

May 2017 NEWSLETTER



PRESIDENT'S MESSAGE & MONTAGE NEWS

By Nick Nickerson, President

It's hard to believe our season is almost over. As such, many of our seasonal neighbors and friends will be returning to cooler climates. We wish all of those travelling a safe trip and we look forward to your return.

Your Board of Directors went through a transition in March 2017 with two of our members terming out and two new members being elected to fill the positions. It is my pleasure to introduce the new Board of Directors:

Nick Nickerson, President - nnickerson@naiconsulting.com

Alan Horwitz, Vice President - ahorw58518@aol.com

Scott Reese, Secretary - scott.o.reese@gmail.com

Tom Tousignant, Treasurer - td2znot@aol.com

Gary Roman, Director - grroman@aol.com

I would like to take a moment to thank **Michelle Madison**, Immediate Past President, and **Mary Weiler**, Past Director, for their time and hard work as members of the Board. Your contributions have made Montage a better place to live. We wish you the very best and hope to see you around the neighborhood.

We also said goodbye our Assistant Community Manager Jasmine Meza and welcomed her replacement Lettie Teran. With this change our Community Managers are:

Shelly Ruegsegger, Community Manager - sruegsegger@ppmineternet.com 760.325.9500

Lettie Teran, Assistant Community Manager – letti@ppmineternet.com 760.325.9500

Finally, the Board appointed several new members to the Community's Architectural and Landscape (A&L) Committee. The A&L Committee now consists of:

Chairman of the A&L Committee: To Be Determined

Jo Ann Horwitz

Terry Palmer

Wayne Schweifler

Dolores Houghton

Jim Kaplan

Peggy Landmeier

The upcoming year promises to be a very busy year. Important topics on the horizon include the proposed update of the Community's CC&Rs, Bylaws, Rules and Regulations, and Enforcement Procedures/Fine Schedule.

The next Board Meeting will be held on May 11, 2017 at 9:30 a.m. at the office of Personalized Property Management, 69850 Adelina Road, Cathedral City. Homeowners are always welcome to attend.

Welcome Committee Report

By Jo Ann Horwitz, Welcome Committee Chair

This has been a great season for our friends and neighbors. Those of you leaving to go back to your second home, we will miss you. Have a safe summer and hurry back!

UPDATE ON CHRISTMAS DINNER: We have reserved December 9th, from 5 to 8 at our beautiful Mission Hills Country Club for our event. Again we will have a 3-course dinner and cash bar. So all of you who enjoyed this past dinner and surprise raffle, we hope to see you back for more fun.

Welcome new neighbors; Drs. Chandima and Dana Ratnayake and Attila Csak all on Artisan Way.

If you have any questions, I'm here to serve you!

Architecture and Landscape Committee Report

By Jo Ann Horwitz, Architecture and Landscape Committee Acting Chair

The committee wishes Al (Sonny) Mazzarella the best. We thank him for being our fearless leader for two years and giving us his strong support and long hours of dedication. Thank you Sonny!

We have re-organized our committee with three new faces; Wayne Schweifler, Dolores Houghton and Jim Kaplan, still on the committee are; Terry Palmer, Jo Ann Horwitz and Peggy Landmeier.

Please remember all neighbors need to fill out a Variance Request Form in order to do any work on their homes. Either contact PPM or a committee member. I promise you will get a prompt reply with a smile.

<http://montageatmissionhills.org/wp-content/uploads/2015/03/Montage-Architecture-Variance-Form-Nov2015.pdf>

We have accomplished our goals at the entry gates and perimeter with a well-manicured look. The fountains are running and beautifully lit at evening hours. Our homes are beautifully maintained and we live in a great community. Thank you all for caring.

Website Committee Report

By Scott Reese, Website Committee Chair

The number of Montage residents and owners using the NextDoor website continues to grow. Currently we have over 79 households and 112 registered Montage users using the social networking capabilities of the NextDoor Site where you can engage other Montage residents in; discussions, view classified ads, items being given away for free. You can also find recommendations on restaurants or recommendations on trades' people to do skilled work like; painting, plumbing, landscaping and electrical around you home. The NextDoor social networking site compliments our official www.montageatmissionhills.org website where important documents and archival information are found.

I have heard concerns about the amount of email traffic that can come from the NextDoor site, especially traffic from our sometimes not so courteous or overly gossipy HOA neighbors in Cathedral City and

Rancho Mirage. There are 55 HOA's and 4,000 people in the Coachella Valley using NextDoor, so that can amount to a lot of email traffic.

NextDoor has a helpful feature to filter which associations and even people you receive messages from. You can chose to receive email from all the members associations, none of the member associations, just Montage, or just the specific associations you are interested in receiving messages from. It is all very simple to do using a graphical interface. Here are the instructions to be able to filter you messages to just the surrounding HOA's in which you are interested.

Follow these steps. If you are already a member of NextDoor click this link <http://www.Montage.Nextdoor.com> to take you to the NextDoor Site. If you are not a member, click this link <http://www.nextdoor.com> and follow the simple instructions to join. If both these fail, just type NextDoor into your preferred browser.

If you are a member or a new member you will be directed to the Montage Site on Nextdoor.com. In the upper right hand corner of your landing page you will find a gray square icon with an "S" in it which is the settings pull down menu. Click on the "S" menu and scroll down to "Settings" and select that menu option. On the setting page you will find options to customize just the type of content you specifically want to receive. At the top of the Setting Page you will find a tab identified as "Nearby Neighborhoods". Click on that menu item and you will be taken to a page where you can identify on a map just the neighborhoods from which you want to receive information. You select neighborhoods on the map by name or by clicking on them to turn them on or off. I like to just receive information from our adjacent neighbors.

That's it, very simple.

Parking Patrol Update

By Tom Tousignant

Please pay respect to the Montage Parking Rules. If you live on one of these streets and notice many vehicles parked on the street, please talk to your neighbors about 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 Personalized Property Management at 760.325.9500 or a Board member and explain your situation.

| | 2016 | | | | | | 2017 | | | | | |
|---|----------|-----------|-----------|-------------|-------------|------------|-------------|------------|------------|------------|------------|------------|
| | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC** | JAN* | FEB | MAR | APR |
| Garage door left open* | 1 | 0 | 1 | 5 | 2 | 0 | 2 | 2 | 0 | 4 | 8 | 1 |
| Vehicles parked in street overnight | 65 | 81 | 86 | 63 | 80 | 121 | 124 | 145 | 136 | 139 | 187 | 219 |
| Vehicles with out of state licenses | (8) | (4) | 7 | 1 | 2 | 6 | 8 | 17 | 13 | 27 | 35 | 32 |
| Homes with cars parked on street | 29 | 32 | 32 | 25 | 31 | 37 | 35 | 34 | 38 | 36 | 36 | 38 |
| Illegal parking warnings issued | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 |
| Tow warnings issued | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Illegal parked vehicles towed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Top 3 homes with most vehicles parked nightly per month | | | | | | | | | | | | |
| Number 1 – Home on | Artisan | 8 Artisan | 8 Dali | 10 Van Gogh | 11 Van Gogh | 12 Artisan | 15 Artisan | 26 Artisan | 14 Artisan | 22 Artisan | 23 Artisan | 33 Monet |
| Number 2 – Home on | Artisan | 7 Artisan | 6 Artisan | 8 Artisan | 5 Artisan | 11 Artisan | 14 Van Gogh | 16 Artisan | 11 Artisan | 14 Monet | 15 Artisan | 25 Artisan |
| Number 3 – Home on | Van Gogh | 7 Matisse | 6 Matisse | 8 Matisse | 5 Artisan | 8 Van Gogh | 9 Artisan | 7 Dali | 11 Monet | 7 Van Gogh | 15 Monet | 17 Artisan |
| * 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 due to out of date phone numbers. | | | | | | | | | | | | |
| ** Street parking not counted during holiday period Dec 22 - Jan 2 | | | | | | | | | | | | |

Parking Enforcement

For the past three years the Board has received daily reports from Desert Protection Services of vehicle parked overnight on the streets of Montage. Those reports were the basis for issuing parking violation notices and the scheduling of parking violation hearings as to whether fines for violations should be levied by the Board. Per a vote of the membership at the Annual Homeowners Meeting this Parking Patrol Service has been terminated as of April 30th.

Current Montage Rules

The current parking rules state:

B. PARKING

No parking is permitted in safety zones, by fire hydrants, in front of mailboxes or in any manner that impedes mail delivery.

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. Exceptions to this rule require prior approval by the Board of Directors. 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 temporary parking by house cleaners, gardeners, pool service, and other service persons serving the occupant lot. (added January 21, 2005)

New proposed Board Policy on Parking Enforcement.

With the elimination of the over-night parking patrol, the Board will need to rely on identification of parking rules violators from neighbors. When one or more neighbors report a home where parking rules are being violated the Board will conduct an investigation and may call the alleged offending homeowner to a hearing to explain the reason for non-compliance with the parking regulations. The hearing may result in progressive fines for repeat violators. Homeowners and residents may report parking violations by calling the property management company at 760.325.9500.

The Board will also begin considering significant oil stains in driveways or in the street as evidence of excessive parking. Homeowner will be required at a minimum of removing the offending oil stains or reimbursement to Montage for professional oil stain removal services.

The Board will also begin distinguishing occupant's vehicles and guest vehicles and enforcement of the requirement that occupant's vehicles (including employees) be parked in the home's garage or driveway.

Current Board actions:

The Board has begun a program of more rigorous enforcement of Association parking regulations. Hearings have been called for nine residences with flagrant parking violators. These are homes where vehicles have been parked overnight in front of their homes 25 or more times in the past 6

months. The Board will consider special circumstances the homeowners present before deciding whether fines are warranted.

Change to Service Gate Code

By Tom Tousignant

At the April Board meeting the Board approved changing the Service Worker gate code the morning of Wednesday, May 10th. The code has not change since the new gate controllers were installed in 2012.

PLEASE INFORM YOUR SERVICE WORKERS PRIOR TO MAY 10th. The new Service Worker coder will be **4379**.

There have been several problems reported due to unauthorized people entering Montage. It is hoped that this change would re-establish some control of the number of current and former service workers that have been given the code.

Two very important points for homeowners to remember:

1. Each homeowner has been given their own individual Homeowner Code for use by themselves, their friends and family. This code **should not** be provided to Service Workers. (If your Homeowner Code has been compromised a new one can be assigned by calling Heidi at PPM.)
2. The gates at Montage are "Vanity Gates". As you know they only provide limited access control. They keep good people out, the bad people know how to get in anytime they want to. The security homeowners have is what they provide for themselves at their own home.

Perimeter and Commons Area Landscape

Scott Reese, Board Member & Architecture and Landscape Committee Liaison

Those attending the General Meeting in March were provided with a brief presentation on the current status of the perimeter and commons area landscaping by Board member Nick Nickerson. The presentation focused on the aging condition of the date palm trees that define the perimeter of Montage and the need to begin to develop plans for their additional care, removal and/or replacement.

A January 2017 arboricultural assessment of the palms was prepared by certified arborist Tree Rite in response to the death of several palms over the last few years. This species of date palm (*Phoenix Dactilifera*) has a life span of 70 to 90 years, may grow at a rate of one to two feet a year and can reach a height of 80 to 100 feet. The tree is ideally suited to desert soils, temperature and water availability and is frequently used in high appearance landscapes throughout the Coachella Valley.

The current Montage trees are 70 to 80 feet in height meaning they are approaching the end of their lifespan. The arboricultural study recommended that the palms should be evaluated annually for safety and replaced within the next five to ten years to reduce risk from failure or death from old age, structural issues and from disease.

After significant research and discussions with the developer, City staff and the original landscape designer, and review of the original landscape design plans from 2002, the Board determined that date palms planted in 2001 and 2002 were already mature trees moved from another developer owned site. The trees were likely moved to enhance the appearance and marketability of the development, increase the salability of homes and as a cost savings to the developer. Now 16 to 20 years later this also means that the palms have to be removed or replaced sooner as they are reaching the end of their life span. The

cost of removing and replacing a palm tree can range between \$2,000 and \$5000 each depending on the size, height, number, location and variety of palm tree.

The Board has engaged the assistance of Hermann Design Group, landscape architects from La Quinta to develop landscape restoration / replacement concepts that will take into consideration the current landscape plan, current date palm size and condition, current and future maintenance costs and possible funding options for plan implementation. The planning process has begun and base maps are complete and early ideas have been discussed. When the concept plans are complete they will be reviewed by the Architecture and Landscape Committee before being presented to the Board and to the community for comment. The first A&L Committee review is planned for May.

For further information, please contact Scott Reese

New Cathedral City Short Term Vacation Rental (STVR) Ordinance

By Tom Tousignant

Cathedral City has approved the implementation of a new STVR Ordinance. It takes effect May 12, 2017. It significantly strengthens the current ordinance that has been in effect since 2013.

You may read the ordinance at:

<https://cathedralcity.legistar.com/LegislationDetail.aspx?ID=3006045&GUID=F3814100-062B-4535-8FCE-6333590D00DB>

Two important requirements of the new ordinance are:

1. Requires approval from the HOA prior to initiating rentals. Montage HOA has not provided approval to the City any short term rentals. They are prohibited by our current CC&Rs and that prohibition is further strengthened in the proposed new CC&Rs.
2. It provides for enforcement of the ordinance by the City Code Enforcement staff. The City's Vacation Rental HOTLINE for citizens to register complaints, such as property registration, parking, number of visitors, noise, and trash. The HOTLINE number is 760-883-1800.

NEXT BOARD MEETING

The next Board meeting will be May 11 at 9:30 AM at the offices of Personalized Property Management, 69850 Adelina Road, Cathedral City. One item on the agenda will be approval of the trimming of the association date palm and fan palms on the perimeter and in the entrances. All homeowners that have palm trees should start making arrangements to have their palms trimmed as soon as they flower.

Meeting notices and agendas are posted on the community message board on the wall at the DaVinci/Van Gogh corner or the web site at least four days before the meeting.

HOMEOWNERS ASSOCIATION CONTACT INFORMATION

Community Management

Shelly Ruegsegger, Community Manager - sruegsegger@ppminternet.com or 760.325.9500
Lettie Teran, Assistant Community Manager – letti@ppminternet.com or 760.325.9500

Association Board Members

Nick Nickerson, President - nnickerson@naiconsulting.com

Alan Horwitz, Vice President- ahorw58518@aol.com
Scott Reese, Secretary - scott.o.reese@gmail.com
Tom Tousignant, Treasurer - td2znot@aol.com
Gary Roman, Director - grroman@aol.com

Association Committees

A & L Committee – Chair: To Be Determined

Emergency Preparedness/Neighborhood Watch – Mike Gialdini, Chair MikeGialdini@gmail.com or 760.413.0100

Welcome Committee – JoAnn Horwitz, Chair -JoAnnWLV@aol.com or 760.992.5199

Webmaster - Scott Reese scott.o.reese@gmail.com or 760.992.5255

Website – www.MontageatMissionHills.org

CATHEDRAL CITY COMMUNITY SERVICES CALENDAR

City of Cathedral City - Recycling, Trash & Energy page www.cathedralcity.gov

To have a 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

CATHEDRAL CITY CONTACT INFORMATION

Cathedral City Emergency 911

Cathedral City Fire 760.770.8200

Cathedral City Police 760.770.0300

Police Emergency Only 760.202.2411

- Store Police Department phone number in your cell phone for non-911 emergencies avoids tying up the 911 lines. You can also avoid having your call transferred.