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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

Community Manager: Dayton Dickey, Personalized Property Management (760) 325-9500

***WELCOME TO OUR NEW
NEIGHBORS ...***

We have all noticed the “for sale” signs around Montage from time to time, and your Board of Directors would like to welcome all of our new neighbors and hope that they will enjoy Montage at Mission Hills as much as all of us do. We encourage new homeowners to take a moment and become familiar with our “Conditions, Covenants and Restrictions” better known as the CC&R’s so that you can help all of us keep Montage the premiere community we have worked so hard to create. We try to keep everyone informed of the challenges we face by writing about them in this newsletter, and it has helped all of us do a better job of keeping Montage a first-rate development.

***HAVE YOU RENTED YOUR
HOME?***

This is a reminder that you are responsible for your tenants when it comes to making sure our CC&R’s are adhered to. It has come to our attention that many of the violations recently are from renters in the community. As the homeowner, you will be subject to fines and special assessments if your tenants are not following the rules and regulations of the association. Please make sure that if you rent your home, that you provide your tenants with a copy of the CC&R’s and ask them to understand that they must be followed or you will be subject to fines and/or assessments.

***MEN (AND WOMEN’S)
BEST FRIENDS ...***

Dogs add a lot to the lives of many of us here at Montage, and we love them very much. However, there are still homeowners who, when walking their dogs, allow them to walk, (and do other things) on the property of their neighbors. This is in violation of our CC&R’s and is extremely discourteous to our neighbors. When walking your dogs, please do not let them leave the street. There are many neighbors that are very frustrated with having to clean their yards or repair their lawns from the insensitive actions of a few dog walkers. Remember the strips of land outside of the block walls around our development are the private property of the homeowners. The only common areas are the

streets, the gate areas and outside perimeter of Montage as well as our retention basin. Please be respectful when walking your dogs, and do not let them on anyone's property.

CURB APPEAL ... WHAT'S THAT?

Now that our community is starting to mature our lawns, shrubs and trees are developing into some beautiful landscapes. However there have been some residents who have not taken notice of the deterioration in their landscaping. Trees need to be regularly trimmed to prevent them from blowing over in a windstorm, and lawns need to be carefully maintained to avoid costly clean ups. If you have the "desertscape" in your front yard, please be sure to remove all weeds on a regular basis. If you're going to be away, make sure your gardener is providing satisfactory service during your absence so that your association does not have to correct the problem and bill you later as provided in our rules and regulations. We have a beautiful community and none of us want it to become less than the best it can be.

HOWDY NEIGHBOR ...

Many of us have enjoyed getting to know our neighbors and it's been great to be able to contact each other when issues arise. We will be updating our directory in November. If you are not currently in the directory consider being part of it. You never know when a neighbor

may want to contact you with an emergency such as a broken sprinkler head, or a neighborhood watch message. To check to see if you're in the directory or would like to be added simply give our community manager Dayton Dickey a call at (760) 325-9500 or better yet, send him an e-mail at ddickey@ppmineternet.com and he will see that you are included. We'd particularly like to have your e-mail address so that we can be more efficient in our communications.

CAN IT BE THE FIRST OF THE MONTH AGAIN?

Many residents here in Montage have found how easy it is to pay their homeowners association monthly fee by "Direct Debit". If you would like to convenience of never having to worry about whether you sent in your dues each month, call our manager Dayton Dickey at (760) 325-9500 or send him an e-mail at ddickey@ppmineternet.com and he can get you the form you need to start direct debit.

BOARD MEETING HIGHLIGHTS ...

On August 11th your board had its monthly meeting and a number of residents came to hear about the business of Montage at Mission Hills Homeowners Association. Our hard-working treasurer informed us that as of June 30th, 50% through our fiscal year we were within 4% of our budget and he is very busy establishing

a new "chart of accounts" so that we can better categorize our budget for next year. The board also has been concerned over the functionality and appearance of the retention basin. A professional study will be done to determine the condition of the basin and what our options are for improving its ability to percolate water run off into the aquifer beneath us.

The next meeting of the board will take place on **Thursday, September 8th at 4 PM** in the Grill Room of the Mission Hills Country Club. After the meetings we've been enjoying a "happy hour" upstairs in the clubhouse and getting to know more terrific neighbors, please come and join in the fun.

NEIGHBORHOOD WATCH ...

Our board member Skip Sanchez is organizing our "Neighborhood Watch" committee. We are all grateful to Skip along with Irene Hartzell and Carol Zadek who have agreed to help him set up this valuable community asset. Soon they will be announcing a community gathering and asking folks to volunteer as "block captains". Think about being part of this terrific program.

***WATER, WATER
EVERYWHERE AND NOT A
DROP TO DRINK ...***

This is a reminder to inspect your sprinkler system to make sure excess water is not running into the street. Simple adjustments to your system and sprinklers will prevent this from happening and will go a long way in helping to alleviate problems we've been having with the retention basin. It also may interest you to know that you need to secure a permit from Cathedral City prior to draining your pool. There are very specific procedures for draining your pool. More information will be forthcoming.

***A NEW SOURCE OF
REVENUE ...***

You may have noticed our new newsletter format. The board has authorized the selling of ads to help support the printing and mailing costs of our little publication. If you would like to advertise, simply e-mail a .pdf file of your ad to larshansen@earthlink.net prior to the 5th of each month and your ad will run in the next edition. Ad rates are as follows:

Full page \$200
Half page \$150
Quarter page \$100
Business card \$ 50

Also, you must mail a copy of your ad along with a check for the appropriate amount to:

Dayton Dickey, Manager
Personal Property Management
68950 Adelina Road
Cathedral City, CA 92234

Ads will not run unless PPM has received payment prior to publication. We'd like to thank our President, Lars Hansen for being our first advertiser and hope that many will follow in his footsteps.