
JANUARY / FEBRUARY 2015 NEWSLETTER



PRESIDENT'S NOTE

Curt Beyer, President & Newsletter Editor CurtBeyer@gmail.com

Well . . . We have a new year before us. A new budget is in place and as I learned in three different legislative updates / seminars there are law revisions and new laws that add to those already in place regarding HOAs and their responsibilities, limitations and rules with which to function. Many of the changes affect our HOA only slightly, if at all. However, there are a few we will be working with having to do with solar water heating / power installations, water use restrictions due to the ongoing drought and fruit tree maintenance associated with vermin they may attract.

Homeowners with fruit trees are required to harvest fruit when ripe so as not to attract rats in areas where they have been a problem (That includes the Montage). Water conservation is an increasing focus and so there have been legislative actions associated with natural turf and landscape conversions to drought tolerant landscapes including regulating the use of synthetic turf including such characteristics as turf color, composition/materials and installation techniques.

Changes in regulations related to design, location and appearance of solar panels will make it more and more difficult to maintain the architectural integrity and beautiful appearance of Montage without thoughtful planning and cooperation of homeowners.

These changes may necessitate the Board consulting experts in various fields to review variance requests and plans for these types of major landscape and solar changes. The board will be reviewing our current guidelines in all areas to assure compliance with current legislation is in place. Distribution of these amended guidelines will be posted to our website as they are revised.

GATE PHONES

Tom Tousignant TD2znot@aol.com

On December 23, 2014 I got a call from Heidi, "the gate lady", at PPM. She had been informed by a homeowner of the problems he had with the gate phones for guests he invited to a party. He ended up having to drive to the gates several times to admit his guests with his "clicker" as they arrived.

There was a problem with the gate phones. I had requested continental US area codes to be allowed for homeowner gate phone numbers June 16th. Apparently the Verizon Service Representative only authorized local vicinity area codes to be allowed. As a result homeowners that had Los Angeles and Orange County region cell phone numbers worked fine, those with other more remote cell phone numbers didn't work. The problem above is the first report of this problem.

That problem is fixed. I have had Verizon add full continental US area codes to the gate phones.

A review of your options with the gate phones and access to Montage:

- Each homeowner has been issued a unique HOMEOWNER CODE to enter into the key pad for access 24 hours per day, 7 days per week. Keep it for exclusive use by yourself, friends and family.
- Every homeowner was issued the same VENDOR CODE for gardeners, pool services, house keepers and other service workers to enter into the key pad for access 7:00 AM to 5:00 PM Monday thru Saturday.
- Each home may have one or more names listed on the DIRECTORY KIOSK with a home phone number or continental US cell phone number associated to be called when someone "calls from the gate" for access.
- All homeowners were issued two remote transmitters ("clickers") to open the gates and their garage doors 24/7.
- And all homeowners were issued two credit card size gate cards to open both the pedestrian gates and vehicle gates 24/7.
- If you have purchased your home since the transmitters and cards were distributed at the end of 2012 you should have received them from your escrow.
- You may purchase additional transmitters from the receptionist at PPM for \$50 and cards for \$25.
- If you are selling your home – contact Heidi and she will provide a REALTOR CODE that opens the gate on Saturdays and Sundays 10:00 AM to 5:00 PM.
- If you are planning a special function or party – contact Heidi and she will provide a special ONE TIME USE CODE for the period you need it, then it will be deleted from the system.
- If you obtain a new vehicle that has programmable garage door / gate opener buttons refer to your owners manual or contact Nick Nickerson (760) 992-9143 and he will assist you in getting your buttons programmed to open the gates.

ARCHITECTURE & LANDSCAPE COMMITTEE

Robert Fouyer, Chair chateauf@aol.com

Committee members: Dennis Goodman, Steve Clippinger, Adam Tillotson and Jim Dunn

Our Committee continues to do what we're supposed to do and that's making sure we keep Montage looking its best. Assuring the beauty and aesthetics of Montage beautiful helps protect our investment and increase property values thereby making our community one of the most desirable places to live in the Coachella Valley.

Montage Neighborhood Inspections

We completed this semi-annual project a couple of months ago. Our Committee does an inspection twice a year. . . In the fall and in the spring. A few of you may have received a letter recently where a maintenance item on your property may have been overlooked, and in the opinion of our committee needed attention. There were fewer this year than in the past. In the past most homeowners have always responded promptly and not necessitated a second reminder notice. We greatly appreciate this as do your neighbors.

Entrance Fountains

We continue to get estimates on the refurbishing the appearance of our fountains. In addition to this cosmetic work the pumps needed to be replaced right away. The Committee has just given the approval to our fountain maintenance company (*Perfectly Clear*) to replace three of the pumps and motors. These will be more energy efficient and

quieter than the current ones. We know this change will be appreciated particularly by the homeowners next to the gates.

As stated in the last newsletter two of the old pumps were on life support and another was not working at all. Only half of the Gerald Ford fountain was working and one of the DaVall fountain pumps only worked part time and then over heated and shut itself down. By the time you read this the pumps should have all been replaced and the fountains will be properly working properly.

The DaVall fountain lights have not worked for some time. Recently we were told the seals of the light fixtures have failed due to age and the lights are full of water and will have to be replaced. This will be costly and will have to be made as part of our planned refurbishment project scheduled for early next year.

Landscape Maintenance

Our Committee meets monthly with *Conserve LandCare* (our Montage landscape maintenance company) to do perimeter landscape inspections. Keeping the perimeter landscaping looking nice is a continuous project with some plants needing to be replaced that are not doing well. We had some barrel cactus stolen a few months ago and we replaced them with another type plant that isn't as prone to theft. The irrigation of the plants needs constant vigil as from time to time it breaks or malfunctions as most of you homeowners know. We've added more plants in our detention basin during the year as well. The Gerald Ford entrance planters have been changed out recently and multi-color lantana added. This should compliment the signage once they establish. We also had the Montage logo and lettering and the background wall re-painted a few months ago. The signage at the corner of Gerald Ford and DaVall was also painted. We had Conserve LandCare put in rotary sprinklers in front of the sign that will prevent the letters and wall from becoming calcium stained.

Variance Requests

We had a large number of these requests this past year, more than in any year in the past. These normally are sent directly to our property management (PPM), but quite frequently they come directly to me or one of our Committee members. Most of these requests have been for solar panel installation or landscape changes.

When received the variance requests are passed on to each of our Committee members, which we mostly do by email to reduce the time required for review, response and/or approval for the homeowners. Generally the turn-around time is a week and sometimes quicker. Sometimes there is a problem or a needed clarification, but that has been the exception, not the rule. We know how important it is to get these back to you quickly and we will continue to do so whenever possible.

This pretty well sums up the committee work during the year. We have five members on our Committee and want to thank Dennis, Steve, Adam and Jim for all their help this past year. Anyone interested in volunteering for our Architecture and Landscape Committee

please let me or PPM know. Also if anyone has any suggestions on what we can do to improve our community please let us know.

Our Committee wishes all of you a very Happy and healthy New Year. We will see you all at the annual meeting in March, if not before.

ARE YOU INTERESTED IN BEING ON THE HOA BOARD?

Curt Beyer, President CurtBeyer@gmail.com

It is that time again to put out the call for homeowners to submit the nomination form if they are interested in running for the board. We have one position open due to end of term. I would urge anyone interested in board membership to contact me if there are questions as to what is expected of board members and to get a better understanding of what all we do and are responsible for as a governing unit under California Statute. Nomination form was emailed and is available on the website.

We also have need of leaders and committee members in other areas as well. If becoming more involved in our community governance and operation please let me know.

WATER USE REGULATIONS BEGAN AUGUST 1.

Curtis Beyer, President CurtBeyer@gmail.com

Just a reminder . . . The Coachella Valley Water District has implemented mandatory water use regulations in our area. We put full information in the last newsletter (available on the website) and everyone should have received information in their water bills. We still see watering systems not being reset for the cooler weather, overspray into the street and excessive run off. This water is not only a waste of a precious resource but it adds unnecessarily to your water costs, may harm vegetation and damage or mar hard surfaces. Excess runoff is the chief cause of street damage.

Many of the gardeners/lawn maintenance vendors set automatic systems without regard to the new regulations and often for more water than our properties require. Direct supervision and instruction by homeowners and residents is necessary. We understand sometimes it is difficult to communicate these concerns to your maintenance contractor, but it is important that you do so to avoid costly fines, unnecessary water expense, potential personal and HOA property damage, and excess resource use.

Please check your systems and if you need assistance please talk with your neighbors or with someone on the board for help. You may want to consider replacing your current irrigation controller with one of the new WiFi home irrigation controllers that have reached the market in the last few years. These controllers provide the option to automatically adjust irrigation station run times in response to seasonal temperature changes and daily local weather conditions. At \$250 to \$350 these "smart" units can reduce an additional 20% to 50% in water use over current automated irrigation controllers. In addition these units will allow remote modifications to your watering schedule and can be integrated with other home automation and security solutions.

The following table provided by the Coachella Valley Water District shows the approximate amount of water different types of landscaping typically need each month. Individual watering times may vary due to soil and other conditions. Gradually reduce the amount of water you're using to find an adequate amount for your situation without being wasteful. Use this guide as a reminder to change

your sprinkler system each month. When there's measurable rain, turn your sprinkler system off and keep it off until the ground has dried. Download the full [Irrigation Guide](http://www.cvwd.org/conservation/docs/irrigation_guide.pdf) .
www.cvwd.org/conservation/docs/irrigation_guide.pdf

	Water efficient shrubs	Water efficient trees	Non-desert trees	Preferred drought turf grass*
November	.7 gal./day 3 days/week	14 gal./day 3 days/week	44 gal./day 3 days/week	Spray system: 4 min./day; 7 days/week Rotor system: 10 min./day; 7 days/week
December	.7 gal./day 2 days/week	14 gal./day 2 days/week	42 gal./day 2 days/week	Spray system: 3 min./day; 7 days/week Rotor system: 6 min./day; 7 days/week
January	.7 gal./day 2 days/week	14 gal./day 2 days/week	45 gal./day 2 days/week	Spray system: 3 min./day; 7 days/week Rotor system: 7 min./day; 7 days/week
February	.9 gal./day 3 days/week	21 gal./day 3 days/week	56 gal./day 3 days/week	Spray system: 5 min./day; 7 days/week Rotor system: 13 min./day; 7 days/week
March	.9 gal./day 4 days/week	16 gal./day 4 days/week	53 gal./day 4 days/week	Spray system: 7 min./day; 7 days/week Rotor system: 18 min./day; 7 days/week
April	1 gal./day 5 days/week	17 gal./day 5 days/week	59 gal./day 5 days/week	Spray system: 10 min./day; 7 days/week Rotor system: 22 min./day; 7 days/week

Annual Holiday Party

Jo Ann Horwitz, Welcome Committee Hostess joannwlv@aol.com

Happy New Year to all our Montage Homeowners.

On December 7th, Montage Homeowners enjoyed our annual Holiday party at our beautiful Mission Hills Country Club. Over 70 festive party-goers enjoyed our Holiday buffet and spirits. Many of our recently arrived Canadian friends who left the snow country to bask in the 75 plus temperatures joined us to share the evening. Several new neighbors attended and made friends and new relationships. Our party was a success and all of you made it possible. We are all blessed to be able to live in a community that we all love. Many of you expressed interest in a Christmas dinner for our celebration next year. We will be discussing this idea at the future board meetings.

I wish you and your families a healthy, prosperous and joyous 2015. Cheers.

MONTAGE AT MISSION HILLS WEBSITE

Scott Reese scott.o.reese@gmail.com and **Bill Lewis** williamtlewis@comcast.net

Montage Nextdoor Website (Social Networking)

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. Participation continues to grow as 41% of Montage residents have joined (68 Montage residents and 52 households). Recent posts related to contractor inquiries and coyote sightings have been very beneficial.

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.

Montage Website (Official Website / Archival Materials)

Please be aware that there will be some formatting changes to official Montage website in the coming months to remove dated information and improve ease of access to important HOA archival materials. We believe these changes will be simple to understand and navigate. The Montage website can be found at www.MontageMH.Wordpress.com

SECURITY PATROL UPDATE

Tom Tousignant TD2znot@aol.com

A report of the first seven months of the Security Patrol Service has been completed with the following results.

Seven Month Parking Report

	June	July	Aug.	Sept.	Oct.	Nov	Dec**
Vehicles parked in the street overnight	58	51	61	47	46	92	22
Homes with cars parked on street	31	26	31	22	25	36	36
Out of state licenses	0	(11)	(12)	(8)	(9)	(10)	(9)
Garage door left open*	1	2	4	5	5	1	3
Warnings of illegal parking issued	3	0	0	0	0	1	0
Tow warnings issued	0	0	0	0	0	0	0
Vehicles towed for illegal parking	0	0	0	0	0	0	0
Top 3 homes with vehicles on street for month							
Number 1 – Home on	Artisan	Dali 11	Artisan-7	Artisan-11	Artisan- 4	Artisan-8	Artisan-5
Number 2 – Home on	Dali-6	Dali-9	Dali-6	Van Gogh-4	Artisan-4	Artisan-6	Matisse- 4
Number 3 – Home on	Dali-3	Dali-4	Dali-6	Chagall-4	Artisan-3	Artisan-6	Artisan-2

*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 numbers.

**Recording of vehicles parked overnight suspended Dec 24 thru Dec 31 due to number of holiday visitors.

If you live on one of these streets and have noticed vehicles parking inappropriately on the street, please politely speak with your neighbors about Montage parking rules. Residents, employees and guests will receive a Warning Notice for non-compliance with the approved regulations. If you have a special circumstance, please contact Jennifer Zeivel at 760.325.9500 or a Board member and explain your situation.

Important Note: The Board has agreed to continue the patrol service at least through the Annual Homeowner Meeting on March 21, 2015. The 2015 Budget includes funding for the service and resulted in a \$4 per month increase to the dues. At the March 2015 a membership vote will be taken as to whether to continue the service or discontinue the service. If the vote is to discontinue the service membership dues will be reduced by the \$4 per month beginning in April 2015.

COMMUNITY EMERGENCY PREPAREDNESS / NEIGHBORHOOD WATCH

Jerry Stamper jstamp42@yahoo.com Committee Chair : Michael Gialdini

The English language can be very imprecise at times. "Disaster" is used in many contexts. We have heard of hair disasters, cooking disasters and broken smart phone disasters, These disasters

usually affect a limited number of people for a short duration. A true disaster affects the health, safety and lives of multiple people for an extended period of time. We only have to listen to the world news or pick up a newspaper to learn about the disaster of the moment.

Your board of directors at Montage is aware of the potential for a serious event that could negatively impact our community. The most probable disruptive disaster for the Coachella Valley is a powerful earthquake with disastrous ramifications. Experts have predicted that valley communities could be cut off from external assistance for up to ten days or longer. Think about how you could manage without access to transportation, electricity, water, food markets, doctors and a pharmacy. If someone is injured the situation becomes more critical.

Several people on the board have participated in disaster management made available through the Community Emergency Response Team (CERT) training. This program coordinated through Emergency Preparedness Task Force through the Mission Hills Country Club consisted of three days of hands on training. Our objectives are to use this training as well as future educational opportunities to make plans for an effective community response. An effort will be made to involve additional Montage residents in the implementation of this response to limit damage, assist those in need and hasten recovery. Throughout the coming year the emergency preparedness committee will be seeking residents who would like to participate. The goal will be to have strategic individuals throughout the community available to respond. Any resident who would like to participate is encouraged to approach any board member. Remember, it is not a matter of if a disaster will occur but when.

Disaster Preparedness: Make a Kit, Have a Plan, Stay Informed (this is a repeat presentation)
January 6th, 2015 . . . 3:00 – 4:30 p.m.

Disaster Preparedness: Map Your Neighborhood: Get YOUR Immediate Neighborhood Ready.
February 6th, 2015 . . . 3:00-4:30 p.m.

Basic First Aid. (\$20 per person)
February 17th, 2015 . . . 3:00-4:30 p.m.

Hands-Only CPR – The Life You Save may be a Loved One's. (\$20 per person)
March 6th, 2015 . . . 3:00-4:30 p.m.

All sessions will be in the San Jacinto Room of the Mission Hills Country Club. All are open to Mission Hills residents & neighbors (incl. Montage residents). Please RSVP to Member Desk at 760-324-9400.

Coyote Watch and Information

(Prompted by postings on Nexdoor. Montage and by notifications by email to the editor after increased sightings in our neighborhood.)

Coyote Range

The coyote, formerly found primarily in the northwest corner of the United States, has adapted to changes caused by human development. Coyotes have a very broad range of adaptation. They are seen traveling alone, in pairs, and in packs. They live within and can occupy a range of up to twelve



square miles and use urine to mark their territories. They can run at a speed of 40 mph and can scale eight foot high walls and fences easily.

They have been spotted as far North as Alaska and New England, and now as far South as Florida. Coyotes are now being commonly spotted in many urban areas. For example, pairs have been spotted in cities as big as Los Angeles and Dallas. They are one of the only populations of wild animals that seem to be mostly increasing rather than decreasing in population and range.

Coyote Diet

The coyote's very broad diet allows them to survive in many different territories. Coyotes have a keen sense of sight, smell, and hearing, which allow them to survive in many different areas. Food is what makes the coyote's habitat. Wherever the food is, is where the coyote needs to be. They have a variety of calls which help defend their territory as well as strengthen bonds and communication. Although coyotes dig their own dens, they have been known to burrow out small fox and badger holes. They are also found in small mountain crevices. These dens are only used for tending to the young and the rest of the year these dens are abandoned.

A coyotes' main diet consists of mice, rats, insects, rabbits, etc. They are known to hunt day and night, either alone or in packs. Coyotes will occasionally hunt larger animals but not alone. They have also been known to eat out of open garbage cans.

Coyote Behavior

At the present times coyotes are more afraid of humans than we are of them. Some instances have shown coyotes becoming more brazen and aggressive towards humans. Instances in which people feed these animals has given the coyote a sense of trust of humans that through adaptation may lead them to become less afraid and more aggressive toward humans in the future.

Coyote attacks on people are very rare. Apparently more people are killed by errant golf balls and flying champagne corks each year than are bitten by coyotes. The risk of a human being bitten by a dog is far, far greater than being bitten by a coyote. There have only been two recorded incidences in the United States and Canada of humans being killed by coyotes. One involved a child in Southern California in the 1980s and the other a 19-year old woman in Nova Scotia in 2009. However, the State's last report indicates an increase in documented occurrences of coyote aggression and attacks on people, using data from SDA Wildlife Services, the California Department of Fish & Game, and other sources.

Coyote attacks are preventable by modifying human behavior and educating people about ways to prevent habituation. In many human attack incidents, it turns out that the offending coyote was being fed by people. In many other instances, people were bitten while trying to rescue their free-roaming pet from a coyote attack. Less often, people are bitten by cornered coyotes, or even more rarely, rabid coyotes.

According to the Humane Society hazing is the best method / deterrent to move an animal out of an area or discourages an undesirable behavior or activity. Hazing can help maintain coyotes' fear of humans and deter them from neighborhood spaces and backyards

Hazing Methods

The Humane Society recommends using a variety of different hazing tools because coyotes can habituate to individual items, sounds, and actions.

- Yell and wave your arms while approaching the coyote.

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- Use noisemakers (e.g. your voice, whistles, air horns, bells, soda cans filled with pennies or marbles, pots and pans banged together).
 - Use projectiles (e.g. sticks, small rocks, tennis balls, rubber balls).
 - Try other repellents (e.g. hoses, water guns with vinegar water, spray bottles with vinegar water, pepper spray, bear repellent, or walking sticks).

Important to Remember

The Humane Society reminds everyone.

- NEVER run away from a coyote!
- If the coyote doesn't leave at first, continue approaching it and/or increase the intensity of your hazing until it runs away. If it runs a short distance away and then stops and looks at you, continue hazing him until he leaves the area completely.
- If a coyote returns after you've successfully hazed it, continue to haze the coyote as you did before. It typically takes only one or two times to haze a coyote away for good.
- Contact authorities and do not interact with a coyote that you suspect of being sick or injured. Although coyotes are skittish by nature and generally aren't aggressive towards people, engaging animals who are sick or injured can result in unpredictable behavior.

Preventing Coyotes

Coyote will feed on a wide variety of foods and have also been seen feeding on carrion (dead animals). It is not rare at all to find up to a dozen rodents in the stomach of a coyote. Once natural food sources in a given area have been depleted, lone animals or those belonging to a pack will move on to better hunting grounds - but usually return at a later date.

There are a few things that can help prevent coyote occurrences. First of all keep all pets and pet food and their water indoors or in a secured kennel. Try to avoid feeding wild or feral cats as they are part of the diet of a coyote as well as the food you feed the cats. Minimize your vegetative ground cover and pick up any fallen fruit from fruit trees as the fruit attracts the small mammals upon which the coyote feeds. Keep garbage cans closed and secured.

More Information

More information on Coyotes can be found on the State of California, Department of Fish and Game Website. <https://www.wildlife.ca.gov/News/Coyote> or by calling CDFG locally at (760) 200-9158

NEXT BOARD MEETING

Curtis Beyer, President CurtBeyer@gmail.com

The next Board meeting will be Thursday, January 8th, 2014 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.

HOMEOWNERS ASSOCIATION CONTACT INFORMATION

Property Manager - Jennifer Zeivel jzeivel@ppmInternet.com 760- 325-9500;
A & L Committee – Robert Fouyer, Chair chateauf@aol.com
Welcome Committee – JoAnn Horwitz, Chair -JoAnnWLV@aol.com 760-992-5199
Newsletter – Curtis Beyer, President CurtBeyer@gmail.com
Website – Scott Reese scott.o.reese@gmail.com and Bill Lewis williamtlewis@comcast.net

www.MontageMH.Wordpress.com

CATHEDRAL CITY COMMUNITY SERVICES CALENDAR

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

To have an R&R 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

This publication includes schedules and contact information for local services include:

- Bulky/Large Item Pickup Service
- Community Clean-up Program
- Multi-Family Recycling Programs
- Bottles & Cans Recycling
- Electronic & Tire Weekly Recycling
- Household Hazardous Waste Disposal Program
- Shredding Events
- WaterSmart Landscape Grant Program
- Smart Irrigation Controller
- Medication Disposal Program
- Sharps Disposal by Mail
- Refuse & Recycling Guide and 2014 Calendar
- Citrus Prevention Program
- Edison Rebates
- Recycle Used Motor Oil
- And more in both English and Spanish

CATHEDRAL CITY CONTACT INFORMATION

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