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## JANUARY / FEBRUARY 2016 NEWSLETTER



### **PRESIDENT'S NOTE**

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**Curt Beyer, President & Newsletter Editor** [CurtB@MontageatMissionHills.org](mailto:CurtB@MontageatMissionHills.org)

So begins another year. Thoughts turn again to the routine of life after a holiday season. We put away the decorations and settle into our winter months.

As an HOA there are many things happening. The updated governing documents are going out for you to review. A cover letter will outline the updates necessary due to changes in state statutes, a long outdated need of language for the developer and updating of odds and ends to facilitate the smooth operation of this corporation. Any points of concern or question can be discussed before the vote will be taken. This has been a long and detailed project that has been quite costly so we want to have clarity and support toward their adoption. Having to do this again will just add to the cost.

Approaching is the Annual Meeting (March). As usual, two board positions will be open and we urge anyone interested in running for the board to submit their nomination form. As we approach the meeting ballots will be sent out. This year we will be meeting in the Cathedral City Center across the street and down a block from our City Hall. The Children's Museum where we have been meeting has started using their meeting space for ongoing activities and exhibitions.

Also, be aware that we are sharing an article on the Montage at Mission Hills. It appeared in a recent edition of the **Quorum Magazine** . . . A publication on HOAs and related business providers that participate in the Community Associations Institute – Coachella Valley. It is under separate cover so you can save it or share it.

### **Al Chavez Passes**

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Al Chavez has passed leaving his wife of over 50 years, Erma. Al and Erma were the first home purchasers in Montage. Al was President of the first Board of Directors for Montage along with representatives from the developer.

**Note:** We have had a number of residents pass within the last few months. We regret that we don't have a way of noting each loss and in no way intend any sleight.

### **ARCHITECTUE & LANDSCAPE COMMITTEE NEWS**

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**Sandy Nips, Interim Chair of the A & L Committee**

Happy New Year Montage!

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The A & L Committee is eagerly awaiting the renovation of the landscape surrounding the fountains at each gate. Some foliage will be removed in order to have a clear view of the fountains from all directions and barrel cactus and rubble will surround the center islands to give a clean look to the area. Our gardeners have told us this should happen early in January.

The New Year also welcomes a new member to the A & L Committee...**JoAnn Horwitz**. JoAnn has been serving as an alternate member for several months. Sandy Nips has completed her commitment as Interim Chair of the A & L Committee and member, **Sonny Mazzearella**, will assume that role. He and JoAnn, along with the other A & L members, **Steve Clippinger, Adam Tillotson** and **Jim Dunn** will continue to do their very best to serve Montage.

For those residents who might be considering artificial turf this year, the HOA has adopted an artificial turf installation policy. This policy must be adhered to. An application form must be included with a variance request in order to receive approval to install artificial turf to replace your lawn.

In addition, the Board has approved a time limit on variance requests. Homeowners have 30 days from the date of the approved variance request to begin their project. The project must be completed within 60 days of the beginning date. Outdated variance requests will have to be resubmitted.

As the year progresses, we want to remind residents that a calendar of events is available on the Montage website.

Please note: The A & L Committee walks monthly with our head gardener to inspect the perimeter landscaping and the gate areas.

Also, they attempt to meet twice monthly in order to review variance requests and attend to other matters. Agendas are posted on the Community bulletin boards four days in advance of each meeting. The boards are located adjacent to the water detention/retention basin.

In closing, I would like to take this opportunity to thank the Board of Directors for their patience, understanding and wisdom in working with the A & L Committee. In particular, I would like to thank **Michelle Madison**, the liaison for the A & L Committee to the Board. Her leadership and patience has been vital in assisting the Committee in conducting business. This community is fortunate to have her as one of its directors.

I would also like to thank all of the members of the A & L Committee.

It has been a pleasure to work with such dedicated and innovative members of this community. I am grateful to have made new and lasting friends and it has been an honor to serve with them.

Now, back to retirement!

## **SURVEILLANCE CAMERAS AT ENTRY GATES UNDER CONSIDERATION**

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

First the proposed system is a "surveillance system"; it is not intended as a "security system". Just as the gates are "vanity gates", not intended to be "security gates". The security Montage homeowners have is what they provide for themselves at their individual homes.

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In the interest of eliminating some misconceptions regarding the surveillance systems proposed I have summarized the specifications provided by each of the possible vendors. NOTE: they have each essentially proposed the same surveillance equipment, their principle differences are in the anticipated costs involved in the installation.

The anticipated cost differences between the lowest and highest proposal may eventually prove necessary during installation resulting in potentially more than doubling the anticipated cost from approximately \$14,000 to \$37,000. When the final installation is complete and functioning properly the final total cost will be divided between the homeowners within Montage. The potential possible cost range is \$109 to \$290 per homeowner.

Anticipated specifications and operational characteristics of the proposed new systems for both the Gerald Ford and DaVall gates are:

- Each gate will have 5 cameras – 1 on kiosk, 1 entrance gate overview and license plate camera, 1 exit gate overview and license plate camera (may or may not require trenching and installation of new conduits for electrical and telephone service - potential \$18,000 increase).
- Each gate will have a DVR recorder in an enclosure (may or may not require air conditioning – potential \$5,000 increase).
- DVRs will record camera video with 2 TB of memory – recording time period dependent on events recorded (approximately 3-4 weeks).
- Homeowners may request a login code to access each of the cameras directly via smart phone or device. They would also be able to view recorded information.
- If a homeowner or their authorized representative wishes to review record on their computer they may request copies of the recorded information. The system vendor will download recorded information requested to a thumb drive for \$85/hour + cost of thumb drive. NOTE: if you want to review records from a 6 hour window you will get 60 hours of recorded information to review (6 hours X 10 cameras – much more than you would want to view from your smart phone).
- If you receive a call for access from the gate, you would be able to log into the kiosk camera with your smartphone and view the person calling. This may leave the person at the gate waiting for a considerable amount of time during this process.

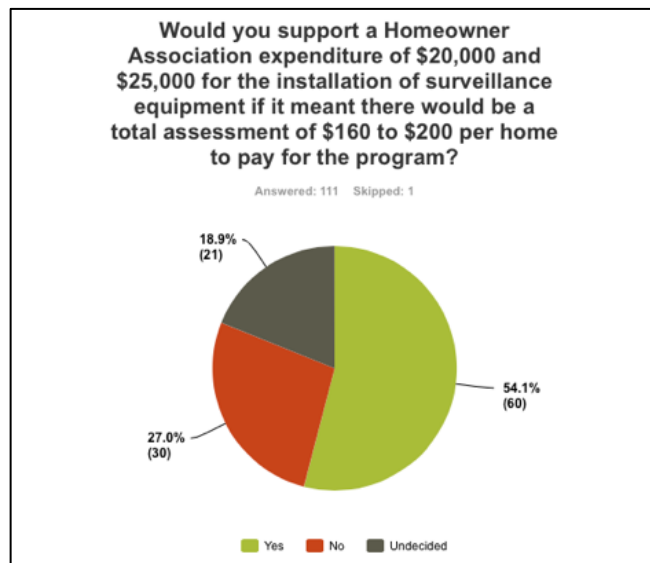
## **First Homeowner Resident Poll a Real Success . . . Surveillance Camera Poll Provides Board of Directors with Valuable Insight**

Scott Reese, [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com)

Seeking more information about related to homeowners attitudes and opinions about the suggestion of installing surveillance cameras at the DaVall Drive and Gerald Ford Drive entry gates the Board of Directors formed a three person committee comprised of two board members and a representative from the Website Committee to construct a straw poll that could be distributed to homeowners in late November and early December to collect information for consideration by the full Board of Directors at the January Board Meeting. The notion of installing surveillance cameras has been suggested by residents over the years. The Board wanted to determine what level of support there might be for an Association expenditure of \$20,000 to \$25,000 for surveillance

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camera installation if it meant there would be a special assessment of \$160 to \$200 per home to pay for the program.



The poll was distributed to 125 homes by email and three (3) homes by regular mail beginning on November 25. The poll was closed on December 11 with 112 responses having been received. On average the poll took respondents between about 5 minutes to complete with some less than two minutes and some more than 10 minutes.

The results of the poll are provided in more detail within the graphical and numerical summary of homeowner responses to each question that accompanies this newsletter. There were 112 responses from 128 homes. Each home was allowed only one response. Based upon the number of homes responding, the poll results would be considered to be 95%

accurate/representative of all Montage homeowners opinions with a level of accuracy of plus or minus 4%.

Briefly summarized the results were as follows:

1. Approximately 79% of residents feel Montage to be moderately to completely safe and secure.
2. Approximately 82% of homes feel the installation of surveillance cameras would be moderately to very effective in reducing potential criminal activity, helping to apprehend criminals and would improved the safety and security of Montage.
3. Approximately 54% of homes would support an expenditure of \$20,000 to \$25,000 for the installation of surveillance equipment if it meant there would be a total assessment of \$160 to \$200 per home. Twenty-seven (27%) would not support an expenditure and assessment of that amount and approximately 19% of homeowners are yet undecided.
4. If Montage homeowners did vote to install surveillance cameras at the gates, approximately 43% favor a one time payment of \$160 to \$200 per home; approximately 14% would prefer an increase of \$13-\$17 per month in the monthly HOA fee; and 45% would like homeowners to have the option of selecting between the two methods of payment.
5. If surveillance cameras were installed at the gates approximately 75% of homeowners believe signs should be installed at the gates telling people they are being recorded.
6. Given the opportunity to provide additional feedback regarding the potential for installation of gate surveillance cameras or to provide other ideas to increase the safety and security of Montage, 53 of 112 households responded with comments. The details of those responses are included in the following pages. Aside from comments in favor or against the idea of installing surveillance cameras some of the comments which were repeated more than once included:
  - a. Apply the monthly assessment for the security patrol to the surveillance cameras.
  - b. Install a guard gate.
  - c. Investigate less costly use of cameras.
  - d. Need to know ongoing operation and maintenance costs.

- e. Consider changing gate codes more frequently.
- f. Consider installation of a “trap gate system”
- g. Start a neighborhood watch program.

In general the poll should be considered a success given the number of respondents and the valuable information received. The results of the poll will be used by the Board of Directors in their further consideration of the matter of Montage safety and security and are tentatively scheduled to be discussed at the January Board of Directors meeting.

Thanks to all that responded to the survey, participation was outstanding and the level of participation provides great validity to the results. If you have any questions about the poll please contact Board members Michelle Madison or Leo Schlesinger.

## **MONTAGEATMISSIONHILLS.ORG**

Scott Reese [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com)

### **Looking for Current and Future Website Staff**

We are looking for designers, writers, researchers and photographers to help develop website content. The Website Committee looking for hardcore expertise or interested learners and hobbyist's techies willing to be part of the team. If you know website design, or if you are looking for an opportunity to learn the Wordpress.org platform, site hosting and security, this is your opportunity to build an understanding from the ground up at your own pace while performing an invaluable service to the Association. Contact Scott Reese ([scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com)) if you would like to become involved.

### **Web Survey**

Thanks to all those who participated in the recent Association straw poll related to surveillance cameras. One hundred and twelve (112) households (88%) responded to the web survey, providing valuable insights to the Board of Directors. This level of response is almost unheard of and demonstrates the homeowner interest in Montage affairs. These types of straw polls can be a valuable tool to the Association and provide new ways for Association members to inform Board decision-making and express themselves on important issues impacting the Association.

### **Quick Facts**

Since launch in late March the new website has had about 3,660 hits and averages 16 hits per day. The greatest amount of activity occurs around Board meeting dates. The largest number of hits come from visits to the homepage, real estate section, governing documents Board of Directors, House Painting and FAQ pages. This is great for a primarily archival type site (as compared to a

Nextdoor social networking type of site) that we have. The site now includes over 70 pages and more than 280 helpful links. The website is available to access at the new [www.montageatmissionhills.org](http://www.montageatmissionhills.org) domain.

### **Montage Nextdoor Website**

The Montage Nextdoor website membership stands at 69 (54%) of Montage households and 94 Montage residents participate. The map to the left shows current resident participating on Nextdoor identified in green.



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This last month Nextdoor was used to look for recommendations on seamstress, kitchen appliances, irrigation experts; information related to the theft of Holiday decorations. The Riverside County Sherriff's Office is now posting on Nextdoor and the City of Cathedral City public information office continues to post a significant amount of information related to the expanding number of City events and activities

The Montage Nextdoor website is a private social networking site specifically for Montage residents. 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. You may join the Montage Nextdoor community by going to [www.nextdoor.com](http://www.nextdoor.com) and following the instructions provided there or you may contact Scott Reese [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com) for assistance.]

## **EMERGENCY PREPAREDNESS**

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**Mike Gialdini, Chair . . . [MikeGialdini@gmail.com](mailto:MikeGialdini@gmail.com). 760-413-0100**

Emergencies happen when we least expect it, SO PLEASE PREPARE NOW!

After an emergency (earthquake) check and help everyone in your house and surrounding neighbors then GO TO CHAGALL COURT IN THE MIDDLE OF THE NEIGHBORHOOD to offer your help and to get help.

- Put an extra pair of sturdy SHOES and LEATHER GLOVES under your bed or in your nightstand. After an earthquake, broken glass will be everywhere and I doubt if you want to have cuts on your feet or hands.
- Also, remember to have a FLASHLIGHT handy (plus extra batteries since your electricity may be out for a long time).
- A HARD HAT or BIKE HELMET will make you look really cool and protect you from falling objects.
- Of course, have extra BOTTLED WATER on hand since we live in the desert.
- If you don't already have a couple around your house, get a few FIRE EXTINGUISHERS (place them in bedrooms, kitchen and garage). I recently learned this tip, after an earthquake, place your fire extinguishers in front of your house on the cement curb so that if there is a neighborhood fire everyone can try to put it out before the fire spreads.

I recently learned to SHUT OFF YOUR WATER next to your house (not at the street) so that your good water doesn't drain out (I never heard of this before). Your hot water heater is a great source of 30-50 gallons of clean water.

ONLY SHUT OFF NATURAL GAS IF YOU ..... a) SMELL ROTTEN EGGS b) HEAR HISSING c) SEE YOUR GAS METER DIALS SPINNING QUICKER THAN NORMAL. Remember, if you shut off your gas in the winter, you will not have heat.

We have very helpful MAP YOUR NEIGHBORHOOD booklets that I can deliver to you.

- Please contact me ([760-413-0100](tel:760-413-0100) or [MikeGialdini@gmail.com](mailto:MikeGialdini@gmail.com)) and I will stop by your house to review the booklet and help you locate gas and water shut off valves.

If you are interested in helping me and your neighbors, please contact me and I will add you to my list and provide some short training (snowbirds, weekenders, etc are encouraged to learn and join in).



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**Special Presentation at Mission Hills Country Club**, FRIDAY January 22 from 3-5pm. THE FIRST 7 DAYS AFTER A QUAKE. This presentation will help us understand what to expect right after a quake. We will have to depend on each other because fire, police, utilities will be overwhelmed and not likely to be able to help us. Call Mission Hill CC to RSVP [760-324-9400](tel:760-324-9400).

## **HOME CARE DURING VACATIONS OR LONG TIME ABSENCE**

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Information has been shared with various members of the Board regarding experiences related to care of homes when vacant for extended periods. The placement of buckets filled with water in each room to aid with humidity during the dry months has often been recommended. However, leaking buckets and moisture have been the cause of ruined floors and major damage.

Recommendations for sealing toilets against drying out have included filling the bowls with anti-freeze (as it will not evaporate) and then sealing with a layer of plastic wrap. With the drought measures being taken the sewer pipes are not as filled with water as in the past and rodents have been reported as coming up through them and entering some homes.

Best practices may be arranging for weekly or bi-weekly checks of property either by friends or companies that do this service. Regular flushing of toilets and running of water to keep drain traps working and preventing sewer gas from entering homes (difficult smell to get rid of upon resuming residence.)

### **HOLIDAY MEET/GREET PARTY**

**JoAnn Horwitz, Welcome/Social Committee Chair** -[JoAnnWLV@aol.com](mailto:JoAnnWLV@aol.com)

Happy New Year to all our Montage neighbors from the Welcome Committee.

Thanks to all the 65 plus homeowners who attended our annual Christmas Party on Sunday, December 13th. Several new neighbors attended and many new relationships were created. We also had some fabulous private Christmas Parties during the month which I attended in the neighborhood with more new friendships being made. What a special time of the year to unite.

We have one new neighbor in the month of December and we wish to welcome Hal and Michelle Hancock at 36302 Artisan Way.

Peace, health and happiness in 2016.

## **SECURITY PATROL UPDATE**

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

The Security Patrol Parking Report for November showed an increase of Vehicles parked in the street overnight (84), Vehicles with out of state license plates (21) and Homes with cars parked on the street (31). December showed a decline in all categories through December 22. This may be largely due to new and returning homeowners and there guests for the season and holidays.

Please pay respect to the Montage Parking Rules and politely ask your neighbors to do so as well. Move vehicles onto the your driveway and avoid receiving a Warning Notice. If you have a special situation please contact Personalized Property Management at 760.325.9500 or a Board member to explain.

The number of garage doors open in the evening is down in November and December. Please note that open garages make your garage and home easy targets for burglary during the holiday season.

## Twelve Month Parking Summary

	JAN*	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC**	
Garage door left open*	4	2	5	4	9	1	8	3	3	1	1	2	
Vehicles parked in street overnight	77	101	161	133	112	59	55	45	57	62	84	50	
Vehicles with out of state licenses	(17)	(28)	(69)	(42)	(25)	(8)	(4)	(4)	(4)	(11)	(21)	(8)	
Homes with cars parked on street	25	39	43	45	39	22	21	27	20	24	31	19	
Illegal parking warnings issued	2	1	1	2	0	0	0	0	2	0	0	1	
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	14 Matisse	12 Matisse	19 Matisse	18 Matisse	15 Dali	14 Dali	15 Dali	4 Van Gogh	7 Dali	8 Dali	10 Artisan	12
Number 2 – Home on	Dali	13 Matisse	9 Dali	11 Van Gogh	13 Van Gogh	9 Matisse	7 Artisan	8 Artisan	3 Artisan	6 Artisan	7 Artisan	9 Van Gogh	8
Number 3 – Home on	Matisse	9 Artisan	5 Artisan	11 Chagall	10 Artisan	9 Van Gogh	6 Matisse	4 Matisse	3 Matisse	5 Matisse	5 Chagall	6 Artisan	7

\* 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

## NEXT BOARD MEETING

Curtis Beyer, President [CurtB@MontageatMissionHills.org](mailto:CurtB@MontageatMissionHills.org)

The next Board meeting will be Thursday, January 14<sup>th</sup> at 3:00 PM 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

Community Manager – Shelly Ruegsegger [sruegsegger@ppminternet.com](mailto:sruegsegger@ppminternet.com) 760- 325-9500  
 Assistant Community Manager - Jasmine Meza [jmeza@ppminternet.com](mailto:jmeza@ppminternet.com) 760- 325-9500  
 A & L Committee – Contact Sandy Nips, Interim Chair [lilsnip@hotmail.com](mailto:lilsnip@hotmail.com)  
 Emergency Prep./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  
 Newsletter – Curtis Beyer, President [CurtB@MontageatMissionHills.org](mailto:CurtB@MontageatMissionHills.org)  
 Website – [www.MontageatMissionHills.org](http://www.MontageatMissionHills.org)  
 Web Masters - Scott Reese [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com)

## CATHEDRAL CITY COMMUNITY SERVICES CALENDAR

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)



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## **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