
November 2017 NEWSLETTER



PRESIDENT'S MESSAGE & MONTAGE NEWS

By Nick Nickerson



Hello Neighbors.

The reconvened Special Meeting of our Members was held on Saturday, October 14, 2017 at 10:30 a.m. at the offices of Personalized Property Management in Cathedral City. A quorum was reached with **94 ballots received** before the polls closed. The following represents a summary of the special ballot:

ELECTION RESULTS:

Bylaws – **Passed** (65 Yes Votes Required)

79 Yes Votes 10 No Votes 5 Abstain Votes

CC&R's – **Did not pass** (86 Yes Votes Required)

78 Yes Votes 12-No Votes 4 Abstain Votes.

In accordance with Section 7.3 Term of Office presented in the new Bylaws, two directors' terms will expire in 2018. Subsequently, two board seats will be open and placed on the Associations annual ballot. All of our homeowners are encouraged to serve on the board. Interested candidates should contact the Community Manager for more information.

While unfortunate that the proposed Amendment and Restatement of the CC&Rs did not pass, the Community will continue to operate "business as usual". As I have reported in the past, the updated language did not include additional conditions or restrictions, nor did it eliminate the conditions and restriction we all agreed upon when we moved into the community. The Community's Rules and Regulations, as amended, will also continue in place.

On a different note, the Board acting as the Finance Committee is preparing the Annual Budget and Reserve Study Update. You will be getting these updated documents as part of the annual mailing in December. The biggest change to our budget and reserve study is related to the removal and replacement of the Date Palm Trees within the Association's common area. According to the Arborist Report, it is necessary to replace all 108 Date Palms within the next 5 to 10 years. Please take a moment to read the "Palm Tree Plan" Article presented in this Newsletter.

The next Regular Board Meeting will be held on Thursday, November 9, 2017 at 9:30AM. Homeowners are always welcome and encouraged to attend.

Architecture and Landscape Committee Report

By Gary Roman, A & L Committee Chair and Tom Tousignant Board Member

Palm Tree Plan:

Palm Tree Plan

As you may know the perimeter date palms are at their end of life and are dying. They were mature when the developer relocated them to Montage in 2002.

In December 2016 the Board hired an arborist to evaluate the trees. His recommendation was that we should plan on replacing all 108 date palms within the next 5 – 10 years. He also recommended removing two that he considered dangerous immediately and three more within the next year. The two trees were removed last January at a cost of \$3980.

In March 2017 the Board hired a Landscape Architect to develop a Palm Tree Plan. The development of the plan is in progress. The objective is to have three alternatives to present to the homeowners for selection at the March 2018 Annual Homeowners Meeting. The Architect first recommended we improve to amount of water going to the trees. The irrigation improvements were completed in August at a cost of \$13,000.

Preliminary proposals by the Architect were reviewed by the Board at their September Board meeting. The Architect was given direction to proceed with the three fleshed out plans and cost estimates. The preliminary estimates provided as follows:

- A. Replace existing 108 trees with 56 date palms – cost approximately \$373,000.
- B. Replace existing 108 trees with 56 Washingtonian palms (like most palms planted by homeowners within Montage) – cost approximately \$312,000.
- C. Replace existing 108 trees with 56 date palms plus 28 shade trees – cost approximately \$378,000.

The cost of just removing the 108 palms and grinding out the stumps would be approximately \$216,000. The cost of replacing all 108 date palms with new date palms would be approximately \$500,000.

The Architect has recommended that we lighten to crowns of the existing palm to help them stand longer. This will be planned for early next year at an estimated cost of \$16,000. This plus the Architects fee of \$9,400 means that we have already committed to spending \$25,400 next year with no palm tree removal as of yet.

The plan is to implement the homeowner chosen plan incrementally as individual palm trees die, hopefully the trees will last to allow implementation over a ten-year period. Given the approximate estimated cost of \$380,000, it will require funding of \$38,000 per year or \$25 per home per month. Therefore, the proposed Reserve Study update adds \$38,000 in supplemental funding for the Palm Tree

Plan implementation for the next 10 years. This will add \$25 per month to the Homeowner Assessments for the next 10 years. So do not be too surprised when you see the 2018 budget in the Annual Mailing the end of November. If you would like to provide input to the Board on this issue, both the proposed Reserve Study Update and the 2018 Budget will be on the Board agenda for consideration at the November 9th meeting.

Pumping Drywell:

Pumping of the catch basins at the corner of Van Gogh and Da Vinci and the dry well in the detention basin will be done in early November. Please make sure you check the schedule with Lettie, Assistant Community Manager, before you schedule draining of your pool for any reason.

We pay for the number of gallons of water pumped. A pool full of water would add significantly to the cost.

Reminder:

Friday Street Sweeping: Please keep your vehicles off the streets on FRIDAY, as this is when the street sweeper comes, in order to keep our streets looking clean.

Architectural Variance Requests:

Please remember that ALL neighbors need to fill out a variance form; in order to do any work on your homes. Contact either PPM or a committee member. I promise you will get a prompt reply with a smile.

Emergency Preparedness Committee Report

By Mike Gialdini, Emergency Preparedness Committee Chair

Thank goodness the BIG ONE didn't hit while the snowbirds were out of town. Why should they miss all the fun? In addition, let's hope that it holds off for about 50 more years.

But, just in case the BIG ONE hits while you are in Montage, remember to put LEATHER GLOVES (a couple bucks at Lowes/Walmart/Home Depot), HARD SOLE SHOES, FLASHLIGHT, AND SOME MONEY (lots of single dollar bills and a up to a total of maybe \$1,000) in your nightstand.

Experts are forecasting that when the BIG ONE hits windows will shatter, tall furniture will topple plus utilities will be severely impacted (electric, water, gas, OMG cell phone service and OMG cable including the internet).

Have a supply of extra water bottles on hand ALL THE TIME (rotate your stock to keep water from getting "stale"). A two or three week supply of water! Your water heater can supply some drinking water.... don't drink out of your or your neighbors pool.

Of course, immediately following an earthquake, check on everyone in your home, and then please check on your neighbors.

- Then please go to CHAGALL COURT in the middle of Montage to help your neighbors.
- Feel free to bike or golf cart over to Chagall Court.
- We could probably use some big umbrellas and a couple pop up canopies/tents to protect people from the sun. Portable tables, folding chairs, pens, paper and also duct tape.

Thanks for reading. PLEASE PREPARE **N-O-W** TO TAKE CARE OF YOURSELF AND YOUR NEIGHBORS. DO NOT EXPECT/DEMAND OTHERS TO TAKE CARE OF YOU.

Welcome Committee Report

By Jo Ann Horwitz, Welcome Committee Chair



Charles Middleton – 36266 Dali Drive
Anthony Michaelis & Frank San Juan – 36130 Chagall Court
More coming soon!

Fall is always an exciting time to be back here in our beautiful desert and I would like to welcome back all our travelers.

Travel can be fun, but I am sure it is great to be back at Montage and appreciate our community.

UPDATE ON CHRISTMAS DINNER: Again, our annual Christmas Dinner will be December 9th, from 5 to 8 PM at our newly remodeled Mission Hills Country Club. We will again have a 3-course dinner and cash bar. The price is \$ 25.00 per person. All of you who enjoyed last year's dinner and surprise raffle, I promise this year will be exciting too. I hope to see you back for more fun and getting to know your neighbors. Please call me for reservations and your meal selection of either: fish, chicken or a vegetarian entree by December 5th.

If you have any questions please call me at 760-992-5199. Remember I am here to serve you.

Website Committee Report

Nextdoor

By Gary Roman, Nextdoor Lead

Please know that some Nextdoor postcards were recently mailed out to the community through U.S. Mail, in hopes that many of you will join.

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, you have options. 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.

Montage Website Committee

The Website currently needs a Committee Chair. If you have skills in web design, graphic design, photography, creative writing, journalism and would like to help with the contents and the management of the website, please let us know!



NEXT BOARD MEETING

The next regularly scheduled Board meeting will be held on Thursday, November 9, 2017 at 9:00 a.m. at the offices of Personalized Property Management, 68-950 Adelina Road, Cathedral City, CA 92234.

Meeting notices and agendas are posted on the community message board; located on the wall at the Da Vinci/Van Gogh curve or on the web site at least four days before the meeting.



HOMEOWNERS ASSOCIATION CONTACT INFORMATION



When I observe something against the Rules of Montage HOA how do I file a complaint?

All complaints from our homeowners must be made by letter, phone or email to Personalized Property Management (PPM), the HOA's managing agent. *Anonymous or unidentified caller verbal complaints will not be acted upon.*

Valid complaints along with documentation to include photos if possible, are to be directed to our property management company (PPM) at:

Assistant Community Manger
Lettie Teran
69850 Adelina Road
Cathedral City, CA 92234
Phone: 760.325.9500
Email: lettie@ppminternet.com

Secondary if Lettie is not available, contact the Community Manager, Shelly Ruegsegger @ sruegsegger@ppminternet.com

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1. The PPM representative investigates each complaint and notifies the Board of Directors and often asks the Board to help investigate the complaint. If the complaint appears to be valid, an attempt is made to contact the offending homeowner by phone or email, in a friendly/neighborly manner, to have the offending action eliminated.
 2. If the activity continues, a letter is sent to the offending homeowner asking that the situation be corrected, with a reasonable deadline for compliance, and requesting homeowner notify PPM once the corrections have been made. It is the HOA's general practice to send up to two warning letters to the Homeowner.
 3. If corrections are still not made, the homeowner is requested to attend a hearing with the Board of Directors to explain their reasons for not rectifying the complaint. The accuser may be asked to attend the hearing to give witness testimony. In the case of some violations, such as noise violations or violations of the leasing restrictions and rules, it may be necessary for the complaining owner to appear at the hearing to provide testimony. The Board cannot rely on mere hearsay to impose discipline. In the case of other violations, such as architectural violations, the Board members may view the conditions themselves and will not need testimony.
 4. At the hearing the Board may decide to exonerate the homeowner depending on explanations provided or impose fines or suspend membership privileges. Afterward, the offending homeowner may be called to subsequent monthly hearings and possible increasing fines until the situation is corrected.
 5. It is not the HOA's policy to notify or advise the homeowner that filed the complaint of any action taken by the Board on disciplinary measures taken.

Noise complaints - Both the Montage Rules & Regulations and Cathedral City Ordinances prohibit excessive noise between the hours of 10:00pm and 7:00am. The only immediate enforcement is provided by the Cathedral City Police.
Phone: 760.770.0300

When you contact the Police, request that a Police Incident Report be made. You must then go to the Cathedral City Police Department to obtain a copy. The copy of the Police Report should be provided to PPM for use in a potential hearing with the homeowner by the Board of Directors.

Always call the police in an emergency or after business hours situation that warrants it. PPM does have a 24 hour answering service (760-325-9500) for your use, but cannot act on a noise/nuisance complaint or similar, until the next business day.

Community Management

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


Association Board Members

Nick Nickerson, President - nnickerson@naiconsulting.com
Alan Horwitz, Vice President- ahorw58518@aol.com
Leo Schlesinger, Secretary - lschles694@aol.com
Tom Tousignant, Treasurer - td2znot@aol.com
Gary Roman, Director - grroman@aol.com

Association Committees

A & L Committee – Chair: Gary Roman
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
Web Master - TBA
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 Police 760.770.0300
Police Emergency Only 760.202.2411
Fire 760.770.8200

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