



NEWSLETTER

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PART TIME RESIDENTS AND TRASH CANS ...

Did you know that if you are a part time resident, and/or someone who frequently rents their home to others, that you can arrange to have your trash cans picked up from the side of your home and returned each week? Simply call **Waste Management of the Desert at 760-340-2113** and ask them to sign you up for “roll out” service. The fee is very nominal and as you know, you may not leave your trash cans (or have your trash cans left out) on the curb after Tuesday evenings each week. Cans left on the street after Tuesday evenings may result in a fine as a violation of the Conditions Covenants and Restrictions that we all agreed to when we purchased our home.

DOGS, DOGS, AND MORE DOGS ...

We all love our dogs, but we must be responsible for their behavior. Please make sure that you pick up after your dogs when walking them around our community and that they are **ALWAYS** on a leash, as the signs at the entrance gates now remind you. There have been some nasty accidents from dogs not on a leash. Please be courteous and do not allow your dog to ever walk on your neighbors property, much less allow them to “do what they do”, many neighbors have had their lawns routinely graced with “halos” from adorable females who don’t think twice about using people’s lawns as a rest stop. And the males ... well what can we say. It’s just not nice to treat your neighbor’s property with such disrespect. Remember it is your responsibility to make sure your renters understand this as well. Fines as authorized by the CC&R’s are the responsibility of the homeowner, regardless of who the tenants are.

LIGHT UP THE SKY ...

Now that we’re starting to age, it’s time to check our landscaping lights. Each home generally has 3 landscaping fixtures in their front yard. These lights are part of our community’s landscape design and nighttime security lighting system. You may have noticed we do not have standard streetlights, and I think we all agree how much more pleasant our landscaping lighting is, than those big sodium vapor, light polluting, street lights that most communities have. Please check that the fixtures in front of your home are in working order and that burned out bulbs are replaced as soon as you notice them. The bulbs can be found at most hardware stores and come in two shades of color; warm and cool. To replace the bulbs you just need to remove the screws on the end cap of the fixture and pull out the bulb, and pop in the new one. One of the 3 fixtures

in your yard also has a “photo cell” that turns our lights on in the evening and off in the morning. Occasionally the photo cells will have ceased to function properly, and you may need to have them replaced. There are currently a number of homes where all the lights are out. If yours is one of them, please have the photo cell checked as soon as possible. We all depend on each other to keep our lighting working properly to help our community remain safe and secure throughout the night.

SPEAKING OF THOSE LIGHTS

(a word from our Architecture & Landscape Committee) ...

Two of the many elements that make Montage such a wonderful place to live are the professionally-designed landscape and landscape lighting of the homes. Each homeowner should make sure they maintain the "look" of their choice of landscaping. If your home has lush landscaping, please make sure your grass is watered properly (watch the timing to avoid sprinkler runoff) and mowed on a regular basis. If you opted for desert landscape, make sure your drip system is working properly and make sure that all invasive grass and weeds are removed promptly. Replace dead plants with new like plants on a regular basis.

Your front landscape lighting should be checked regularly and burned out bulbs or non-functioning "eyes" should be replaced. The front yard lighting adds so much to the beauty of Montage.

A few homeowners have an issue with light spilling into their homes from their landscape lights. We ask that you not cover the exterior light fixtures with boxes, bags or anything else, but consider black-out drapes or another window covering as a solution.

With your help we can maintain the integrity of landscape and lighting which the homeowners at Montage expect and deserve.

John E. Finkler
Architecture and Landscape Committee Chair

CARS, CARS AND MORE CARS ...

As a friendly reminder, please park your cars in your garage or on your driveway. Our CC&R's (Section VIII, D) state: 1) Occupants' automobiles shall be parked in garages or driveways only. Garage doors may not be left open except as temporarily necessary or while used for entering or exiting. 2) On-street parking is limited to guest vehicles not to exceed 72 hours in one seven (7) day period. Vehicles of an employee or agent of an occupant are not considered guest vehicles and shall be parked in garages or driveways of the occupant only, except for temporary parking by house cleaners, gardeners, pool service, and other service persons serving the occupant lot.

DEMOCRACY IN ACTION ...

At the annual meeting of the Board of Directors of your homeowners association it was voted to increase the number of Board members from the current 3, to 5 people. A self-nomination form was sent by our management company, and we are encouraging any homeowner who would like to help maintain Montage at Mission Hills as a premiere desert community to call our manager

Dayton Dickey at 760-325-9500 and nominate themselves to be elected to the Board. The meetings are at 4 PM the second Thursday of each month at Mission Hills Country Club.

WATCHING THE NEIGHBORHOOD ...

A number of homeowners have suggested we form a “Neighborhood Watch”. We have contacted the Cathedral City Police Department who would love to help us get started. We need some volunteers who are willing to help organize our Neighborhood Watch program. If you are interested in making a small contribution to the overall safety of Montage, please call **Dayton Dickey at 760-325-9500** and let him know. Dayton will help coordinate the first meeting to get us started.

KEY – KEY – WHAT ????

As a reminder the 24 hour gate code for residents is “key-key-5-7-7-6”; and the code for service personnel and other vendors is “key-key-0-7-7-1” (7 am to 5 pm Monday-Saturday). These codes are for our mutual convenience and are changed periodically. Please do not give out the codes indiscriminately.

ASSESSMENTS – ASSESSMENTS – ASSESSMENTS ...

Your dues are not the only type of assessment that your association can levy. Our by-laws allow for regular, delinquency, reimbursement and enforcement assessments. Assessing a homeowner is the worst action your Board ever wants to undertake, and we hope that it will never be necessary, and it won’t be, with all of our cooperation. However, from time to time a negligent homeowner who will only respond when they are assessed (fined). November 1st of 2004 in a Board Resolution the collection policy for delinquent assessments was clearly described. Copies of the resolution and accompanying exhibits were mailed to all of us. We are enclosing another copy so that it is very clear what happens when an assessment is made. Please review this material so that you have a good understanding of what happens if you are assessed. For enforcement guidelines review the CC&Rs (Part 3, Section B) ... first offense a warning, second offense a notice of hearing and possible \$100 fine, third offense a possible \$250 fine, fourth and continual offense a \$500 fine which will continue every 30 days until violation ceases.

COME MEET YOUR NEIGHBORS ...

Now that we’re enjoying regular monthly meetings of the Board of Directors, please consider attending. It’s a great chance for you to keep the Board informed of issues that affect your investment in Montage, as well as to meet your neighbors. Together we can make sure our community remains one of the best in the valley. The next meeting is on Thursday May 12th at 4 PM in the Grill Room of the Mission Hills Country Club ... see you there!