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## **PRESIDENT'S MESSAGE & MONTAGE NEWS – January 2017**

By Michelle Madison, President & Newsletter Editor- [michelleYmadison@gmail.com](mailto:michelleYmadison@gmail.com)

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Happy New Year!

Hope that everyone had a wonderful Holiday! Speaking of the Holiday; our 1<sup>st</sup> Holiday Dinner that was held at Mission Hills CC was a success. Thanks to all that attended. We want to thank JoAnn and Alan Horwitz for their work and time they put in to making this event the success that it was.

As mentioned in the last newsletter we continue with our series of updates regarding the Proposed Governing Documents. Nick Nickerson gives you an overview with update No. 3. All homeowners should have received notification of the adopted 2017 Budget and approved 2017 Reserve Study provided in the required mailing of the “Annual Budget Report” and “Annual Policy Statement”. Please contact PPM if you did not receive them. You should have also received a notice for board nominations. We will have 3 positions available for homeowners who would like serve. We encourage you to submit your nomination as soon as possible. Every homeowner should have the experience of serving on the community's board!

In keeping with our **“Question from a Homeowner”** - *We just received a letter stating that we have dead plants and a dead palm tree in our front yard that have to be dealt with. We replaced one a few weeks ago. And another is (growing) back from a summer burn. Who should I call?* Recently, the A&L Committee conducted a walk through and you may have been notified of some items that required attention. Our apologies, apparently you received your letter after you replaced the plants. The goal is to get the letters to you as soon as possible but sometimes they may arrive later than anticipated. Please contact the board, the A&L Committee or PPM if you have any questions or concerns regarding notification letters. Pride of ownership is what makes our community so great. That is one of many reasons why we love Montage!

If you have a “Question from a Homeowner” please feel free to submit it via email to the Board or PPM.

Homeowners are always welcome and encouraged to attend our HOA board meetings. The next one will be Thursday January 12th, 9:30am at the PPM offices.

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## **Welcome Committee Report**

By Jo Ann Horwitz, Welcome Committee Chair - [JoAnnWLV@oal.com](mailto:JoAnnWLV@oal.com)

Happy New Year and welcome 2017 to all our friends and neighbors, and hope you all had a safe and wonderful Christmas.

WOW this has been a good year for Montage residents. Our first annual Christmas Dinner Party was a real success. We celebrated with 48 neighbors all enjoying a 3 course dinner. Many neighbors made new friends which is always a blessing and some new neighbors to Montage made and met their neighbors. After dinner we had a fun raffle with many neighbors accepting prizes of wine and candy all contributed by the Welcome Committee. A great evening was had by all and we will be doing this again next year.

On a sad note: Joan Linnes who lived on Artisan Way passed away in November, our prayers are with her family.

Looking forward to a great 2017 and my wish to you all is for good health, peace in the world and happiness.

Jo Ann Horwitz, Welcome Committee Chair

If you have questions, please contact your Welcome Committee Chair  
Jo Ann Horwitz at 760-992-5199 or [JoAnnWLV@oal.com](mailto:JoAnnWLV@oal.com)

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## **Emergency Preparedness**

By Mike Gialdini Emergency Preparedness Committee Chair - [MikeGialdini@gmail.com](mailto:MikeGialdini@gmail.com)

Earthquake Tips ....

According to earthquake expert Dennis Mileti Ph.D. after an earthquake you will wish that you would have had these items available:

- more fire extinguishers (how about one in the kitchen, master bedroom and garage)
- bikes, golf cart etc. to get around...and tire pumps and extra inner tubes
- enough to drink and eat for 7-10 days!!!!!! Costco sells a neat 55-gallon blue plastic barrel that you can store water safely for a long time (and they will ship it to your home).
- extras for neighbors, visitors etc. (yes you could say survival of the fittest, but most of us have a spot in our heart that makes us help others).
- water for more than drinking...remember, a big quake may splash all of the water out of your pool.

Remember to keep these items next to your bed: flashlight (and batteries), heavy duty leather gloves, Map Your Neighborhood booklet and a whistle.

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- ONLY CASH WILL WORK FOR PURCHASES...EXPERTS SUGGEST HAVING LOTS OF \$1 BILLS ON HAND OR YOU MIGHT SPEND \$5, \$10 OR \$20 FOR MINIMAL PURCHASES

If you have questions, please contact your Montage earthquake coordinator, Mike Gialdini at 760-413-0100 or [MikeGialdini@gmail.com](mailto:MikeGialdini@gmail.com)

## Parking Patrol Update

By Tom Tousignant-[TD2znot@aol.com](mailto:TD2znot@aol.com)

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 Rules. If vehicles belonging to you, your employees or guests receive a Warning notice do not delay – stop parking in the street or contact Shelly Ruegsegger at 760.325.9500 or a Board member and explain your situation.

2016 - 17	JAN**	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC**	
Garage door left open*	0	2	1	1	1	0	1	5	2	0	2	2	
Vehicles parked in street overnight	98	78	104	72	65	81	86	63	80	121	124	145	
Vehicles with out of state licenses	(20)	(4)	15	(4)	(8)	(4)	7	1	2	6	8	17	
Homes with cars parked on street	33	30	37	34	29	32	32	25	31	37	35	34	
Illegal parking warnings issued	0	2	5	0	1	0	0	0	0	0	0	0	
Tow warnings issued	0	0	0	0	0	0	0	0	0	0	0	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	12 Artisan	12 Artisan	10 Dali	11 Artisan	8 Artisan	8 Dali	10 Van Gogh	11 Van Gogh	12 Artisan	15 Artisan	26 Artisan	14
Number 2 – Home on	Artisan	11 Artisan	7 Dali	8 Chagall	5 Artisan	7 Artisan	6 Artisan	8 Artisan	5 Artisan	11 Artisan	14 Van Gogh	16 Artisan	11
Number 3 – Home on	Artisan	8 Monet	6 Van Gogh	8 Matisse	4 Van Gogh	7 Matisse	6 Matisse	8 Matisse	5 Artisan	8 Van Gogh	9 Artisan	7 Dali	11
* 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													
** Street parking not counted during holiday period Dec 22-Jan 2													

## A&L Committee Report

By Al (Sonny) Mazzarella, A&L Committee Chair - [al.mazz55@yahoo.com](mailto:al.mazz55@yahoo.com)

The A & L Committee had a good year making some changes in our Landscape at both gates and perimeters. We feel Conserve Land Care has listened to our committee through the eyes of many homeowners. The improvements are working and our Landscape has improved.

We are getting bids on our older Palm Trees which at some time need to be replaced due to age and disease. This will be discussed at our March HOA meeting.

Everyone is keeping their home in top condition and we all should be proud of living in this beautiful community.

Have a great 2017!

Al Mazzarella Chair of A & L Committee

If you have questions, please contact you're A&L Committee Chair, Al (Sonny) Mazzarella at 760-328-5666 or [al.mazz55@yahoo.com](mailto:al.mazz55@yahoo.com)

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## **Thieves are Targeting Cars**

By Tom Tousignant-[TD2znot@aol.com](mailto:TD2znot@aol.com)

To my knowledge we have had two instances of thief's from vehicles within Montage that were left outside overnight. One resulted in the theft of an old toilet that was in a new toilet's box to be taken to the dump the next day (I bet they were quite surprised when they got home). The other, they got 3 sets of golf clubs.

If you have been paying attention to Next Door reports this is happening in many of the communities within our vicinity. Please use caution if you must leave a vehicle outside overnight. Lock it, set the alarm and do not leave anything of value inside

## **Did You Know? The Board has 3 positions available to help maintain these principals for our communities' success.**

By Michelle Madison- [michelleYmadison@gmail.com](mailto:michelleYmadison@gmail.com) The Rights and Responsibilities for Better Communities provided by Communities' Associations Institute. [www.caionline.org](http://www.caionline.org)

Homeowners have the right to:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners have the responsibility to:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.

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9. Ensure that those who reside on their property (e.g., tenants, relatives and friends) adhere to all rules and regulations.

Community leaders have the right to:

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.
6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities and as approved by the association.

Community leaders have the responsibility to:

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
4. Understand the association's governing documents, become educated with respect to applicable state and local laws and manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owners and non-owner residents.
6. Conduct open, fair and well-publicized elections.
7. Welcome and educate new members of the community—owners and non-owner residents alike.
8. Encourage input from residents on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow homeowners access to appropriate community records when requested.
12. Collect all monies due from owners and non-owner residents.
13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
14. Provide a process resident can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.
15. Initiate foreclosure proceedings only as a measure of last resort.
16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees. (Community associations may want to develop a code of ethics.)

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## New Law Jan 1, 2017

By Tom Tousignant-[TD2znot@aol.com](mailto:TD2znot@aol.com)

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Assembly Bill 918 (Vidak) requires that owners in community associations keep their board informed as to whether or not their home is owner-occupied, vacant or rented out. Additionally, they must notify the board as to the primary and secondary addresses where notices are to be delivered, as well as the names of owners' legal representatives or other contact persons in event of the owners' extended absence.

"Many residents, board members and managers grow frustrated when the owner of a home can't be reached either because they don't live in the area or have moved and they can't reach the renter," explained MacDowell. "This can also be a public safety or maintenance concern if there's ever a problem such as flooding or after an earthquake."

## Proposed Governing Documents Update No. 3

By: Nick Nickerson, Board Secretary -[nnickerson@naiconsulting.com](mailto:nnickerson@naiconsulting.com)

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As reported in our November 2016 Newsletter, the Association Board has renewed its efforts to update the Associations Governing Documents. Our current Governing Documents, By Laws and Covenants, Conditions and Restrictions (CC&Rs), were originally prepared by the developer in 2001 for our Planned Residential Development. As such, our existing Governing Documents include a number of provisions granting the developer rights and remedies aimed at protecting the developer during the development and sale of our homes. In addition, the current documents contain language that is no longer in strict compliance with State law and/or relevant in today's society.

It was last reported that the Board intended to present the Revised Governing Documents for the consideration of our Homeowners on the ballot for consideration at our Annual Homeowners meeting. However, following advice from Legal Counsel, the proposed changes to our Governing Documents will be submitted as a standalone ballot measure separate from our Annual Homeowner meeting process. To change or amend our Governing Documents requires the approval of 67% (essentially 2/3rds) of our homeowners. Considering, there are 128 homes in our association, we need a minimum of 86 votes in favor of the changes in order for the measure to pass. During last year's annual meeting only 82 out of 128 votes were cast. Submitting the revised Governing Documents for consideration by the homeowners as a standalone ballot measure will allow the Board an opportunity to extend the election process until at least 67% or 86 votes are received from our Homeowners.

The Board of Directors will discuss and finalize the process and schedule for this ballot measure at its January 12, 2017 meeting. In the meantime, the Board urges all homeowners to review the **"Summary of Changes"** attached to the November 2016 Community Newsletter, and to review the **"Proposed By Laws and Proposed CC&Rs"**, all of which are available on our Communities web site at [www.MontageatMissionHills.org](http://www.MontageatMissionHills.org). You can also contact any of our Board Members if you have questions or would like additional information on any of the proposed changes. Board Member contact information is also available on our Communities web site.

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## NEXT BOARD MEETING

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The next Board meeting will be January 12<sup>th</sup> at 9:30 AM at the offices of Personalized Property Management, 69850 Adelina Road, Cathedral City.

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

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### Community Management

Shelly Ruegsegger, Community Manger - [sruegsegger@ppmineternet.com](mailto:sruegsegger@ppmineternet.com) 760.325.9500  
Jasmine Meza, Assistant Community Manager - [jmeza@ppmineternet.com](mailto:jmeza@ppmineternet.com) 760.325.9500

### Association Board Members

Michelle Madison, President - [michelleymadison@gmail.com](mailto:michelleymadison@gmail.com)  
Alan Horwitz, Vice President- [ahorw58518@aol.com](mailto:ahorw58518@aol.com)  
Nick Nickerson Secretary - [nnickerson@naiconsulting.com](mailto:nnickerson@naiconsulting.com)  
Tom Tousignant, Treasurer - [td2znot@aol.com](mailto:td2znot@aol.com)  
Mary Weiler, Director - [mpweiler@yahoo.com](mailto:mpweiler@yahoo.com)

### Association Committees

A & L Committee – Al Mazzarella, Chair [al.mazz55@yahoo.com](mailto:al.mazz55@yahoo.com) 760.328.5666  
Emergency Preparedness/Neighborhood Watch – Mike Gialdini, Chair  
[MikeGialdini@gmail.com](mailto:MikeGialdini@gmail.com). 760.413.0100  
Welcome Committee – JoAnn Horwitz, Chair -[JoAnnWLV@aol.com](mailto:JoAnnWLV@aol.com) 760.992.5199  
Web Masters - Scott Reese [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com) 760-992-5255  
Website – [www.MontageatMissionHills.org](http://www.MontageatMissionHills.org)

## CATHEDRAL CITY COMMUNITY SERVICES CALENDAR

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City of Cathedral City - Recycling, Trash & Energy page [www.cathedralcity.gov](http://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](mailto:dpressgrove@cathedralcity.gov)

## CATHEDRAL CITY CONTACT INFORMATION (also on Nextdoor.Montage)

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Cathedral City Emergency 911  
Cathedral City Police 760.770.0300  
Police Emergency Only 760.202.2411  
Fire 760.770.8200