
MAY / JUNE 2015 NEWSLETTER



PRESIDENT'S NOTE

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

If you ask any resident, "What do you want the Board to do?" The response usually focuses on something someone is doing that the respondent doesn't like. Whether it be parking, types of vehicles, garage doors, landscaping, pets, and etc. There can follow a rather impassioned discussion of rules that should be made and actions that should be taken, including court action, to prove that the Board has "Power" and "Teeth" behind their words. Often, these comments are from residents that do not attend annual meetings, do not read the newsletters, do not know or communicate with their neighbors and complain about what others should do.

As a Board . . . We are legally bound to put our personal opinions subservient to the actions to take in the best interest of the HOA. I know there are things each of us may feel strongly about and would like to see addressed but . . . When you think about a corresponding rule you also have to think about enforcement. One needs to realize that existing local, state and federal laws and regulations, ordinances and definitions as well as interpretation and application of those statutes can limit actions to be initiated or taken.

As we get ready to distribute the updated (and in a few instances changed) CC&Rs, We would ask you to think of the entire CID / HOA (Common Interest Development / Home Owner Association) and look to the overall purpose of this document. We also have By-laws and Rules and Regulations that support the overall guidelines we have put in place to set an agreed upon life-style in which we want to live.

Any action taken, and guideline enforced, any fine levied is in accordance with these agreed upon documents. These are not to be used as weapons and means with which to 'go after' someone. And of course now matter how will written, there are always grey areas and exceptions as the world evolves and things change. Not everything will conform to the ideas and best intentions of documents so interpretation and application of these guidelines are not always clear-cut and considerations of daily life intrude on the black and white interpretations that seemly should be so easy to apply.

The Board, in concert with our advising attorney and the property management company, has partnered to bring to you a set of CC&Rs conforming to all the changes in state law and which reflects changes and challenges of community living.

CHANGES . . .

Another change has taken place as Mr. Robert Fouyer has resigned as a board member. He will continue working with the Architecture & Landscape committee until a new chairperson can be found. Ms. Mary Weiler has been duly appointed by the Board to fill the remaining term of Mr. Fouyer. Mr. Leo Schlesinger has been appointed to complete the term of newly appointed Board member, Thomas Reed who resigned due to increased business time commitments.

GATE ACCESS TO THE MISSION HILLS COUNTRY CLUB FOR ALL MONTAGE RESIDENTS . . . TRANSPONDERS WILL NOT WORK AFTER MAY 31, 2015

Curt Beyer, President CurtB@MontageatMissionHills.org

As a member of a couple of standing committees at the Mission Hills Country Club (our club) I have learned that access the country club grounds are changing. The transponders/clickers are being phased out as of May 31, 2015. The new access control will be a magnetically coded strip that will be mounted inside your car on the windshield behind the mirror. It will be read electronically and the gates will automatically open for members.

Therefore, Montage residents will need to contact Angel at the Inverness Gate between 7:30 a.m. and 3 p.m., Monday through Friday to secure a coded strip for each car. This change was made and agreed upon by the HOAs within the MHCC gates. The HOAs operate independently from the club so communication on this change was not directly shared with us.

Please take a few minutes and accomplish the change prior to May 31st. Be sure to make the change for all relevant vehicles and have your membership number and identification with you for verification.

CITY HALL AT YOUR CORNER - SUMMER SCHEDULE ANNOUNCED

Curt Beyer, President CurtB@MontageatMissionHills.org

Join members of the City Council for an opportunity to discuss issues important to the future of Cathedral City and to you and your neighborhood. "City Hall at Your Corner" provides additional access to your elected city representatives beyond a city council meeting. It allows you to talk one-on-one with your mayor and/or councilmember(s). They will be present to update you on city news, activities, special events, improvements, and how you can better access City services. The schedule is as follows:

Tuesday, May 5th from 10:00 am to 11:00 am – Starbucks Coffee, 67-870 Vista Chino #101, Mayor Stan Henry & Councilmember Mark Carnevale

Wednesday, June 3rd 6:00 pm to 7:00 pm – Cathedral City Fire Department Administrative Headquarters, 32-100 Desert Vista Road, Councilmembers John Aguilar and Shelley Kaplan

Monday, July 6th from 2:00 pm to 3:00 pm – Rita's Italian Ice, 34-041 Date Palm Drive, Councilmembers Mark Carnevale and Shelley Kaplan

Thursday, August 6th from 6:00 pm to 7:00 pm – Subway Restaurant, 67-260 Ramon Road, Suite A, Mayor Pro Tem Greg Pettis and Councilmember Shelley Kaplan

Tuesday, September 1st from 10:00 am to 11:00 pm – Sunshine Café, 36-815 Cathedral Canyon Drive, Mayor Stan Henry and Mayor Pro Tem Greg Pettis

No reservations are required. Admission is free. Seating is limited.

CC&R / BY-LAW REWRITES ARE COMPLETED. . . NOW, THE NEXT STEP

Curt Beyer, President, Michelle Madison, Vice President, Mary Weiler, Secretary, Tom Tousignant, Treasurer & Leo Schlesinger, Member-At-Large

As you have been told previously the California Civil Code laws that govern Homeowners Associations were changed effective January 1, 2014. The changes were primarily a restructuring and re-numbering of the Code Sections to improve the content organization.

The Board requested our lawyers Fiore, Racobs and Powell to revise the Montage at Mission Hills HOA CC&Rs to be in conformance with the now Code Citations. That work has been completed and each homeowner will be receiving a copy for your records shortly. The courts have ruled that since this is just reorganization and not a change in content that approval by HOA members is not required.

In a parallel effort the Board established a Montage Rules Committee to review the content of our 14 year old governing documents written by the developer. The Committee has proposed a number of changes to our Bylaws and CC&Rs:

- Remove references to the developer
- Update the homeowner meeting requirements
- Add qualification requirements for Board candidates
- Modify the leasing provision to require copies of leases and tenant contact information be provided to the Property Manager and leases to be for a minimum of 30 days
- Allow the temporary parking of homeowner's motor homes for up to 48 hours, with options to extend to 72 hours with approval

The Board approved the recommendations of the Rules Committee at the July 2014 Board meeting. The lawyers have provided us with the document with the required changes. The Board can schedule "town hall" meetings with homeowners to allow discussion on the new governing documents if there are questions. There will be an election seeking approval of the new documents. Securing approval can be a significant undertaking because a 67% approval (88 homeowners) is required to implement the changes to the documents. We're hopeful that we can overcome Homeowner apathy that frequently accompanies these types of initiatives so as to keep our foundation documents in compliance with current law and operating necessity and very importantly to demonstrate the Association's investment of nearly \$10,000 spent on the effort to date.

ARCHITECTURE & LANDSCAPE COMMITTEE

Robert Fouyer, Chair chateauf@aol.com

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

We would like to thank Mr. Robert Fouyer for his many years on the A & L Committee and most recently as its chairperson. In resigning from the Board Robert will also be transitioning from the Architectural and Landscape Committee on or before July 1.

As Chair of the Committee, Robert has done an exceptional job. He and his committee members have endeavored to maintain the continuity of appearance within Montage. This includes working with residents and contractors, consultants and suppliers to assure that new and refreshed improvements are done consistently to the high standards. The Committee, under Mr. Fouyer's leadership has worked to sustain and protect our property values through maintaining the aesthetics of the neighborhood. In recent years the work has involved assessing solar panel installation proposals, landscape conversions and refreshes, Montage common area landscape refreshes and conversions, entry fountain operations and many other projects where Robert's leadership and the committee's industrious, creativity and problem solving has been invaluable. Robert's pragmatic, firm yet friendly approach has been appreciated and the work of he and the Committee sets a wonderful example of the value and impact of volunteer involvement.

We are looking for HOA members that might be interested in volunteering for participation and leadership of the Architecture and Landscape Committee responsibility. Contact Curt Beyer for further details.

WATER USE REGULATIONS BEGAN AUGUST 1, 2014 and continue . . .

Curtis Beyer, President CurtB@MontageatMissionHills.org

As we are all aware . . . There is a drought continuing throughout California and our Governor has issued a mandate toward increased water conservation. New guidelines will be forthcoming from the CVWD for all of us. We anticipate shut down of our fountains and a more restricted set of guideline as to lawn watering and etc. Until the new guidelines are published in mid-May the following ones are still in effect:

In response to California's devastating drought and state-mandated restrictions, Coachella Valley Water District (CVWD) implemented mandatory water-use restrictions on Aug. 12, 2014, effective immediately.

What are the restrictions that apply to everyone using domestic water?

1. Irrigate lawns/other landscaping only after sunset and before 10 a.m., except when over-seeding.
2. Use CVWD's drought watering guide to irrigate:
www.cvwd.org/conservation/wateringguide.php.
3. Repair broken sprinklers within 24 hours of being notified.
4. Do not wash down driveways, sidewalk and other hardscapes.

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5. Only use a hose with a shutoff nozzle when washing vehicles, windows, solar panels, tennis courts.
 6. Prevent runoff onto a neighbor's property or hardscape such as sidewalks or roads.
 7. Operate fountains or other water features only if they recirculate the water.

Some of the listed actions are not prohibited if they are needed to address an immediate health and safety need, use recycled water or if taken to comply with a condition of a state or federal agency-issued permit.

What about businesses?

The above restrictions apply to residents and businesses. In addition:

1. Restaurants can serve water to customers only upon request.
2. Hotels are being asked to place messages in guest rooms promoting water conservation.

What are the fines for violating the restrictions?

First offense is a written warning; 2nd offense is a \$50 fine on the water bill; 3rd offense is a \$100 fine; and 4th offense is a \$200 fine.

What is CVWD doing to help residents and businesses conserve water?

Also on Aug. 12, CVWD approved an additional \$540,000 for conservation programs, increasing funding to nearly \$1.4 million for the fiscal year. Conservation programs include:

1. Residents can receive \$1 a square foot, up to \$1,000 per project (maximum two projects), for converting grass lawns to desert-friendly landscaping. Commercial/large landscape customers can receive up to \$25,000 per project.
2. Smart controllers are free for residents; CVWD will refund half the cost for large landscape customers.
3. Rebates cover the cost of new generation irrigation nozzles (up to \$4 each).
4. Indoor water conservation kits are free for residents:
 - a. <http://www.cvwd.org/conservation/residentialkit.php>
5. Residents can receive \$100 rebates for installing a high-efficiency toilet (maximum two per home). Commercial establishments, such as hotels, can receive a rebate of half the cost of installing these water-efficient toilets.
6. Pre-rinse nozzles and water broom sets will be distributed free to restaurants, schools and other commercial, institutional or industrial customers.

Where can I find additional information?


Visit CVWD's website at www.cvwd.org.

AN UPDATED FORM REQUIRED FROM ALL HOA MEMBERS WHEN MOVING IN AND WHEN RENTING PROPERTY WITH THE MONTAGE

Suggested article by homeowners in the Montage at Mission Hills and others . . . pass it on!

Michelle Madison, Vice President of our Montage HOA has revised a form that is part of the Escrow papers to be completed during a purchase of property in the Montage. This form is also required if property is to be rented. It clarifies contact information as well as confirming that renters are provided copies of CC&Rs and Rules/Regulations as this is a **residential community** governed by an agreed set of guidelines protecting and promoting the rights of all our residents.

Copies can be obtained at our website: www.MontageatMissionHills.org under the Forms tab. A small version is attached here for reference.

Homeowner / Tenant Registration Form	
Montage at Mission Hills Homeowners Association	
	
<small>Instructions: All Lessees/Tenants must be registered with the Association within fifteen (15) days of move-in. The Owner or the owners agent must provide copies of the Montage at Mission Hills Homeowners Association Covenants, Conditions and Restrictions (CC&R's) and Rules & Regulations. Please (1) complete this form, (2) review the Association documents, (3) acknowledge your receipt and review by initialing below, and (4) submit this form and, if applicable, a copy of the rental lease agreement to the property manager at the address provided.</small>	
OWNER INFORMATION	
Name	Email
Montage Address	Street City State Zip
Mailing Address	Street City State Zip
Home Phone	Work Phone Cell Phone
Vehicle Make, Model and License Number	Vehicle Make, Model and License Number
LESSEE / TENANT INFORMATION (If Applicable)	
Name	Email
Names of Other Occupants	
Mailing Address	Street City State Zip
Home Phone	Work Phone Cell Phone
Vehicle Make, Model and License Number	Vehicle Make, Model and License Number
<small>Please initial to confirm you receipt, review and intent to abide by the conditions identified within the following documents</small>	
<input type="checkbox"/> Montage at Mission Hills Covenants, Conditions and Restrictions	
<input type="checkbox"/> Montage at Mission Hills Rules & Regulations	
<input type="checkbox"/> Montage at Mission Hills Neighborhood Policy Overview	
<input type="checkbox"/> Montage Hills Country Club Information	
Signature	Date
Signature	Date
<small>Please return this form by mail, fax to delivery to the property management company at the following address.</small>	
Montage at Mission Hills Community Manager	
Personalized Property Management	
68-950 Adeline Road, Cathedral City, CA 92234	
Phone 760.325.9500 / Fax 760.325.9300	
www.ppmcentral.com	

Montage at Mission Hills Community Guidelines

Welcome to Montage at Mission Hills

Residents of Montage are dedicated to maintaining the appearance and property values of the community. We are proud of our reputation in the Coachella Valley and the quality of environment where we all live and share responsibility. What follows is a brief summary of some important guidelines specific to our Association that are taken from the Association's Covenants, Conditions and Restrictions (CC&R's) that we feel are important to emphasize to new residents. Understanding these guidelines will aid your transition into the community.

Once you have reviewed and placed a check next to each paragraph to acknowledge your review and signed the Montage Homeowner / Tenant Registration Form, please detach this list of key rules for your reference. For complete list of rules reference your CC&R's and / or the Montage website at montageatmissionhills.org. Please check each section to verify that you have read the material.

- ☐ **Landscape or Architecture Modifications** – For your benefit, all proposed exterior changes to structures and /or landscaping require screening and possible review by the Architecture and Landscape Committee to avoid potential problems or inadvertent changes that may be outside the guidelines in the CC&R's. The review process is started with the completion of Architectural & Landscape Variance Form which can be found on the Association website or obtained from the chairperson of the Architecture and Landscape Committee. The intent of Committee review is not to be restrictive but rather to maintain effective communication regarding the overall image and appearance of Montage.
- ☐ **Dog Etiquette** – Dogs must be on a leash at all times when off your property or on the streets and public areas of Montage. Dogs are not permitted to access, urinate or defecate on private lawns or desert landscapes or the public landscape areas adjacent to Montage mailbox clusters. Dogs are permitted to use the curbside area along the detention basin at Van Gogh Road and Da Vinci Drive. Please bring pet waste disposal bags with you to remove dog waste and deposit waste at home.
- ☐ **Gate Codes and Remotes** – Each residence is provided two gate codes. Remotes should be obtained from the owner at the time of sale or lease. Gate codes are to be used appropriately. The homeowner code is for the use of owners and lessees only. The vendor code is to be given to gardeners, housekeepers, pool maintenance and other service personnel. Vendor gate codes provide access 7:00a and 7:00p. Visitors are to call from the gate kiosk phones and be admitted by repeated pressing "9" on your home telephone.
- ☐ **Parking** – Personal vehicles must be parked in driveways or in garages at all times. Visitors are permitted to park on the street for up to 72 hours without notice. If you need street parking beyond 72 hours please contact PPM. When parking on the street park with right side tires on the top of the wide roll curb. Recreational vehicles ~~are not allowed to be parked~~ on the street unless loading and unloading.
- ☐ **Speed Limits** – The low speeds posted for driving within the community are to be observed at all times. Montage was planned without sidewalks to enhance home appearance. Many residents use community streets for exercise, for pets and to retrieve mail. Please do not cut corners as pedestrians and vehicles are not easily seen due to vegetation or improperly parked vehicles.
- ☐ **Garage Lighting** – The lights over garage doors serve as Montage street lights. These lights are wired through photocells eyes on the side of the garage and turn the lights on in the evening. In order for the lights to turn on the circuit must be switched on at all times. The light switch for the garage lights is located inside the house near the front door and can be identified by the switch cover lock on the switch plate. If you do not have a switch lock contact the property management company and one will be provided at no cost.
- ☐ **Landscape Lighting** – The front landscape lighting on homes is also part of the Montage street lights. Each home has three to four landscape lights that are maintained by the Association under a monthly service contract. These lights are connected to a photo sensor located on the base of one of the landscape lights. In some cases there may be additional landscape lighting or original fixtures may have been replaced. When the original fixture(s) has been altered or replaced they become the responsibility of the homeowner. If you have a question about your landscape lighting or require a repair or lamp replacement call the property management company.
- ☐ **Tree Maintenance** – Front yard landscape should be trimmed/pruned/thinned as often as needed to assure that the drip line of trees do not overhang street curb-lines thereby providing necessary clearance for the street sweeper, garage removal and service vehicles and to maintain sightline visibility, pedestrian safety and enhanced appearance. Homeowners are responsible to clean up all private landscape trimmings that fall Association property.
- ☐ **Irrigation Maintenance** – Excess irrigation overspray and runoff is not only a costly waste of water but is the primary cause of costly damage to Association streets. Please periodically check and adjust the sprinkler system to minimize overspray and run-off to match the seasonal requirements of the landscape and weather conditions.
- ☐ **Pool Maintenance** – Please notify the property management company prior to draining swimming pools to complete pool repairs or water reconditioning to assure that the retention basin capacity will not be exceeded.
- ☐ **Board of Directors** – The Montage at Mission Hills Board of Directors meets six times a year on alternate months beginning in January. The Annual Home Owners Association General Meeting is held in March of each year. Please check the Association website at www.montageatmissionhills.org for further information about the exact times and dates of meetings.
- ☐ **Questions** – Whenever questions arise regarding Association CC&R's please contact the property management company or a member of the Board of Directors. Many questions have been asked before and if not they will be answered in accordance with existing policy, procedure or precedent and the information can be used to respond to similar future questions.

Montage at Mission Hills Homeowners Association Page # of # montageatmissionhills.org

MONTAGE AT MISSION HILLS WEBSITES

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

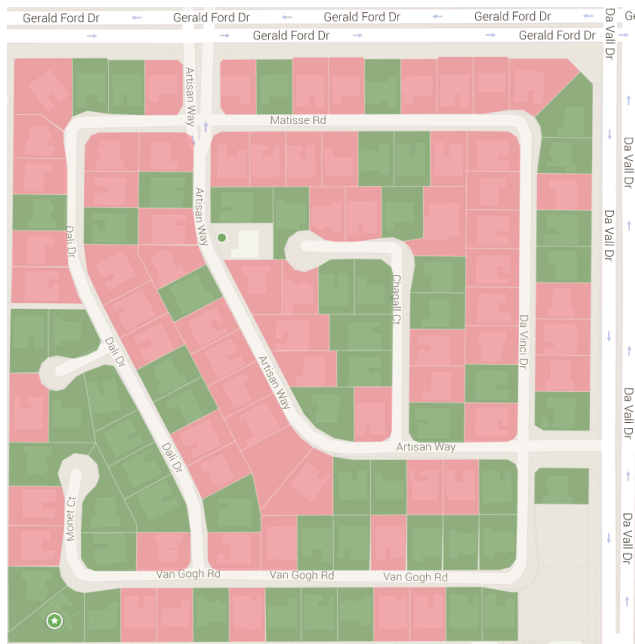
Montageatmissionhills.org Debuted in a soft roll-out March 21

Montage webmasters Bill Lewis and Scott Reese in concert with the Board have completed introduction of the Montage at Mission Hills website. The new website is available to access at the new www.montageatmissionhills.org domain. The old website at montage.wordpress.com has been taken down and posted with a forwarding link to remain in operation for several months before being taken down permanently.

The new www.montageatmissionhills.org website will continue to evolve over the coming months as we complete bug fixes, add new materials and functional enhancements are added. The new website has expanded information about valley and Association living, more historical and archival materials and improved graphics related to the management and operation of the Association. In the coming months you will find access to important association forms, emergency response information, events calendars, images of resident life and will provide improved access to the most recent CC&R's rules and regulations, minutes, newsletters, as well as important links to governmental and service organizations, a gallery of Montage photos and informational blogs. The new platform allows for the addition of new functionality and graphic capability providing more professional and enhanced image for Montage. To access the new Montage at Mission Hills website click on this link www.montageatmissionhills.org

Nextdoor Website

Participation on the Montage Nextdoor website continues to grow. Currently about 46% of Montage residents participate (78 Montage residents and 60 households) and the number continues to increase each month and by six households this month. The map below left shows current resident participating on Nextdoor.



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.

This last month besides more helpful recommendations related to skilled trades people and important information related to an unwanted intruder, the City of Cathedral City Police and Public Information departments began to participate providing useful information about neighborhood and community security as well as special events and new activities within the City.

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.

SECURITY PATROL UPDATE

Tom Tousignant TD2znot@aol.com

The patrol service is continuing. The Board, with input and a vote of support received from residents at the March General meeting, has agreed to continue the patrol service through the Annual Homeowner Meeting on March 21, 2015. Funding for the patrol was included in the 2015 Budget.

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 Personalized Property Management at 760.325.9500 or a Board member and explain your situation.

	JUN	JUL	AUG	SEP	OCT	NOV	DEC**	JAN*	FEB	MAR
Garage door left open*	1	2	4	5	5	1	3	4	2	5
Vehicles parked in street overnight	58	51	61	47	46	92	22	77	101	161
Vehicles with out of state licenses	0	(11)	(12)	(8)	(9)	(10)	(9)	(17)	(28)	(69)
Homes with cars parked on street	31	26	31	22	25	36	36	25	39	43
Illegal parking warnings issued	3	0	0	0	0	1	0	2	1	1
Tow warnings issued	0	0	0	0	0	0	0	0	0	0
Illegal parked vehicles towed	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 6	Dali 11	Artisan 7	Artisan 11	Artisan 4	Artisan 8	Artisan 5	Artisan 14	Matisse 12	Matisse 19
Number 2 – Home on	Dali 6	Dali 9	Dali 6	VanGogh 4	Artisan 4	Artisan 6	Matisse 4	Dali 13	Matisse 9	Dali 11
Number 3 – Home on	Dali 3	Dali 4	Dali 6	Chagall 4	Artisan 3	Artisan 6	Artisan 2	Matisse 9	Artisan 5	Artisan 11

* 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 to Dec 31 and Jan1 to Jan 4 due to number of holiday visitors.

NEXT BOARD MEETING

Curtis Beyer, President CurtB@MontageatMissionHills.org

The next Board meeting will be Thursday, May 14th, 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.

HOMEOWNERS ASSOCIATION CONTACT INFORMATION

Property Manager – Shelly Ruegsegger sruegsegger@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, CurtB@MontageatMissionHills.org
 Website – Scott Reese scott.o.reese@gmail.com and Bill Lewis williamtlewis@comcast.net
www.montageatmissionhills.org

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
Cathedral City Fire 760-770-8200