

Montage at Mission Hills

136 -Shelley 128

July, 2007

President's Message ...

Board Meeting Schedule

There is no meeting during the summer break and our meeting schedule is as follows:

2nd Thursday in September, 2007
2nd Thursday in November, 2007 (approval of annual budget)
2nd Thursday in January, 2008
2nd Thursday in March, 2008
2nd Thursday in May, 2008

All meetings are at 5 PM at the Braille Institute near the corner of DaVall Drive and Ramon Road.

Parking

A couple of frequent offenders have started to cooperate by not parking on the streets overnight. The CC&Rs say that owners must park in the garage or on the driveway and not in the street. Guests may use the street to park for up to 72 hours in any given week. Cars and trucks, particularly those with trailers are being sited and property owners are being fined until they stop parking on our streets. Remember YOU are responsible for your tenant's violations.

Landscaping

There are some unsightly front yards developing in Montage. Please know that if you do not keep your front yards neat and free of weeds and debris, you will receive a notice and 72 hours after that notice, the association's landscape contractors will correct the problem and the costs of the clean up will be billed to the property owners by the association. If you are renting your home, remember you are responsible for your tenants actions or lack thereof.

Trash Cans

Please make sure your trash cans are brought in from the street after the pick ups. Remember your trash cans may not be visible from the street. If you keep them on the side of your house, make sure you have some approved landscaping to hide them.

Painting

Many of the darker colors, and particularly the flat garage doors of the contemporary models are seriously faded and need to be re-painted. Please look at your garage doors, gates, shutters etc. to see if they need painting. Be sure to file your painting request form with the Architectural and Landscape Committee prior to commencement of the work.

Lars Hansen, President
Montage at Mission Hills Homeowners Association

Manager's Message ...

Excerpts from "Gated Communities, Access Control Issues"
by Chris E. McGoey, CPP, CSP, CAM

More and more people want to reside in gated residential communities. Because of this, gated residential communities and garden apartments across the country are being built at record rates. In the 1970s there were approximately 2000 gated communities nationwide. In the early 2000s, there were over 50,000 gated properties with more being built every year. That equates to about seven million households or 6% of the national total behind walls or fences. About four million of the total is in communities where access is controlled by gates, entry codes, key cards or security guards.

Gated communities offer some benefits and some drawbacks. Gates and fences provide the perception of security, safety, and privacy. In affluent residential neighborhoods, privacy means exclusivity and therefore increased property values. Adding an attractive automatic entry gate system can easily add \$50,000 or more to single family home values within some communities regardless of whether it has any effect on crime. The main purpose of a gate, on a low-crime property, is not to deter or prevent crime but to provide the perception of security and exclusivity. Let's face it, everyone wants to feel good about where they live and a gated community is like a private club where access privileges are required. Any real benefits of crime prevention are a plus. Fences and working gates definitely reduce unauthorized vehicle and foot traffic on a property especially late at night and early in the morning. Gates and fencing works best on a stable property with non-criminal, mature residents.

Formidable fencing and gates, by design, restrict access and therefore provide both a physical and psychological barrier for criminals. Sure, one can tailgate onto a property behind someone else but this requires effort and exposes the criminal to a potential witness. Criminals want to come onto a property anonymously and blend into the community of strangers. Criminals like quick escape routes and don't want to become trapped behind fences or gates should they be discovered. Many criminals will bypass a gated community for one that is not gated simply because of the restricted access. However, the master gate code needs to be changed periodically to screen out former repair vendors, a zillion pizza delivery companies, and former residents.

There is a trend in the multi-housing industry not to use the word SECURITY when referring to pedestrian and vehicle gates. Gate systems have been called security gates, limited access gates, controlled access portals, and many others. The design is to keep unauthorized people out. There is nothing wrong with believing that having a formidable barrier around your property will help prevent crime...You just can't guarantee it.

Shelly Ruegsegger, Community Manager
Personalized Property Management