



NEWSLETTER

Volume 2, Issue 3

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Board of Directors

Lars Hansen, *President* – Frank Mitchell, *Vice President* – Jerry Stamper, *Secretary* – Tom Tousignant, *Treasurer*
and Skip Sanchez, *Member & Chair of the Neighborhood Watch Committee*

Landscape and Architectural Committee

John Finkler, *Chairman* – Irene Hartzell, *Member* – Donna Tousignant, *Member*

WELCOME NEW BOARD MEMBERS ...

At the July meeting of your Board of Directors it was a pleasure to welcome Jerry Stamper and Skip Sanchez to the Board. Everyone in Montage at Mission Hills will benefit from the generous, hard working spirit of our new members and we wish them well as they begin their terms. Thank you Jerry & Skip for joining the Board.

TAKE A LOOK AT YOUR LANDSCAPING ...

Now that summer is upon us, and many have fled the desert for cooler places it seems that the landscaping is being neglected. There have been complaints that some residents are not maintaining their “desert landscape” by weeding regularly, and some lawns, shrubbery and trees are in severe need of maintenance. Please take a look around your property and correct any unsightly landscaping issues. It is the responsibility of each homeowner. Article VI of our “Conditions, Covenants and Restrictions”, which we all signed, states: “Any failure by an Owner to maintain landscaping which is the Owner’s responsibility, following notice to the Owner, may be maintained by the Association at the Owner’s expense.

WOMEN & MENS BEST FRIENDS ...

The subject remains with us. We still have neighbors (and probably tenants) that insist on letting their dogs make a mess on neighbors yards, not to mention the common areas. Neighbors have reported to our management company the routine offenders, and if those homeowners do not want to voluntarily cooperate **finest and assessment hearings will be initiated.** **Please make sure that you pick up after your dogs when walking them** around our community and **that they are ALWAYS 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. 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, even if the offender is a tenant.

“NEIGHBORHOOD WATCH” COMMITTEE FORMING ...

New Board member Skip Sanchez has graciously volunteered to chair the new “Neighborhood Watch” committee. Anyone interested in helping Skip organize this valuable asset for Montage can e-mail him at: palaltovs@aol.com we know he will welcome the help, and with Skip as chair we’re going to have a great time getting this program up and running.

ASSESSMENTS AND FINES ...

After two courteous letters from our terrific community manager Dayton Dickey at Personal Property Management we have scheduled a hearing to determine whether or not to fine a homeowner for violations of the “quiet enjoyment” rules of our community. The rules of the association stipulate that there shall be no loud noises, music, etc. between the hours of 10 PM and 8 AM **seven days a week**. If you are planning a party, please be courteous to your neighbors and make sure that the rules of “quiet enjoyment” in our community are strictly adhered to.

PARKING ON THE STREET ...

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.

COME AND JOIN, IT’S A GREAT CLUB ...

Many of you have yet to formally join Mission Hills Country Club. One of the many benefits of living in Montage is that you’re entitled to a social membership in the club. All you have to do is contact Mission Hills Country Club and sign up. Your dues are already being paid by our homeowners association. There is a terrific gym, pool, dining room and bar that are yours to enjoy. **Give the club a call at 760-324-9400 and sign up today.**

ROSTER UPDATES ...

We will be publishing the next edition of our Neighborhood Directory in the fall and will mail it to you with the annual budget in November. If you are now not in the current roster and would like to be included in the next edition please give our manager, **Dayton Dickey, a call at 760-325-9500** and ask that you be included.

BOARD MEETINGS ARE A GREAT WAY TO MEET FOLKS ...

The next meeting is on **Thursday August 11th at 4 PM in the Grill Room of the Mission Hills Country Club** ... join us and meet your neighbors! (After the meeting we’ve been having a great time adjourning for refreshments and “happy hour” in our country club’s lounge and getting to know each other better.)

HIGHLIGHTS FROM THE JULY 14th BOARD MEETING ...

Two Board Members added to fill vacancies (Jerry Stamper & Skip Sanchez). Jerry Stamper volunteered to fill the Secretary position.

Treasurer report: Finances are on track however there are excessive expenditures within the landscaping portion. As of 5/31 delinquences amount to \$5,064.59.

Landscaping & Architectural Committee Report was given.

Committee will meet with the contractor responsible for the common area to discuss deficiencies.

Road construction will be occurring on Artisan and Divinci by GHA. This will prevent pooling in these areas. There is a possibility of traffic restriction during this period of time.

The A & L Committee stated that in general homeowner lawn care has deteriorated.

Skip Sanchez will be investigating the Neighborhood Watch program and will report back to the board in September.

Pedestrian Gates are being left open. The board is looking into a solution.