



PRESIDENT'S MESSAGE & MONTAGE NEWS – March 2017

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

Spring is just around the corner!

We have had a very busy last couple of months as the board prepares to share with you the details of key items coming up at our Homeowners meeting. This year our meeting is taking place at Cathedral City Library. Jo Ann our welcome committee chair shares more details in the news article.

All homeowners should have received your ballots in the mail for the nomination of new board members. If not please contact PPM for more information. There are more details in this newsletter.

In the last several newsletters we have mentioned the series of updates regarding the Proposed Governing Documents. Nick Nickerson will be presenting details at the Annual Homeowners meeting. This is a great opportunity for any questions you may have to be answered. Please see the article in this newsletter that Nick and Tom have prepared on this topic and other key topics we will be discussing at the meeting.

In keeping with our **“Question from a Homeowner”** - *There are multiple dogs near and these dogs are barking constantly, for hours on end, sometimes all day. I believe that the owners may not be aware of how loud and how long the barking goes on. I would be happy to give them a call. Other than that, what is the procedure to get this dealt with?* Dogs barking constantly can be a nuisance. Ideally you should address the issue with our neighbor directly and hopefully resolve the issue. But if it continues, please seek assistance! Contact a board member and or PPM to help facilitate and address the issue. This also applies to pet owners not picking up after your pet. We still have pet owners allowing their pets to relieve themselves on other neighbor's yards and not picking it up. Please be considerate of your neighbors and pick up after your pet.

I have enjoyed “Questions from the Homeowners” as this will be my last newsletter and board term. I will be handing off my duties to the next President and board members. Please continue to voice your concerns and questions to the board in the future. I have enjoyed working with everyone. It has been a pleasure serving as a board member for our Montage community. Thank you for the opportunity!

Welcome Committee Report

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

To all our Montage neighbors hope you are finally enjoying our warmer weather. I see several of my golf neighbors tooling around in their golf carts to and from Mission Hills. This is a good sign that they are enjoying the outdoors and their favorite sport.

On March 18th, our Montage Homeowners Meeting will be held at the Cathedral City Library on the corner of Date Palm Drive and Dave Kelly Road. This is across from our Cathedral City Post Office. If anyone can help me set up chairs I would greatly appreciate your help at 10:00 AM., please call me at [760-992-5199](tel:760-992-5199). This meeting will be from 10:30 to noon. I will be serving water, coffee and muffins. Looking forward to seeing you all.

Jo Ann Horwitz, Welcome Committee Chair

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

Earthquake Tips

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

- more fire extinguishers (how about one in the kitchen, master bedroom and garage)
- bikes, golf cart etc. to get around...and tire pumps and extra inner tubes

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 or MikeGialdini@gmail.com

Parking Patrol Update

By Tom Tousignant-TD2znot@aol.com

Please pay respect to the Montage Parking Rules. If you live on one of these streets and notice many vehicles parked on the street, please talk to your neighbors about the Montage Rules. If vehicles belonging to you, your employees or guests receive a Warning notice do not delay – stop parking in the street or contact Personalied Property Management at 760.325.9500 or a Board member and explain your situation.

												2017	
2016 - 17	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC**	JAN*	FEB	
Garage door left open*	1	1	1	0	1	5	2	0	2	2	0	5	
Vehicles parked in street overnight	104	72	65	81	86	63	80	121	124	145	136	143	
Vehicles with out of state licenses	15	(4)	(8)	(4)	7	1	2	6	8	17	13	28	
Homes with cars parked on street	37	34	29	32	32	25	31	37	35	34	38	36	
Illegal parking warnings issued	5	0	1	0	0	0	0	0	0	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	Artisan	10 Dali	11 Artisan	8 Artisan	8 Dali	10 Van Gogh	11 Van Gogh	12 Artisan	15 Artisan	26 Artisan	14 Artisan	22 Artisan	
Number 2 – Home on	Dali	8 Chagall	5 Artisan	7 Artisan	6 Artisan	8 Artisan	5 Artisan	11 Artisan	14 Van Gogh	16 Artisan	11 Artisan	14 Monet	
Number 3 – Home on	Van Gogh	8 Matisse	4 Van Gogh	7 Matisse	6 Matisse	8 Matisse	5 Artisan	8 Van Gogh	9 Artisan	7 Dali	11 Monet	7 Van Gogh	
* 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 date phone													
** Street parking not counted during holiday period Dec 22 -Jan 2													

Website Updates

By Scott Reese scott.o.reese@gmail.com

Website Use

Use of the www.MontageAtMissionHills.org official website continues to grow monthly as more features and important information are added to the site. In February the site had 525 visits and averaged about 19 visits per day to access important archival information posted there. The Montage NextDoor use also continues to grow. We currently have 104 residents and 60 percent of the homeownerships (74 homes) registered and using the NextDoor social networking site for real time information and news from Montage and surrounding neighborhoods. To selectively control neighborhoods from which you receive information or the type of information you receive click on the [settings button](#) and configure your preferences. https://montage.nextdoor.com/email_prefs/

Emergency Preparedness Pages

Be sure to check on the Emergency Preparedness pages, which continue to grow in content and resources. Check the webpage by [clicking here](#) or the link or pasting the link into your browser. <http://montageatmissionhills.org/emergency-preparedness/>

Montage History

Also coming soon new Montage History Page on the website where we will present a brief history of the development from its beginnings in 2000. We are still looking for 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

Meeting Agenda Posting

The website now includes the posting of agendas for Board and Committee meetings. The Official Posting of agendas is still done on the bulletin board at the Van Gogh and Di Vinci Corner 96 hours before an officially called meeting. We will endeavor to post agendas in a similar timeframe.

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.

Looking for Future Website Designers and Managers

We are looking for volunteers to assist with 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.

Annual Homeowner Meeting Ballots

By Tom Tousignant TD2znot@aol.com

The ballots for the Annual Homeowner Meeting have been mailed to all homeowners address of record on file with PPM. If you have not received the package:

1. Check the address of record you have on file with PPM.
 2. Try to have them forwarded from your "other" address.
 3. Request a replacement package from Shelly, our Community Manager at PPM. 760.325.9500 or sruegsegger@ppmineternet.com
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The quorum for the meeting will be established by counting the ballots received. Please mail your ballot or deliver it to PPM early, even if you plan to attend the meeting (stuff happens and even the best intentioned plans can be overcome by events). Ballots will not be accepted once the voting is closed by the Inspector of Elections at about 10:45 AM on March 18th.

NOTE: As stated in the instructions: Ballot envelopes that are signed will be opened and counted by the Inspector of Elections at the meeting. Ballot envelopes that are not signed will not be opened; they will only be counted toward establishing the quorum.

2017 Annual Homeowner Meeting - Presentations and feedback to the Board

By Tom Tousignant-TD2znot@aol.com and Nick Nickerson - nnickerson@naiconsulting.com

Homeowners are urged to attend the 2017 Annual Homeowners meeting. This year's meeting will be held at 10:30 a.m. on Saturday, March 18, 2017 at the Cathedral City Library, located at 33520 Date Palm Drive, Cathedral City, CA 92234.

During this year's meeting, the Board will present the proposed Bylaws and Covenants, Conditions and Restrictions (CC&Rs) for discussion and Homeowner input. The Board will also update the Homeowners on the challenges the Association faces with regards to the removal and replacement of the 102 Date Palm Trees along our perimeter and within the Detention Basin.

Bylaws and CC&Rs. Nick Nickerson, Board Secretary, will facilitate a working discussion with the homeowners for the purpose of gathering homeowner input on the proposed changes. One homeowner has informed the Board that they intend to make a brief presentation in favor of allowing short term rentals within our community.

Date Palm Tree Removal and Replacement Program. Nick Nickerson, Board Secretary will facilitate a working discussion with the homeowners on this matter. The Date Palm Trees installed by the developer in 2001/2002 are approaching the end of their typical life span. The Association commissioned Tree Rite, Professional Arborists, to evaluate the condition of the 102 Date Palms and to provide findings. The Arborist recommended the Association establish a palm removal and replacement program immediately with the goal of replacing all of the existing trees within 5 to 10 years. The removal and replacement of the Palm Trees could cost the association over \$500,000. The Board is seeking a more cost effective solution. Homeowners will be provided an update and the opportunity to discuss their opinions on this important issue.

At the conclusion of each discussion, straw poles will be conducted to determine the consensus of those present on each of the contested clauses in the proposed governing documents, items to be considered by the architect in the development of the Perimeter Palm Tree Plan, continuing with the parking patrol, and any other items members in attendance desired to provide direction for consideration by the Board in their forthcoming decisions.

Enforcement Procedures-Fine Schedule

Shelly Ruegsegger, Community Manger - sruegsegger@ppminternet.com

The Board of Directors has done a preliminary adoption of the attached Enforcement Procedures/Fine Schedule. Under Civil Code Section 4360, the Board of Directors must provide the members with 30 days' notice of proposed policy changes as defined in the statute. During that 30-day period, members

may submit comments on the proposed fine schedule to the Association. The Board of Directors will then determine whether to adopt the proposed schedule in an open meeting of the Board after the 30-day period expires. This fine schedule will replace the current one in place which is included in your Rules & Regulations that were mailed to you at the end of November 2016 with the budget package. Should you have any questions, please call Shelly Ruegsegger. The prepared policy is below.

MONTAGE AT MISSION HILL, INC.

Enforcement Procedures/Fine Schedule

A. In the event of an alleged violation of the Association's CC&Rs, Bylaws or Rules and Regulations ("Governing Documents") by an owner or an owner's family member, guest, invitee, agent, or tenant, the Board of Directors will generally follow the enforcement procedures outlined below. However, when the circumstances warrant, the Board may take more immediate action, such as noticing a hearing without first sending a violation letter, or initiating an action in the Superior Court, to secure an owner's compliance with the Governing Documents.

B. Violation Letters. The Association may first send a violation letter to the owner. This letter shall advise the owner of the nature of the violation and the specific section(s) of the Governing Documents violated. The letter shall provide a deadline (typically 15 to 30 days, depending on the nature of the violation) by which the owner must cure the alleged violation, and shall inform such owner that a failure to comply by the deadline may result in fines, other penalties, or other legal action as necessitated by the circumstances and nature of the violation. The Association may send a second, or third violation letter to the owner, before proceeding with a Notice of Hearing.

C. Notice of Hearing. If the Violation Letter does not result in compliance by the stated deadline, a Notice of Hearing may be sent to the owner advising the owner that a hearing before the Board of Directors will be held in connection with the violation. In its discretion, the Board may immediately send the Notice of Hearing to an owner, without first sending an initial violation letter. The Notice of Hearing shall be mailed at least fifteen (15) days before the hearing and will advise the owner of:

1. The date, time and place of the hearing;
2. The nature of the dispute/violation, with references to provisions of the Governing Documents that have been violated;
3. The necessary corrective action;
4. The disciplinary measure or measures that may be imposed, including, without limitation, the potential for the imposition of a fine on a continuing daily, weekly or monthly basis;
5. The owner's right to attend the hearing and address the Board.

D. Hearings. Hearings will be conducted in executive, or closed, session. The owner shall have an opportunity to present his or her case for a maximum of 15 minutes. The Board shall then take the matter under submission and notify the owner in writing of the Board's determination, and the reasons for any disciplinary measures imposed, within fifteen (15) days. Any disciplinary action may take effect no sooner than five (5) days after the hearing.

E. Disciplinary Actions. The Board may take one or more of the following actions, in addition to any others provided for by the Governing Documents, California law and/or as necessitated by the facts and circumstances of the particular matter:

1. Levy a fine or fines, in accordance with the Fine Schedule. Continuing violations, such as, without limitation, an ongoing noise violation, may result in consecutive daily, weekly or monthly fines for as long as the violation continues.

2. Suspend the owner's voting rights. Any suspension of an owner's rights as a member shall be for the period during which any Assessment owed by the owner remains unpaid and delinquent, or for so long as any other type of violation continues.

3. Levy of a Compliance Assessment. Levy a Compliance Assessment to reimburse the Association for expenses incurred if maintenance, repair or replacement of any Common Area is necessitated by the willful or negligent act of an owner or an owner's guest, family member, tenant or invitee, or to reimburse the Association for costs incurred in bringing an Owner in to compliance with Governing Documents.

4. Removal of Vehicles. The Association may cause the removal of any vehicle that is parked or maintained in the community in violation of the Governing Documents.

FINE SCHEDULE

Reasonable fines for first-time violations shall be levied in accordance with the following schedule:

Hazardous Activities in Violation of any Governing Documents (Risk or Harm to Person or Property)	\$250.00
Maintenance of any prohibited vehicle as set out in Section 3.15(g) of the CC&Rs	\$100.00
Unauthorized Improvements to Property	\$500.00
Construction that does not conform to plans submitted to and approved by the Architectural Committee	\$500.00
Failure to Maintain Landscaping	\$250.00
Failure to Maintain Residence in Good Condition and Repair	\$500.00
Use of Lot or Residence for Commercial Purposes in violation of Section 3.02 of the CC&Rs	\$500.00
Allowing a dog off leash	\$100.00
Failure to pick up after pet	\$100.00
Any Violation Not Specifically Mentioned	Up to \$500.00

Continuing Fines for Continuing Violations: The Association's notice of hearing may provide that the Board will consider imposition of the fine on a continuing daily, weekly or monthly basis. If such a continuing fine is imposed after notice and hearing, the responsible owner will be liable for the amount of the fine imposed for each day, week or month, as appropriate, that the violation continues unabated. Owners subject to a continuing fine are responsible for notifying the Association promptly upon bringing their property into compliance so that the Association can confirm that the owner has cured the violation and otherwise come into compliance and halt future recurring fines.

Increased Fines for Repeated or Continuing Violations: Fines for continuing or repeated violations may be increased at the discretion of the Board, following notice and a hearing, up to \$1,000.00 each. Four or more related or unrelated violations assessed to a single Lot in any 12-month period may result in an additional fine of up to \$500.00 at the discretion of the Board of Directors, following notice and a hearing.

Collection of Fines: The Board may collect unpaid fines through Small Claims Court actions or other available means.

NEXT BOARD MEETING

The next Board meeting will be March 9th at 9:30 AM at the offices of Personalized Property Management, 69850 Adelina Road, Cathedral City. One item on the agenda will be approval of the trimming of the association date palm and fan palms on the perimeter and in the entrances. All homeowners that have palm trees should start making arrangements to have their palms trimmed as soon as they flower.

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 Manager - sruegsegger@ppminternet.com 760.325.9500
Lettie Teran, Assistant Community Manager – letti@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

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