
May 2018 NEWSLETTER



MONTAGE NEWS & PRESIDENT'S MESSAGE

By Tom Tousignant



Another year, another President. I'm back as your President.

If you haven't heard, Nick Nickerson did not run in the 2018 Board election. He revealed his reason after the election – he is moving. This is a significant loss to the community. Nick has served on the Board for two terms. During 2011 and 2012 as Treasurer, 2013 as Vice President. Then again in 2017 as President. He has provided significant contributions of his Civil Engineering expertise in the design and construction supervision of the drainage system to eliminate "Lake Montage", remediation of the slope failures in the detention basin and the annual survey of the community assets for the Reserve Study.

Most directly effecting all of you - he has been the sole person that has been programming your vehicles for entry into the Montage gates and assisting in programming you garage door openers. Until someone step up to volunteer to continue this task it may become quite expensive for individual homeowners requiring this service.

Now moving forward I hope that the new Board and I can lead the community to be a better place. But we cannot do it without you help. We are in need of volunteers to participate in the operation of the community. And, most important, we need your input on problems you observe within the community. This includes relaying problems with the gates, fountains, landscaping, etc. Also, problems with community service providers including PPM, Burrtec, Conserve LandCare, Martin Sweeping, etc. And most important problems/conflicts between homeowners or groups within the community – with a recent change in the State law the Board now has some responsibility to address this type of problem. But to address any of the above problems we need you to report them in an accurate, timely manner.

Please see the Contact Information at the end of every Newsletter for where you can report problems.

I look forward to a productive year of participation by all in making Montage at Mission Hills the community we are envied for living in.

ARCHITECTURE AND LANDSCAPE COMMITTEE REPORT

PERIMETER PALM TREE PLAN PROGRESS

By Tom Tousignant

During the past couple weeks, the lightening of the palm tree crowns and removal of five dangerous palms recommended by the arborist have now been completed. The efforts were delayed, due to unanticipated consequences and winds.

The unanticipated consequences were the debris falling in homeowner's pools. The Conserve LandCare crew was efficient in cleaning up debris from the surfaces within back yards. They did not have a clue on what to do with pools.

As a result of the homeowners feedback on the first day of the project; the Conserve Account Manager, the Community Manager and the Board were scrambling to address the problem. Several attempts were made to hire a pool service to follow the tree crew – no service could be found to handle this additional workload.

The Board decided to suggest affected homeowners that they turn off their pool equipment in anticipation of the trimming crew and have their pool service perform a supplemental pool cleaning once the Conserve clean-up crew had completed cleaning their back yard. Copies of invoices for the supplemental pool cleaning should be submitted to PPM for reimbursement. The payments will come from the Reserve Account fund for the Palm Tree Plan implementation and be an unanticipated addition to the total project cost.

The next step in the project will be completion of the final plan form the Landscape Architect based on feedback received at the Annual Homeowners Meeting.

No other actions are planned at this time. Watch for the next progress report in the July Newsletter.

PALM TREE FLOWER DROP MAINTENANCE STRATEGIES

By Scott Reese, Community Volunteer

Beginning in late May and early June many varieties of Palm trees will begin to flower and eventually will drop dried flowers to the ground and into pools. The wind can carry seeds several hundred feet depending upon the height of the tree and wind speed. Many species of trees are very prolific in the production of flowers and seed drop can continue for a month or more. Almost every home in Montage is within range of a neighbors palm tree flower drop. Here is some information to consider in dealing with the issue that may also help you maintain a positive relationship with your neighbors.

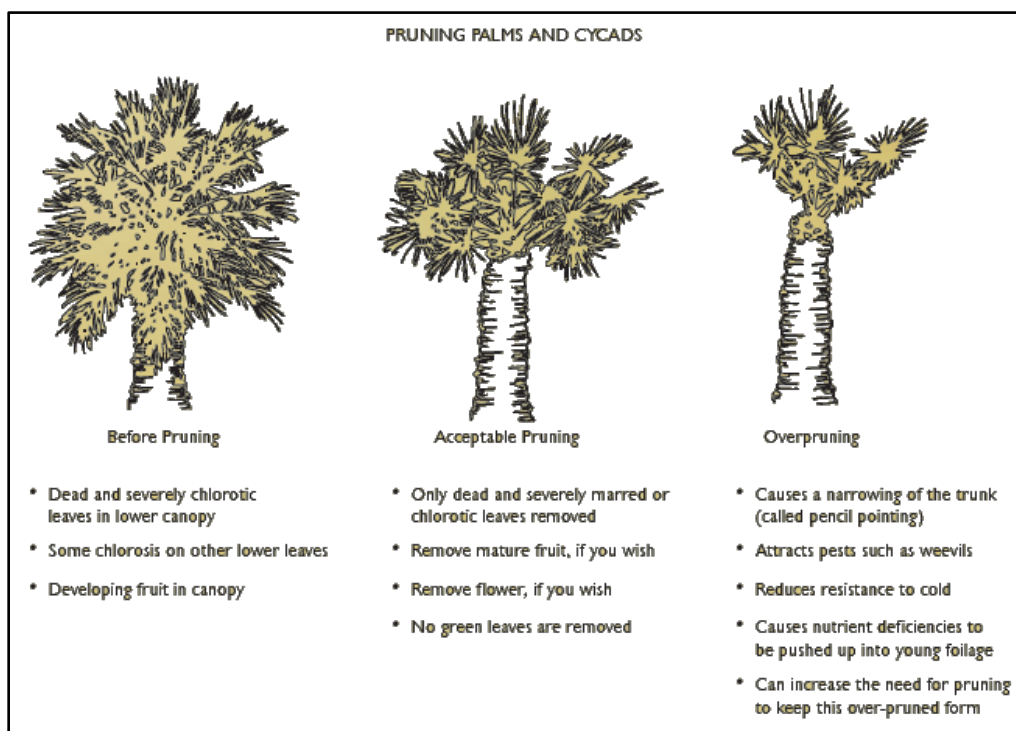
The Washingtonian variety of Palm (California Fan Palm and Mexican Fan Palm) generally present the most difficulty as they are generally the very prolific seed producers, the tallest trees and currently represent the greatest number of palm trees in Montage home landscapes. They are widely used because they are the least costly, most available and fastest growing of the palms used in Coachella Valley landscapes. They do have some downsides including seed production. Queen Palms are the second most frequently used palm and also are prolific seed producers.

The traditional "safe date" to trim Mexican Fan Palms (*Washingtonia robusta*) is between June 1 and June 15. By then all the seed stalks that are going to be produced for the year should be mature enough to be cut off and eliminated, thus preserving all the energy the tree puts into flower and seed production. Trimming your trees earlier may lead to seed stalks coming out afterward and will make a mess until they

are trimmed off again. There is always a chance that a late stalk will pop out, but it is pretty rare with Fan Palms. California Fan Palms (*Washingtonia filifera*) run about a month later than the Mexican Fan Palms. The traditional "safe date" for pruning them is after July 15 each year.

When exactly to trim your palms depends on seasonal weather variations and your specific conditions and requirements. If you have a pool or your neighbors have pools it might be important for you to get your palm trimmed a little earlier and within a short time of noticing the flowering head developing. Most people want their palms trimmed before the fruit is mature. Palms should generally be pruned by September at the latest.

There is a tendency to over-prune palm trees. The general rule of thumb is to prune palm fronds up to the 9 o'clock and 3 o'clock position and no higher than the 10 and 2 position. Palm leaves are necessary to maintaining the health of trees and can be remaining on the tree for two or three years without issue. Frequently, palms in the desert are sometime over-pruned out concern of periodic high winds. The following graphic from the City of Palm Desert Landscape Maintenance Manual demonstrates the proper pruning technic. More useful information from this manual, and other articles about desert landscaping can be found on the Landscape Care page on the Montage at Mission Hills Website.



Here are some ideas to help you manage (not solve) the problem if get frequent flower drop in your pool.

1. You can purchase skimmer basket filter bags. that can be used in your skimmer basket or in you filter basket to stop the flow into your filter. Here's link with information about filter bags.

<https://www.amazon.com/dp/B0728CHXMX?psc=1>

2. You can also purchase a floating skimmer which will run from a connection a pool vac / intake connection to augment your current single skimmer and clean you pool of more quickly. You can put a filter bag in these devices as well. The ratings on all of these are very good. This will effectively double your skimmer capacity. Here are some links with examples of floating skimmers.

- https://www.skim-a-round.com/?gclid=CjwKEAju07nJBRDG_tvshfHhWQSJABRcE-Z9mu_s4p3B9-t172tofkqyg80NwyTI-CYM2KouGS1-hoCdwbw_wcB
- <https://www.amazon.com/dp/B0087QDFBA?psc=1&smid=AKGEWS8T7WCZ7>
- https://www.amazon.com/PoolSkim-Pool-Skimmer-Cleaner/dp/B002WKOEGM/ref=sr_1_18?ie=UTF8&qid=1496240443&sr=8-18&keywords=pool+leaf+skimmer

ARCHITECTURAL VARIANCE REQUEST

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.

EMERGENCY PREPAREDNESS COMMITTEE REPORT

By Mike Gialdini, Emergency Preparedness Committee Chair

The warmer heat and more winds have arrived- Please stay hydrated!
Do you have many cases of water stored and rotated monthly in your home?

WELCOME COMMITTEE REPORT

By Gary Roman, Welcome Committee Chair



MORE ARE COMING!

MORE VALUABLE INFORMATION

GATE PROBLEMS AND AVAILABLE OPTIONS

Guess what. We are having problems with the gates. In fact our gate maintenance company says the system installed in 2012 is on its last legs. We are experiencing problems with the system circuit boards and there are no replacements.

This may be affecting some of you more than others because we have more than one system for gate access. The core system (housed within the kiosks) is having the problems – it is programmed at PPM. Many car buttons and all transmitters work on this system. There are also supplemental receiver systems at each gate (that Nick has been programming car buttons to for the past few years) – it is working fine.

Also, there are problems created by vehicles hitting the gates and damaging the motors and gate limit switches. This happens most at the Gerald Ford gate. This has caused periodic instances of one or both leafs of the entrance gate to hang up. Often this can be “fixed” by simply repeatedly opening with a transmitter. The Da Vall gate periodically experiences communications problems that Frontier Communications has had difficulty finding and fixing.

As a result, we may need to replace our core system that was supposed to last through 2024 sooner than expected. The Board is beginning an investigation of new systems.

A mitigating option is increase reliance on the auxiliary systems at each gate. BUT, we need a volunteer to step up to do the programming that Nick has been doing for years. Nick says the amount of time requires but is typically one or two hours a week. He has to meet the homeowner at the gate and use a special transmitter to program one of the car’s buttons to the auxiliary receiver, and then repeat the process at the other gate.

If no volunteer is found our gate maintenance contractor has said he will periodically schedule to provide this service to groups of homeowner’s vehicles for about \$50 each.

An alternative available to homeowners is to start using transmitters rather than their car buttons. I have available 12 new (small 1 ¼” x 2 ½” x ½” will attach to your key chain) transmitters for sale at \$35 each. I am looking for a volunteer to assume responsibility for distribution or I will give them to PPM who would probably sell them for \$50 each.



RULES ENFORCEMENT

The majority of our homeowners always follow the rules. The Board understands that “stuff happens” and once in a while allowances are needed due to special circumstances. We are a community of neighbors that need to get along together. If a neighbor does something that sets wrong with you talk to them about it.

Then there are homeowners that habitually ignore the rules. They consider themselves exempt from keeping their pet within the streets, parking their vehicles in the street, having their home occupied by unruly occupants for short periods, etc.

The Board is attempting to engage in an aggressive effort toward enforcement of our community rules. Your assistance by reporting habitual violators every time you see a violation is needed. Maybe we can fine them into compliance.

Providing documentation with dates and time and photos would be most helpful. This will minimize the investigation required before calling violating homeowners to hearings.

Executive Sessions are tentatively scheduled the second Thursday every month. Notification to homeowners must be sent at least 10 days in advance. The process may result in as much as two months between your report of a violation and any action by the Board. So be patient. And the Board is going to start being more responsive in providing feedback to the community on actions taken on violations.

**Cathedral City Has a New Short-term Vacation Rental Hotline Number
Communications / Events Manager Chris Parman, City of Cathedral City**

While a vacation rental unit is rented, the owner, the owner's authorized agent or representative and/or the owner's designated local contact person shall be available twenty-four hours per day, seven days per week for the purpose of responding within forty-five minutes to complaints regarding the condition, operation, or conduct of occupants of the vacation rental unit or their guests. If a neighbor of a short-term vacation rental has an issue related to the vacation rental, the neighbor can contact Cathedral City's Short-term Vacation Rental Hotline.

Recently, the company that managed Cathedral City's Short-term Vacation Rental Hotline Number calls has gone out of business. As a result, the City had to contract with a new company with a new number. Please note the change in the Hotline number below:

The NEW SHORT-TERM VACATION RENTAL HOTLINE NUMBER is accessible 24/7/365 at (760) 553-1031. The City apologizes for any inconvenience this change in number may have caused, but we are working to improve the services you count on in a time of need.

In addition to the Hotline number, you can also utilize the "GORequest" app on your smartphone or tablet for reporting any Vacation Rental Issue in Cathedral City.



STREET SWEEPING ON FRIDAYS

Please keep your vehicles off the streets on FRIDAY, as this is when the street sweeper comes, do your part in keeping our streets clean.



NEXT HOA BOARD MEETING

The next regularly scheduled Board meeting will be held on Thursday, May 10, 2018 at 9:30 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

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

Tom Tousignant, President - td2znot@aol.com
Alan Horwitz, Vice President - ahorw58518@aol.com
Leo Schlesinger, Secretary - lschles694@aol.com
Curtis Beyer, Treasurer - curtbeyer@gmail.com
Gary Roman, Director - grroman@aol.com

Association Committees

A & L Committee – Liaison: Gary Roman

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


Welcome Committee – Gary Roman, Chair – grroman@com or 310.600.4279

Web Master – Scott Reese – scott.o.reese@gmail.com

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.

Cathedral City Short-term Vacation Rental Hotline Number is accessible 24/7/365 at (760) 553-1031.