8th, 9:30am at the PPM offices.

Welcome Committee Report

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

To all our neighbors surviving this hot summer here in the desert, **GOOD NEWS:** cooler weather is coming. This has been one of the hottest summers on record.

We still have three beautiful homes for sale, again we are blessed to live in our beautiful community. One house on Artisan Way has a new neighbor, welcome Kelli Sandusky.

On a sad note in the last few months two of our dear neighbors have passed away. Michelle Hancock and Alan Lester. We wish to express our sincere condolences and prayers to these families.

CHRISTMAS PARTY UPDATE: Just a friendly reminder we will be having our Christmas Dinner/Party on December 10th, at our beautiful and newly remodeled Mission Hills Country Club. We will have a three course dinner and a cash bar. You may bring your own wine however there will be a corkage fee of \$10.00. Mission Hills CC has a wine club some of you may belong to. If you are a member of the wine club there is no corkage fee. . The cost for dinner will be \$ 25.00 per person. We will have a fish or chicken entree.

I will be excepting reservations starting November 15th. Remember, any single resident we want you to attend. You will meet new friends. We will have a raffle with some surprises. Stay cool and enjoy the remainder of the summer. Be safe and good health to all.

If you have questions, please contact your Welcome Committee Chair
Jo Ann Horwitz at [760-992-5199](tel:760-992-5199) or JoAnnWLV@oal.com

Emergency Preparedness

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

Earthquake Tips

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

- A comfortable tent (available at Walmart, Target, Costco, etc.). You won't want to be in your house during all the aftershocks. You might want to set up a tent open the street in front of your house.
- Ways to light things in the night (yes, the desert has amazing views of the stars, but they aren't bright enough to live on)
- Ways to keep warm or cool without electricity (especially at night) you can have a generator. My portable generator uses 5 gallons during 8 hours.... if gas stations are closed, that won't last very long.
- For those with unrestricted budgets, you can splurge on portable AC/ice maker/heater

Remember to keep these items next to your bed: flashlight (and batteries), heavy duty 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](tel:760-413-0100) or MikeGialdini@gmail.com

Montage at Mission Hills Website Committee

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

New Website Polices: The Board of Directors adopted a new Website Content Management Policy and an updated Terms of Use Policy at the July Board meeting. The Terms of Use represent the understanding under which the website user accesses the Website and agrees to use the content of the website. Terms of Use are typical to all websites and many types of software. You can review the new website Terms of Use By **Clicking Here**. Or cutting and pasting this address into your browser. <http://montageatmissionhills.org/terms-of-use/>.

The Website Content Management and Publishing Policy will provide standards and process governing Website content (text, photos, video, audio, links, documents) creation, approval and publishing for the Association website (Website). The policy has been created to make the Website distinctive for its integrated user experience, widely distributed creation and publishing responsibility and flexibility to allow customized content to be produced by Association Members, Committees, and the Board. You may review the new Website Management and Publishing Policy by Clicking Here. Or you may cut and paste this address into your browser.

<http://montageatmissionhills.org/wp-content/uploads/2015/03/Approved-Association-Website-Content-Management-Policies-Revised.pdf>

New Emergency Preparedness Pages: Be sure to check on the Emergency Preparedness pages, which continue to grow in content and resources. Look for further information in the coming months as we develop more useful information there. Check the webpage by clicking on the link or pasting the link into your browser. <http://montageatmissionhills.org/emergency-preparedness/>

Coming Soon: Watch for a new Montage History Page on the website where we will present a brief history of the Development from its beginnings in 2000. We will be looking for other pictures and accounts of life in Montage beginning in 2002. If you are an original resident and have information to share please contact Scott Reese at scott.o.reese@gmail.com

Also coming soon will be the posting of agendas for Board and Committee meetings. Official Posting of agendas is done on the bulletin board at the Van Gogh and Di Vinci Corner 72 hours before an officially called meeting. We will endeavor to post agendas on the Website a similar timeframe.

Montage Nextdoor Montage

The membership of the Montage Nextdoor.com website continues to grow topping 100 residents in the last month. There are now 72 households (56%) of the community using the Nextdoor site. This site is not a proven source of local information with almost daily updates from the City of Cathedral City regarding events, meetings, projects and awards at the City including access to download the City newsletter. In the past month there have been some more valuable

recommendations for local services. Be sure to check it out. <https://montage.nextdoor.com/>

Photo Images Needed

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 contact Scott Reese at scott.o.reese@gmail.com.

Want to Learn Website Design and Management

We are looking for volunteers to assist with the managing the website. 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.

If you have more questions, please contact your Web Master - Scott Reese at scott.o.reese@gmail.com -760-992-5255

Security Patrol Update

By Tom Tousignant-TD2znot@aol.com

Twelve Month Parking Patrol Report Summary

	2015				2016							Last Month
	SEP	OCT	NOV	DEC**	JAN**	FEB	MAR	APR	MAY	JUN	JUL	AUG
Garage door left open*	3	1	1	2	0	2	1	1	1	0	1	5
Vehicles parked in street overnight	57	62	84	50	98	78	104	72	65	81	86	63
Vehicles with out of state licenses	(4)	(11)	(21)	(8)	(20)	(4)	15	(4)	(8)	(4)	7	1
Homes with cars parked on street	20	24	31	19	33	30	37	34	29	32	32	25
Illegal parking warnings issued	2	0	0	1	0	2	5	0	1	0	0	0
Tow warnings issued	0	0	0	0	0	0	0	0	0	0	0	0
Illegal parked vehicles towed	0	0	0	0	0	0	0	0	0	0	0	0
Top 3 homes with most vehicles parked nightly per month												
Number 1 – Home on	Van Gogh	7 Dali	8 Dali	10 Artisan	12 Artisan	12 Artisan	12 Artisan	10 Dali	11 Artisan	8 Artisan	8 Dali	10 Van Gogh
Number 2 – Home on	Artisan	6 Artisan	7 Artisan	9 Van Gogh	8 Artisan	11 Artisan	7 Dali	8 Chagall	5 Artisan	7 Artisan	6 Artisan	8 Artisan
Number 3 – Home on	Matisse	5 Matisse	5 Chagall	6 Artisan	7 Artisan	8 Monet	6 Van Gogh	8 Matisse	4 Van Gogh	7 Matisse	6 Matisse	8 Matisse

* When Garage doors are discovered open the Patrol Service calls the phone number(s) for the homeowners to inform them – they often cannot make contact due to out of

** Street parking not counted during holiday period Dec 22 -Jan 2



Proposed Bylaws and CC&R's plans for discussion

Michelle Madison, President - michelleYmadison@gmail.com

Last March the Association held its annual elections. One of the items on the ballot was a vote on a proposed update to the Association Bylaws and Conventions and Regulations. There are 128 residences in Montage and proposed modifications of the CC&R's require 86 votes (67.1%) in favor is for adoption. The vote was 70 Aye and 12 Nay with 4 not voting. **The proposed updates to the Bylaws and CC&Rs FAILED. As result, the Board plans to bring the matter to the Association membership for a voting on the newly proposed Bylaws and CC&Rs again in March.**

The proposed updates would eliminate references to the developer, better organize and modernize the documents and open the door to addressing current issues including limiting short term rentals, controlling drones and reducing some quorum requirements for meetings. The Board feels strongly that changes are needed and will continue efforts to garner support leading to approval in a future ballot/vote. We will soon be discussing the scheduling of a "town hall" meeting and other actions to further explain changes proposed, solicit input and conduct further elections as necessary.

Visit www.Montageatmissionhills.org under Election Results. You will find information related to the current and proposed policy documents including the proposed CC&Rs.

Entry at Gates

By Tom Tousignant - td2znot@aol.com

We have had quite a few problems with the Da Vall gate in the past couple months. We had a series of problems with the directory. And last week the phone modem had to be replaced.

Always remember – we have two gates – if there are problems entering one, go to the other. We have never had an instance of both gates being inaccessible at the same time.

Important that you remember and tell your service workers and guests. Before you start dialing any code for entry or contacting a homeowner make sure the "WELCOME TO MONTAGE" message is displayed. This indicates the system is ready to accept codes.

Always enter codes slowly and deliberately. Entering codes too fast or in rapid succession can cause the system to reset itself. This delays acceptance of new codes. If this happens, STOP and wait for the "WELCOME TO MONTAGE" message.

We Thank you!

Montage Board of Directors

We so appreciate our Homeowners and Committee members who have helped us to keep our perimeter and common areas clean by picking up debris as they see it on their morning and evening walks. Please report any issues to PPM. These little things don't go unnoticed!

End of Summer Home Maintenance Checklist

Source: Yahoo! Voices

A sweltering summer can take its toll on your home both inside and out. Heat will cause surfaces to contract, increasing the chances of cracking. Humidity will increase the growth of mildew, mold and bacteria. Here's an end-of-summer home maintenance checklist to get your home ready before the winter rains come.



Protect your deck, patio or porch

Sweep away the summer dust and check the surface of your outdoor spaces for signs of holes, cracks or chipping paint. Use stone filler to repair any surface damage. Sand away chipping or cracked paint or stain, then repaint or reseal the surface before the winter season starts.

Repair your driveway

Fill any cracks in your paved driveway to prevent winter rain and irrigation from eroding the sub-surface. Depending on the type of surface and the desired look, use cement, epoxy filler, liquid cement filler or concrete crack sealant. Be sure to remove any vegetation growing in the cracks first.

Clean your kitchen sink and garbage disposal

Humidity and sun will increase bacteria population in your kitchen sink. Pour garbage disposal cleaner down the drain to remove small clogs and disinfect the drain. To remove any food stains or rust in your sink, use bleach or calcium, lime and rust cleaner.

Clean or Replace the Air Filter

Air Filters need to be cleaned or changed periodically to reduce opportunities for pollen, bacteria, mold and mildew to be trapped in a dusty household air filter. Wash the old filter and leave it to dry in the sun. For disposable filters, buy a replacement at home improvement stores, or order a hypo-allergenic, mildew resistant filter at specialty online stores.

Clean your kitchen garbage cans

Wipe down your kitchen garbage cans and the area around them with anti-bacterial wipes. Then spray the area with disinfectant spray that will kill lingering bacteria. Place a garbage bag in the can immediately after spraying to keep the cleaning agent trapped in the can.

Clean your bathrooms

Mildew, mold and soap scum build up more quickly in the hot summer months. Use a strong soap scum cleaner for your tub, tile and shower glass surfaces. Spray mildew or mold with bleach based killer. Leave clean grout to dry, then repair any cracks with fresh grout, or reseal the area with bath silicone sealant.

Clean Gutters

Debris in roof drains, gutters and down spouts collected over the year can cause gutter overflow or roof ponding during the winter rains. Use gutter cleaning tools that fit the height of your gutters and your accessibility. Trim trees near your gutters or over hanging your roof to reduce the build-up of debris.

Vacuum Upholstery

Fans circling air, furniture upholstery, pillows and curtains collect more dust during the warm dry summer. Vacuum pillows and upholstery using the attachments on your vacuum cleaner. Freshen your curtains according to their type of fabric, by dry cleaning, vacuuming or placing the curtains in your clothes dryer.

Prepare outdoor furniture for winter

Wash the summer dust off your outdoor furniture. If you detect signs of rust or paint chips and cracks, spray paint the furniture with outdoor paint for wood, metal or plastic.

NEXT BOARD MEETING

The next Board meeting will be Thursday, September 8th 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 and the web site at least four days before the meeting.

HOMEOWNERS ASSOCIATION CONTACT INFORMATION

Community Management

Shelly Ruegsegger, Community Manager - 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 323.356.4897
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

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