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## MARCH / APRIL 2015 NEWSLETTER



### **PRESIDENT'S NOTE**

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**Curt Beyer, President & Newsletter Editor** [CurtBeyer@gmail.com](mailto:CurtBeyer@gmail.com)

A few weeks early and the warmer temperatures have the growing season off to a great start. Now is the time to start looking to our landscapes and our bushes and etc. to get a head start on the invasive insects and infestations that really hit our hedges and plant hard last summer. Washing them off and watching for ash white fly, mealy bugs and cochenille will be a weekly task if you want to stay ahead of problems. The build up of dust mixing with the sap the plants release when infested becomes an ever more devastating cycle.

Don't be fooled by the recent light rains, the drought continues and conservative use of water is ever more important. We are continuing to see this resource flowing off of lawns and down the gutters. We all have a responsibility to find ways to help each other take action to prevent this as much as we can. Water conservation requires ongoing attention and absentee landlords and/or over zealous gardeners may not be aware of the water waste or the need to periodically adjust irrigation cycles to compensate for soil moisture content, lawn slopes and the cyclical water requirements of desert plants. The result of overwatering can lead to the unnecessary water waste and ultimate pavement edge damage. Overall . . . We in Montage are doing better but there are still residents not seemingly able to address the problem fully. Please check and adjust your irrigation systems quarterly.

### **CHANGES . . .**

We have a new manager at PPM looking to facilitate our interaction with them. Shelly Ruegsegger and her assistant Jasmine Meze will be taking our calls and providing the many services we often take for granted from our management company. Jennifer Zeivel has taken a new position with another company and we wish her success in her professional pursuits. Shelley had served as the manager for the Montage prior to Jennifer taking the job so we will have experienced personnel working with us.

Another change has taken place as Mr. Jerry Stamper has resigned as a board member. He will still be working with the Emergency Preparedness and Neighborhood Watch committee chaired by Mr. Michael Gialdini. Mr. Thomas Reed has been duly appointed by the board to fulfill the remaining term the Mr. Stamper is leaving.

### **ANNUAL HOMEOWNER MEETING . . . SATURDAY, MARCH 21<sup>ST</sup>, 2015**

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**Curt Beyer, President** [CurtBeyer@gmail.com](mailto:CurtBeyer@gmail.com)

The Annual Homeowner Meeting for the Montage at Mission Hills Home Owners' Association will be held on Saturday, March 21<sup>st</sup>, in the meeting room at the rear of the Children's Museum located

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at 71701 Gerald Ford Dr., Rancho Mirage, CA. It is scheduled from 11 a.m. to 2 p.m. and will have our usual potluck lunch.

***Please be aware of the importance of submitting election ballots. Whether you intend to attend or not - the ballots will primarily be used to establish a quorum for the Annual Homeowners Meeting, insufficient ballots and/or attendance will result in the meeting being rescheduled to a later date - at significant additional cost.***

We look forward to seeing as many of our homeowners as possible and urge you to bring your favorite potluck dish. It is a great opportunity to meet old and new neighbors. We ask that you call Donna Tousignant at 760-321-9271 and let her know what dish you might be bringing so we can be sure to have all of the meal bases covered. If you would like to volunteer to help with the set up and take down, Donna is also the key person to call . . . Help is always welcome.

## **LOUD PARTIES / NEIGHBORS**

Tom Tousignant [TD2znot@aol.com](mailto:TD2znot@aol.com)

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It is almost time for the Music Festivals and sporting events here in the valley. The Finals of BNP Paribas Open are March 20, 21 and 22, ANA Inspiration LGPA is April 2 to April 5 and Coachella and Stagecoach are three April weekends in a row beginning April 10. You or some of your neighbors may be considering renting your home for one or more of the festival weekends. Unfortunately in many past instances there have been complaints about excessive noise from parties when the revelers return from the events and festivals.

The Board is still in the process of drafting changes to the Montage Governing Documents (By Laws and CC&Rs). The changes proposed will include a restriction on rentals to a minimum of 30 days. We are trying to resolve the dilemma of how to enforce this proposed change and how to determine if the home being rented or just "loaned to a relative". We have determined that establishing a minimum 30 day rental duration is possible and enforceable and for the purposes of enforcement it makes no difference as to the type of occupants be they owner, friends, relatives, tenants or short term renters. Problems arise when the occupants do not follow the rules and behave inappropriately.

The Board has decided when a neighbor calls to complain we will refer them to the Cathedral City Police. The Police have been very good at responding to such complaints. This has the added benefit of providing an independent evaluation of the situation.

A Police Report for disturbing the peace is indisputable evidence of occupants failing to follow the Association rules and/or City Ordinances. With that, the Board will call the homeowner to a hearing to discuss an appropriate remedy. The most likely remedy would be a significant fine. Enough to dissuade the owner from allowing this behavior in the future.

The Cathedral City Police emergency and non-emergency phone numbers are at the end of every Newsletter. For your reference non-emergency phone is 760-770-0300 and the police Police Emergency Only line is 760-202-2411.

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## ARCHITECTURE & LANDSCAPE COMMITTEE

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**Robert Fouyer, Chair** [chateau@aol.com](mailto:chateau@aol.com)

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

The A & L Committee meets often and performs inspections of the landscaping in the common areas and the privately owned properties within the Montage. Attention is focused on the landscapes, trees, paint conditions on homes, gates and walls primarily. This being a desert area the heat and sun take their toll on just about everything and it is easy not to notice the ongoing changes as we see them day after day. The inspections are helpful to all of us in reminding us of the routine upkeep that all of us face from time to time.

The Committee has been considering the most effective strategy to address the ongoing repair and maintenance of the entrance fountains. The annual reserve study provides the impetus to evaluate operations and though the fountains are showing some aging the Committee has felt it appropriate to perform the recent necessary leak and valve repair at the Gerald Ford gate and effected the installation of new pumps at both entrances.

The Committee is considering other possible modifications to the landscape design but no recommendations have been submitted to the Board of Directors for consideration.

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## WATER USE REGULATIONS BEGAN AUGUST 1<sup>st</sup>, 2014 and continues . . .

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**Curtis Beyer, President** [CurtBeyer@gmail.com](mailto: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 all of us received information in our water bills. We still see watering systems not being reset for the cooler weather and spraying into the street and excessive run off. This excess water is a waste and also damages our streets.

Many gardeners/lawn maintenance vendors set automatic systems without regard to the new regulations and often for more water than landscape require. Direct supervision and instruction by homeowners and residents is necessary as some of the landscape crew do not understand these changes in watering requirements. Please check your systems and if you need assistance please talk with your neighbors or with someone on the Board.

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) .

[http://www.cvwd.org/conservation/docs/irrigation\\_guide.pdf](http://www.cvwd.org/conservation/docs/irrigation_guide.pdf)

	Water efficient shrubs	Water efficient trees	Non-desert trees	Preferred drought turf grass*
<b>November</b>	.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
<b>December</b>	.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
<b>January</b>	.7 gal./day	14 gal./day	45 gal./day	Spray system: 3 min./day; 7 days/week

	2 days/week	2 days/week	2 days/week	Rotor system: 7 min./day; 7 days/week
<b>February</b>	.9 gal./day	21 gal./day	56 gal./day	Spray system: 5 min./day; 7 days/week
	3 days/week	3 days/week	3 days/week	Rotor system: 13 min./day; 7 days/week
<b>March</b>	.9 gal./day	16 gal./day	53 gal./day	Spray system: 7 min./day; 7 days/week
	4 days/week	4 days/week	4 days/week	Rotor system: 18 min./day; 7 days/week
<b>April</b>	1 gal./day	17 gal./day	59 gal./day	Spray system: 10 min./day; 7 days/week
	5 days/week	5 days/week	5 days/week	Rotor system: 22 min./day; 7 days/week

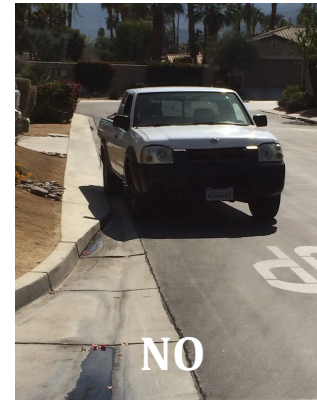
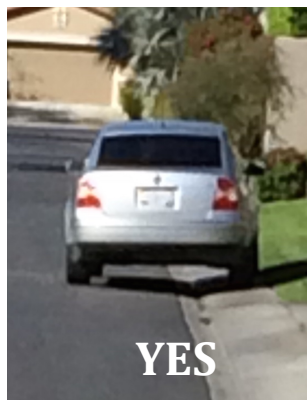
## DID YOU KNOW

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

### Montage at Mission Hills Parking

Montage has mountable or rolled curbs along its streets. This detail was used to save on construction and future repair costs when the development was built. This type of design provides for a uniform curbline appearance; precludes the need for driveway curb cuts; adds additional surface width to the street; increases drainage capacity and eliminates damage to tire sidewalls and expensive alloy rims.

The curb is designed to accommodate parking on top of the curb to increase pedestrian and drive space on streets. The proper way to park on a rolled curb street is to park vehicles with the passenger side wheels on the apron part of the curb, straddling the gutter to avoid disrupting the flow of water along the curb-line.



## MONTAGE AT MISSION HILLS WEBSITES

Scott Reese [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com) and Bill Lewis [williamtlewis@comcast.net](mailto:williamtlewis@comcast.net)

### Montageatmissionhills.org To Debut March 21

Montage webmasters Bill Lewis and Scott Reese have been working with the Board to update the Montage at Mission Hills website. The site will debut at the General Meeting on March 21. The new website will be accessed from the new **[www.montageatmissionhills.org](http://www.montageatmissionhills.org)** domain. The old website at [montage@wordpress.com](mailto:montage@wordpress.com) will be posted with a forwarding link and remain in operation for 90 days before being taken down permanently.

The new **[montageatmissionhills.org](http://montageatmissionhills.org)** website will be the public face of our association and will contain all important archival materials related to the management and operation of the Association including access to the most recent CC&R's rules and regulations, minutes, newsletters, calendars, homeowner forms, home maintenance and house painting information 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

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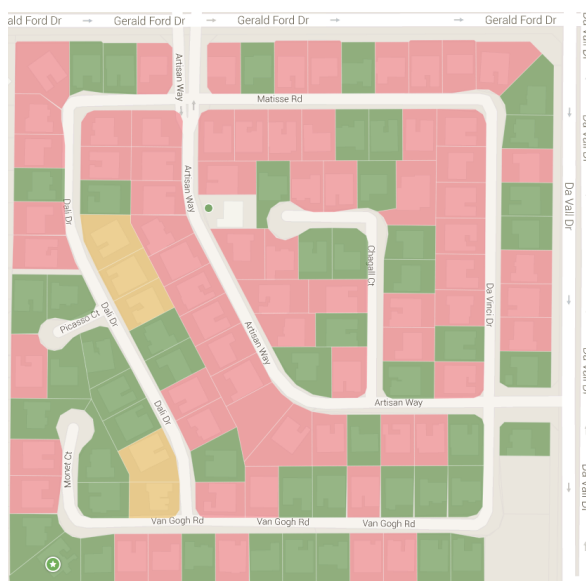
## Nextdoor Website

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.

Last month there were helpful recommendations provided for exterior painters, grazers, landscape maintenance, electricians and appliance repair as well as discussion about bees and wasps. In addition, the Cathedral City Policy Department has recently become a regular contributor.

Currently about 44% of Montage residents participate (71 Montage residents and 56 households) and the number continues to increase each month. This month we added new members on Artisan, Da Vinci and Dali. The map to the right shows current resident participating on Nextdoor.

You may join the Montage Nextdoor community by going to [www.nextdoor.com](http://www.nextdoor.com) and following the instructions provided there or you may contact Scott Reese [scott.o.reese@gmail.com](mailto: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](mailto:TD2znot@aol.com)

### Nine month parking and security report.

	Jun	Jul	Aug	Sep	Oct	Nov	Dec**	Jan**	Feb
Overnight street parking (vehicles)	58	51	61	47	46	92	22	77	101
Homes with cars parked on street	31	26	31	22	25	36	36	25	39
Out of state licenses	0	(11)	(12)	(8)	(9)	(10)	(9)	(17)	(28)
Illegal parking warnings issued	3	0	0	0	0	1	0	2	1
Tow warnings issued	0	0	0	0	0	0	0	0	0
Illegal vehicles towed	0	0	0	0	0	0	0	0	0
Garage door left open*	1	2	4	5	5	1	3	4	2

#### Top 3 homes with vehicles on street for month

Number 1 – Home on	Artisan-6	Dali-11	Artisan-7	Artisan	11	Artisan-4	Artisan-8	Artisan-5	Artisan-14	Matisse-12
Number 2 – Home on	Dali-6	Dali-9	Dali-6	Van Gogh-4	Artisan-4	Artisan-6	Matisse-4	Dali-13	Matisse-9	
Number 3 – Home on	Dali-3	Dali-4	Dali-6	Chagall-4	Artisan-3	Artisan-6	Artisan-2	Matisse-9	Artisan-5	

\*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.

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

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a special circumstance, please contact the property manager 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**

**Michael Gialdini , Committee Chair** [mgialdini@aol.com](mailto:mgialdini@aol.com)

The City of Rancho Mirage is offering a free Community Emergency Response Team (CERT) training beginning April 10<sup>th</sup> to help prepare citizens to care for themselves, their families, and neighbors in the event of a major disaster. The training is made possible by a grant from the Department of Homeland Security administered by Riverside County Fire Office of Emergency Services. The 20-hour class spans three days:

Friday, April 10th 5:30 pm - 9:30 pm  
Saturday, April 11th 8:00 am - 5:00 pm  
Sunday, April 12th 8:00 am - 5:00 pm

Many have taken the CERT training and greatly enjoyed the experience. You can now know what to do in the event of an emergency and, more importantly, you can know what not to do. The fascinating and informative training consists of classroom and hands-on exercises that follow the federally prescribed curriculum of eight modules:

Module 1 - Disaster Preparedness  
Module 2 - Team Organization  
Module 3 - Disaster Medical Operations I  
Module 4 - Disaster Medical Operations II  
Module 5 - Disaster Fire Suppression Techniques  
Module 6 - Light Search & Rescue Operations  
Module 7 - Disaster Psychology  
Module 8 - Terrorism Awareness  
Final simulation

The training will be conducted by Riverside County Fire Department Office of Emergency Services and be held at the Thousand Palms Community Center & Park located at 31-189 Robert Road, Thousand Palms, California.

Online registration is available at the Riverside County CERT website, [www.rivcocert.org](http://www.rivcocert.org). (Questions regarding website or registration can be made by calling the County at (951) 951-4700; the City does not administer the registrations). Space is limited so act now as the CERT classes fill up fast.

For further information, please call Rancho Mirage City Hall at (760) 324-4511 and ask for Britt Wilson.



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The Emergency Preparedness Community Task Force at the Mission Hills Country Club is also offering the following class:

**Hands-Only CPR – The Life You Save may be a Loved One's. (\$20 per person)**

**March 6<sup>th</sup>, 2015 . . . 3:00-4:30 p.m.**

It 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.

## **NEXT BOARD MEETING**

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**Curtis Beyer, President** [CurtBeyer@gmail.com](mailto:CurtBeyer@gmail.com)

The next Board meeting will be Thursday, March 12th, 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.

The Annual Meeting will be preceded by a brief Board meeting at 9:30 a.m. to complete preparation for the annual meeting and handle interim matters between the March 12<sup>th</sup> meeting and March 21<sup>st</sup>.

## **HOMEOWNERS ASSOCIATION CONTACT INFORMATION**

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Property Manager – Shelly Ruegsegger [sruegsegger@ppminternet.com](mailto:sruegsegger@ppminternet.com) 760- 325-9500;  
A & L Committee – Robert Fouyer, Chair [chateauf@aol.com](mailto:chateauf@aol.com)  
Welcome Committee – JoAnn Horwitz, Chair [JoAnnWLV@aol.com](mailto:JoAnnWLV@aol.com) 760-992-5199  
Newsletter – Curtis Beyer, President [CurtBeyer@gmail.com](mailto:CurtBeyer@gmail.com)  
Website – Scott Reese [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com) and Bill Lewis [williamtlewis@comcast.net](mailto:williamtlewis@comcast.net)  
[www.MontageMH.Wordpress.com](http://www.MontageMH.Wordpress.com)

## **CATHEDRAL CITY COMMUNITY SERVICES CALENDAR**

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**City of Cathedral City - Recycling, Trash & Energy page** [www.cathedralcity.gov](http://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](mailto: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

## PERSONAL PROPERTY MANAGEMENT VENDOR INFORMATION

The following is a brochure with Contractors and Service Providers provided by our property management company. Personalized Property Management has provided this list of vendors for the convenience of the Associations it manages.



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# Preferred VENDORS

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Listing Representative  
**Mario Hernandez**  
760.559.0970



ALL VENDORS ARE PRE-SCREENED WITH  
**\$500 PERFORMANCE GUARANTEE!**

**Disclaimer:** No endorsement or recommendation of any of the vendors set forth within the brochure is intended to be, nor should this list be construed as, an endorsement or recommendation of any of the vendors by the Montage at Mission Hills Homeowners Association Board of Directors.

Homeowner's are strongly encouraged to perform there own independent evaluation of the appropriateness of any vendor for your needs. Montage at Mission Hills does not guarantee the quality of the vendors' products or their services. Utilize any vendor at your own risk.