
SEPTEMBER/OCTOBER 2014 NEWSLETTER



PRESIDENT'S NOTE

Curt Beyer, President CurtBeyer@gmail.com

We find ourselves in the last part of the summer. We have had some short but significant cloud bursts delivering a high volume of precipitation in a short duration filling our streets and causing an accumulation for a few hours in the retention basin. It was great to see that changes made to it a couple of years back have it working as it should. (Thank you Nick Nickerson)

I have included a short summary of the ***Water Use Regulations that began on August 1st***. We have worked to address the automatic watering overflow for some of our residents over the past months and in light of the new restrictions . . . These still occurring flows become more and more of a concern. As the water flows in our gutters the accumulating leaf matter dams the streams in places where they eventually cause degradation of our street surfaces. So, even these seemingly minor over watering become something affecting us all, and the life and cost of maintaining our streets.

If we/you have neighbors that are seasonal or away much of the time . . . Please let them know or let the gardeners know that the watering needs to be adjusted. There are situations where the sprinkler heads do overlap hard surfaces and at times it can't be helped. However, shorter time for watering or a different frequency of watering can help. By water standards here in the valley . . . Most lawns are being overwatered.

As the summer winds down we will also find attention turning to the pruning of trees. In walking around the Montage we can see trees growing low over the street causing difficulty for the street sweeper and delivery vehicles to pass. Attention needs to be paid to make sure the trees are pruned/shaped rather than improperly topped. Many of us have replaced fast growing inappropriate plantings with those more in keeping with our climate and watering concerns. Be sure to check with the Architecture and Landscape Committee before making changes. Once again we are getting complaints regarding pets and the inappropriate use of lawns and property of homeowners. Even if the droppings are picked up . . . It is still contrary to our rules to let them be on others' property. The only common areas in which they can do their duty is on the streets, the retention basin and the perimeter. Of course, droppings must be retrieved and disposed properly. No one wants to have to be a policeman in the enforcement of these guidelines but if reported we have to follow through with fines and etc. Please be respectful of other people's property.

We want and need more residents to become involved in the various committees here in the Montage. Usually this involvement takes very little time but makes a major impact for all of us. Let me or other board members or committee people know if you are willing to step up and take part in the betterment of the Montage.

Updated CC&Rs

Curt Beyer, President CurtBeyer@gmail.com

As you have been told previously the California Civil Code laws that govern Homeowners Associations were changed effective January 1, 2014. The changes were primarily a restructuring and re-numbering of the Code Sections to improve the content organization.

The Board requested our lawyers Fiore, Racobs and Powell to revise the Montage at Mission Hills HOA CC&Rs to be in conformance with the now Code Citations. That work has been completed and each homeowner will be receiving a copy for your records shortly. The courts have ruled that since this is just reorganization and not a change in content that approval by HOA members is not required.

In a parallel effort the Board established a Montage Rules Committee to review the content of our 14 year old governing documents that were written by the developer. The Committee has proposed a number of changes to our Bylaws and CC&Rs to:

- Remove references to the developer
- Update the homeowner meeting requirements
- Add qualification requirements for Board candidates
- Modify the leasing provision to require copies of leases and tenant contact information be provided to the Property Manager and leases to be for a minimum of 30 days
- Allow the temporary parking of homeowner's motor homes for up to 48 hours, with options to extend to 72 hours with approval

The Board approved the recommendations of the Rules Committee at the July Board meeting. The lawyers are currently in the process of making the necessary to implement the changes. The Board plans to have one or more "town hall" meetings with homeowners to allow discussion on the new governing documents. Following there will be an election seeking approval of the new documents.

This is a significant undertaking, because a 67% approval is required to implement the changes to the documents. Homeowner apathy on this will result in failure and the waste of the nearly \$10,000 spent on this effort.

ARCHITECTURE & LANDSCAPE COMMITTEE

Robert Fouyer, Chair chateauf@aol.com

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

Our Committee continues to try to keep Montage looking good despite the blistering heat we have had as well as some challenging events the last few months. We have had a number of plant thefts around our perimeter. Water issues are also a problem from time to time. To monitor these issues we continue to have our monthly walk-around perimeter inspections along with our landscape contractor, Conserve LandCare.

The detention basin is looking a lot better—particularly on the south side ground cover that froze during the winter months. It has for the most part recovered. The bottom of the basin will soon need to be scraped as sand & silt residue has built up from the water runoff that drains into it from our landscaping and rainfall.

The entrance fountains may need to be shut down soon and the inside sealed and repaired as there is some leakage that is coming through the walls and it is getting worse. With our drought conditions we have in the valley it is all the more important that we get this taken care of as soon as possible. There is also leakage in the DaVall pump housing area that we recently discovered. Sprinkler and emitter problems are always a problem and need constant monitoring. The fountains are due for refurbishment in 2015, and we are in the process of identifying leakage problems, energy saving solutions, as well as looking for ways of improving their appearance. Any suggestions any of you have in this regard would be welcome.

You may have read in the paper that the Coachella Valley Water District has adopted an ordinance that restrict water usage to the hours of 10:00 am and sunset effective immediately. They will begin imposing fines on repeat violators of \$50.00 for the second violation, \$100 for the third and \$200 for the fourth violation. Other information on this ordinance is detailed in the article below. We all need to pay attention to this matter as there is a lot of water being wasted by some homeowner's landscape sprinklers & timers. One of the worst areas I have noticed on my evening walks is at the north-east corner of Van Gogh and Dali. Water dams up there several feet in from the corner and floods into the street.

In October our Committee will begin our semi-annual neighborhood inspections as a means of identifying and then notifying residents of maintenance issues that need to be taken care of on their property. - These are items such as landscaping, (trees that need trimming, ground cover, lighting, etc.) and painting of the exterior of your home (gates, stucco, walls and garage doors).

Speaking of painting, as was covered at our annual homeowners meeting in March, you can now go on the Montage web site as well as the Vista and Dunn Edwards Paint web sites to obtain the original colors for your home. No variance approval need be granted by our Committee if you are painting your home the same color as it is. Any variance or change needs to have approval. You can obtain a variance approval form on our web site www.montagemh.wordpress.com and mail it to PPM (Personalized Property Management). Keep in mind that variance requests are also needed for any landscape, outside construction, solar panels, satellite dishes, etc. In short, any changes to the exterior of your home.

Hope you are all having a great summer whether here or away. The end of the summer heat will soon be coming to an end.

WATER USE REGULATIONS BEGAN AUGUST 1.

Curtis Beyer, President CurtBeyer@gmail.com

The Coachella Valley Water District services customers in Montage, Cathedral City and surrounding areas. Water agencies in the area have had a water shortage contingency plans, but they could not be put into effect unless the agencies could legally say it couldn't meet its consumers' water demands. Agencies locally have always had enough water because of the supply from the valley's underground aquifer. However, the State Water Board's recent decision allows the Coachella Valley Water District to begin to initiate mandatory cutbacks by informing the public of the new restrictions.

In response to California's devastating drought and state-mandated restrictions, Coachella Valley Water District (CVWD) implemented mandatory water-use restrictions on Aug. 12, 2014, effective immediately.

What are the restrictions that apply to everyone using domestic water?

1. Irrigate lawns/other landscaping only after sunset and before 10 a.m., except when over-seeding.
2. Use CVWD's *drought watering guide* to irrigate:
www.cvwd.org/conservation/wateringguide.php.
3. Repair broken sprinklers within 24 hours of being notified.
4. Do not wash down driveways, sidewalk and other hardscapes.
5. Only use a hose with a shutoff nozzle when washing vehicles, windows, solar panels.
6. Prevent runoff onto a neighbor's property or hardscape such as sidewalks or roads.
7. Operate fountains or other water features only if they recirculate the water.

Some of the listed actions are not prohibited if they are needed to address an immediate health and safety need, use recycled water or if taken to comply with a condition of a state or federal agency-issued permit.

What are the fines for violating the restrictions?

The Water District will fine violators following a written notice for a first offense. They would begin imposing fines on repeat violators of \$50.00 for the second violation, \$100 for the third and \$200 for the fourth violation.

What is CVWD doing to help residents and businesses conserve water?

Also on Aug. 12, CVWD approved an additional \$540,000 for conservation programs, increasing funding to nearly \$1.4 million for the fiscal year. Conservation programs include:

1. Residents can receive \$1 a square foot, up to \$1,000 per project (maximum two projects), for converting grass lawns to desert-friendly landscaping. Commercial/large landscape customers can receive up to \$25,000 per project.
2. Smart controllers are free for residents; CVWD will refund half the cost for large landscape customers.
3. Rebates cover the cost of new generation irrigation nozzles (up to \$4 each).
4. Indoor water conservation kits are free for residents:
<http://www.cvwd.org/conservation/residentialkit.php>
5. Residents can receive \$100 rebates for installing a high-efficiency toilet (maximum two per home).
6. Pre-rinse nozzles and water broom sets will be distributed free to restaurants, schools and other commercial, institutional or industrial customers.

Where can I find additional information?

Visit CVWD's website at www.cvwd.org.

Inspecting the curb gutters in the mid morning and early evening hours corresponding to the time many residents irrigate their lawn, it is clear that many of us are unnecessarily wasting valuable water resources. Much of the water is run-off from the saturated top horizon of front sloping lawns. When water is added more rapidly than it can be absorbed in puddles on the surface unless the lawn area is sloped toward the street, in which case it quickly runs off quickly without being absorbed and is water for which you pay, but receive no benefit. As you adjust the timers on your sprinkler systems to the new mandatory watering time requirements of sunset to 10:00, you may

want to consider adjusting water times and frequencies to add an additional runtime (from 2 to 3 times or from 3 to 4 times) while adjusting each back in time to account for the additional cycle. The additional cycle will water onto dryer turf resulting in better absorption.

TV (and radio, music & etc.) Outdoors

Tom Tousignant TD2znot@aol.com

About a month ago I received a complaint from a Montage homeowner saying that a neighbors TV in the back yard was so loud they could not enjoy their own back yard. I requested that they identify the source of the nuisance and I would have Jennifer, our Property Manager at Personalize Property Management, send a notice of the complaint.

They responded, "I just don't want to be "that" complaining neighbor. I can always hope that a reminder would help. :)"

So, this is your reminder. Please be considerate of your neighbors if you have a TV or radio in your back yard. If it can be heard when you stand by your back fences, it probably can be heard on the other side.

Montage at Mission Hills Website

Scott Reese scott.o.reese@gmail.com and **Bill Lewis** williamtlewis@comcast.net

Wordpress Website

Residents Scott Reese and Bill Lewis have been working on upgrades and updates to the primary informational website at www.MontageMH.Wordpress.com. This is the primary website for Montage at Mission Hills and contains all pertinent and legally relevant HOA related documents and information and serves as the official archive for those materials. This makes important documents available to Montage residents and other interested parties like prospective residents, realtors, and the public in general. WordPress is the most used publically available, free web blogging platform in the world.

In the coming weeks you will see changes to the website format to take advantage of new features and formation available through the WordPress.com platform. Look for dated materials to be removed or archived and for changes in the appearance and organization of the website. These changes will simplify future management of the website and improve the location of the ever increasing amount of valuable information on the website. Most work will be done during light use periods, and most changes are instantaneous, but please note that there could be very brief periods when the site could be in transition. Let us know what other content or feature you may be interested in seeing added to the website.

Stop by and see the new house painting information that has recently been added to the site with links to both the Dunn Edwards Paints and Vista Paints websites. You will find new archives have been created both on the Montage website and the company websites to make identification of the nine approved exterior paint options and paint purchasing more simple.

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. The Nextdoor website is provided free through Nextdoor, a San Francisco based social networking company providing services to 40,000 neighborhoods (one in four US neighborhoods) including many in the Coachella Valley. The pilot test of the Montage at Mission Hills Nextdoor website continues with success. Currently there are 64 Montage residents and 49 households using the website and the number continues to increase each month.

The Montage Nextdoor site facilitates communications between neighbors and surrounding neighborhoods by a number of social networking type features that are not available on the Montage WordPress site like an event calendar, classified ads, discussion groups, lost and found, and free items.

You may join the Montage Nextdoor community by going to www.nextdoor.com and following the instructions provided there or you may contact Scott Reese 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

The first month of the Security Patrol Service has been completed. To date they have reported:

| | June | July | Aug |
|---|------|------|-----|
| Vehicles parked in the street overnight | 76 | 86 | xx |
| Out of state licenses | (0) | (16) | xx |
| Garage door left open* | 1 | 2 | xx |
| Warnings of illegal parking issued | 3 | 0 | xx |
| Tow warnings issued | 0 | 0 | xx |
| Vehicles towed for illegal parking | 0 | 0 | xx |

Top 3 homes with vehicles on street for month

| | | |
|----------|------------|-----------|
| Number 1 | Artisan 10 | Dali 1 19 |
| Number 2 | Dali 1 6 | Dali 2 12 |
| Number 3 | Dali 2 5 | Dali 3 7 |

If you live on one of these streets and notice many vehicles parked on the street, please talk to your neighbors about the Montage Rules.

* 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.

The patrol service is continuing. Please pay respect to the Montage Parking Rules. If vehicles belonging to you, your employees or guests receive a Warning notice do not delay – stop parking in the street or contact Jennifer Zeivel at 760.325.9500 or a Board member and explain your situation.

C.E.R.T. – Community Emergency Preparedness Training

Jerry Stamper jstamp42@yahoo.com

The Mission Hills Emergency Preparedness Task Force is sponsoring a C.E.R.T. training. It is scheduled for November 10, 11 & 12 . All three days of the training will be from 8:00 a.m. to 4:30 p.m.

A formal invite will be emailed to all members of Mission Hills CC near the end of September. Anyone interested can call or e-mail to registration and reserve a spot. The training will become available to other Rancho Mirage in mid-October. The first 20 seats are reserved for Mission Hills members and the next 20 will be open to residents of Rancho Mirage and elsewhere.

This is a 20-hour Federally Certified Course (FEMA) for the public that provides training in the following areas:

1. Disaster Preparedness
2. Team Organization
3. National Incident Management System (NIMS)
4. Medical Operations
5. Fire Suppression
6. Search and Rescue
7. Cribbing and Shoring
8. Simulation Exercises
9. Disaster Psychology

Participants attending the full duration of the training will receive:

- A CERT certification Card
- A helmet and vest
- A backpack with tools and supplies

Natural Gas Safety

Irene Hartzel

The Problem

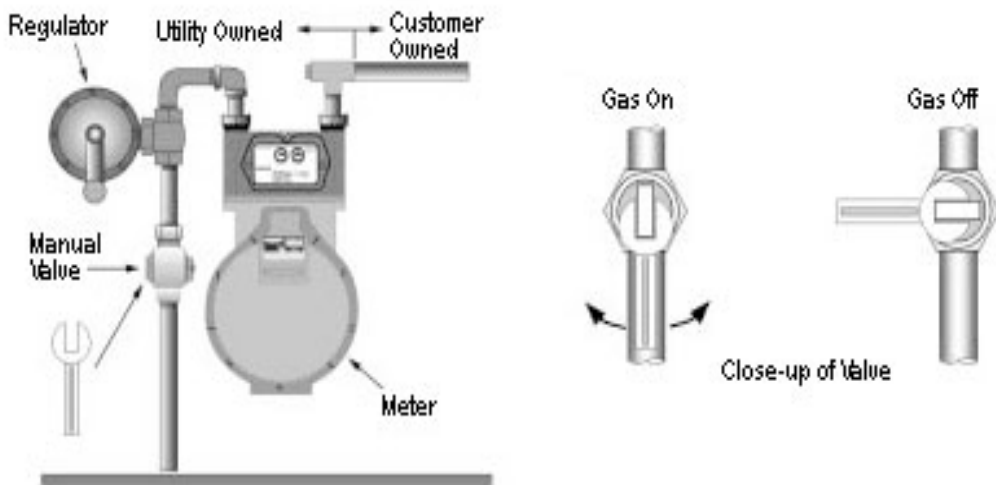
In an earthquake, the shaking of a home or apartment can cause damage to gas piping and appliances. This damage can result in releases of natural gas that can lead to fires or even explosions. Structural weaknesses, the absence of appliance anchors, seismic activity, and a lack of flexible pipe connections can all contribute to a greater possibility of natural gas leaks. This problem is so prevalent that natural gas contributes to one of every four fires after an earthquake.

A primary concern when dealing with natural gas leaks and ensuing fires is the protection of property, rather than personal safety, because most homes have several potential exits for escape from a fire.

Reduce the Possibility of Gas Leaks

An effective way of REDUCING many natural gas leaks in the first place is to make sure that your water heater and any other appliances using natural gas are properly anchored and have flexible pipe connections.

Image C



Courtesy of the California Seismic Safety Commission

The Simple Solution

At a minimum, know how to turn off the natural gas supply to your home. Make sure that you have an appropriate wrench easily accessible. You may also want to join a neighborhood preparedness group or make arrangements with your neighbors so that they can turn off your gas if you are not home and if they smell gas.

Warning: You should NOT turn off your gas unless you smell gas. The gas should only be turned back on by the gas company

One Answer – Shut-off Valves

One of the most common ways of protecting your home from gas leaks is by installing some sort of shut-off valve. These include Earthquake Actuated Valves, Excess Flow Valves, Methane Detectors, Hybrid Systems, and Manual shut-off valves. Each may have its advantages and disadvantages and these are compared in the following tables. Homeowners should consider **their** individual needs and use the tables select their best personal option.

Note: Earthquake Actuated Valves and Excess Flow Valves should be certified by the State Architect. Some installations may require building permits (consult your local jurisdiction). Some jurisdictions have adopted ordinances requiring gas shut-off devices at time of sale or when significant renovations are being undertaken.

Gas Shut-off Comparisons

| Consideration | Manual Shut-off Valve and Wrench | Earthquake Actuated Valve | Excess Flow Valve | Methane Detector | Hybrid System |
|---------------------|--|--|---|--|---|
| Basis of Operation | Utilities have installed manual shutoff valves near gas meters allowing owners with proper wrenches to shutoff gas in emergencies. | Senses shaking in a building that is above a design level of shaking and automatically shuts off gas. | Senses gas flows that are above a design shutoff flow rate and automatically shuts off gas. | Senses the presence of natural gas in the air and triggers an alarm. | A variety of modular devices that could include a main control unit, shake sensors, excess flow sensors, methane detectors, and alarms. |
| Benefits | All gas services already have valves installed. Guidance for occupants is currently provided in many public information documents like the phone book. | Actuates only in cases when building shaking may be sufficient to cause damage to the gas system. Someone does not need to be present to ensure shutoff. | Actuates only in cases when excess gas flows downstream of the device. Someone does not need to be present to ensure shutoff. | Alerts occupants when detectable gas concentrations are present they reach hazardous levels, allowing time for shutoff and evacuation. | Systems are modular and can be customized for desired applications. Each module has benefits associated with specific action. |
| Potential Drawbacks | Only effective if someone is present, knows the valve location, has access to the valve, and has a wrench suitable to close the valve. | Can actuate even if damage and hazards do not exist. Aftershocks can cause the device to actuate after service has been restored. May actuate from shaking not related to earthquakes. | Will not shut off gas if leakage is below the design shutoff flow rate, even if a slow leak exists. May not activate if the occupant changes gas systems downstream without modifying the device. | Someone needs to be present to respond to the alarm. Alarm may trigger for other flammable vapors in addition to natural gas. | Each module has drawbacks associated with specific actions. |

The two tables above are from [Improving Natural Gas Safety in Earthquakes](#), California Seismic Safety Commission

Additional Resources: <http://quake.abag.ca.gov/preparedness/natural-gas/>

Gas Shut-off Option Costs

| Device (1) | Hardware Cost | Installation Cost (2) |
|-----------------------------------|----------------------|--------------------------|
| Restrain Individual Gas Appliance | \$15-\$50 | \$0-\$100 |
| Manual Shut-off valve & wrench | \$5-\$20 | \$0 |
| Earthquake actuated valve | \$100-\$300 | \$100-over \$300 (3,4,5) |
| Excess flow valve at meter | \$20-\$100 | \$100-over \$300 (3,4) |
| Excess flow valve at appliance | \$5-\$15 | \$0-\$100 |
| Methane Detector | \$25-\$75 | \$0 |
| Hybrid system | \$150-over \$500 (6) | \$100-over \$500 (7) |

Notes:

1. There are significant differences in the operation of the various devices listed.
2. All costs are approximate and do not include permit and inspections fees that may range from \$25 to over \$100 depending upon the local jurisdiction. Installations performed by the building owner are assumed to be no cost.
3. Installation costs do not include a survey of the gas system that can cost over \$200.
4. Higher installation costs may occur if substantial modifications of plumbing are necessary.
5. Higher installation costs may occur if substantial modifications to attach the valve to the building are necessary.
6. Costs for hybrid systems depend on the number and type of components installed.
7. Higher installation costs can be incurred for hybrid systems that require installation of wiring to connect multiple sensing units.

CATHEDRAL CITY COMMUNITY SERVICES CALENDAR

City of Cathedral City - Recycling, Trash & Energy page 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

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

NEXT BOARD MEETING

Curtis Beyer, President CurtBeyer@gmail.com

The next Board meeting will be Thursday, September 4th, 2014 at 3:00 PM at the Offices of Personalized Property Management 69850 Adelina Road, Cathedral City.

Check the community message board on the wall at the DaVinci/VanGogh corner or the web site for the agenda. It will be posted at least four days before the meeting.

HOMEOWNERS ASSOCIATION CONTACT INFORMATION

Property Manager - Jennifer Zeivel jzeivel@ppmInternet.com 760- 325-9500;

A & L Committee – Robert Fouyer, Chair chateauf@aol.com

Welcome Committee – JoAnn Horwitz, Chair -JoAnnWLV@aol.com 760-992-5199

Newsletter – Curtis Beyer, President CurtBeyer@gmail.com

Website – Scott Reese scott.o.reese@gmail.com and Bill Lewis williamtlewis@comcast.net
www.MontageMH.Wordpress.com

CATHEDRAL CITY CONTACT INFORMATION

Cathedral City Emergency 911

Cathedral City Police 760-770-0300

Police Emergency Only 760-202-2411

Fire 760-770-8200