
September 2018 NEWSLETTER



MONTAGE NEWS

By Tom Tousignant

the President's Message

HAPPY LABOR DAY

HAPPY LABOR DAY The holiday celebrating American workers and also the unofficial end of summer. Even the heat is beginning to slack off (a little). Therefore, all the more reason to invite your friends, have a back yard Bar-B-Que and enjoy yourselves.

The Palm Tree Plan is moving forward with the first of the new trees to be planted shortly. At the board meeting on September 13th we will be considering other improvements within Montage:

Replacing the deteriorating street signs within the development Painting to Montage signs at the corner and entrances

The Board will also be directing the Finance Committee (made up of the Board members) to develop a proposed 2019 Budget and Reserve Study update for presentation to the Board at their November meeting for approval. And consider the proposal for our 2018 – 2019 insurance renewal. Please consider attending the meeting to watch your Board in action.

IMPORTANT NOTICE – PPM will be mailing out the Civil Code 4041 notice to all homeowners of record with a postage paid return envelope for validation of your "official address/information of record". This is a very important State required process (and a costly one for Montage). Please watch for this document and return it promptly. If the form is not returned, then your mailing address may revert to the property address for all future mailings. If you do not receive it by September 15, 2018, you can contact our Community Manager, Shelly at 760.325.9500 or sruegsegger@ppminternet.com

Montage - Brown Litigation Update

The lawsuit filed by owner Nancie Brown, entitled *Brown v. Montage at Mission Hills, Inc.* (Case No. PSC 1801783) is still pending. As the members may recall, Ms. Brown claims that she is not subject to the leasing restriction in the Association's CC&Rs and Rules stating that any lease must be for a term of at least 30 days. The Association's attorneys have served discovery, including interrogatories, demands for production of documents and requests for admissions, on plaintiff Brown. Ms. Brown's attorneys have not served any discovery requests. There will be a Case Management Conference on September 24, 2018. At that time, the Court will likely set a trial date for some time in early 2019.



CARS, CARS AND MORE CARS ...

As a friendly reminder, please park your cars in your garage or on your driveway. Our CC&R's state: 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. 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 for temporary parking by house cleaners, gardeners, pool service, and other service persons serving the occupant lot.

DOGS, DOGS, AND MORE DOGS ... (this is a RUFF job!)

We all love our dogs, but we must be responsible for their behavior. Please make sure that you pick up after your dogs when walking them around our community and that they are **ALWAYS** on a leash, as the signs at the entrance gates now remind you. There have been some nasty accidents from dogs not on a leash. Please be courteous and do not allow your dog to ever walk on your neighbor's property, much less allow them to "do what they doo", many neighbors have had their lawns routinely graced with "halos" from adorable females who don't think twice about using people's lawns as a rest stop. As far as the males ... well what can we say? It's just not nice to treat your neighbor's property with such disrespect. Remember it is your responsibility to make sure your renters understand this as well. Fines as authorized by the CC&R's are the responsibility of the homeowner, regardless of who is walking the dog staying at your home.

Trash Receptacles, Transmitters and Lights ...

Did you know that if you are a part time resident that you can arrange to have your waste receptacles picked up from the side of your home and returned each week? Simply call Burrtec Customer Service Department at 760.340.2113 or email customerservice@burrtecdesert.com and ask them to sign you up for "roll out" service. The fee is very nominal and as you know, based on our Conditions Covenants and Restrictions, which we all agreed to when we purchased our homes, you may not leave your containers on the curb after Tuesday evenings each week. Containers left on the street after Tuesday evenings may result in a fine.

Thomas Harp (916.296.1563 Rthomasharp3@gmail.com) is now the primary contact for programming vehicles for access to the gates. Gary Roman (cell 310.600.4279; grroman@aol.com) is the backup contact for the programming.

Gary Roman is now responsible for distribution of new transmitters for gate access. FYI, the transmitters currently available are the visor clip type, approximately 3" x 1 1/2" x 1/2". The current cost is \$35.00 each.

More frequent walk-throughs are for garage lights/coach lights and address lights. When changing your garage lights, please use warm white lights bulbs and change both out at the same time. Between the landscape lights, address lights, garage lights, porch lights and any window with lights on, at any given house, one person could start to see SPOTS after an evening walk.



ARCHITECTURE AND LANDSCAPE COMMITTEE REPORT

A & L COMMITTEE MEMBERS - By Gary Roman

After our last Newsletter in July, pleading and asking for committee members, I'd like to thank: David, Dennis, Fabio, Richard and Tony for joining Jim and I. The Board looks forward to working with an enthusiastic committee, doing what is best for Montage.



The committee and many other homeowners ask that you help keep the homes in Montage looking beautifully maintained, by pruning all trees and shrubs that were planted during new construction, by the builder.

The committee will continue to do walk-throughs within the community looking for dead plants after the recent heat. And of course over-grown plants- exceeding heights on common walls (especially at our

entrances and on the block walls along Gerald Ford and Du Vall), not to mention the greens growing into streets that could be a possible hazard near our intersections, blind corners and STOP signs, even blocking street name signs too!

On the last "trip around the block", there were still palm trees that still needed to be groomed and overgrowth spilling into neighbors yards. Please be courteous to your neighbors and use the property line as a healthy boundary, as you would expect from others.

Flat Head Borer Beetles

Several mesquite trees on Chagall have been attacked by these beetles in the past month. Once the tree is attacked you need to radically trim back the dead branches so the beetles do not reach the trunk. Once they reach the trunk – the tree is toast.

Watch your trees closely and prune dead branches promptly or you will be needing to plant a replacement tree next month.

PERIMETER PALM TREE UPDATE

By Tom Tousignant

The next phase of the Palm Tree Plan implementation will begin this week or soon after by Conserve LandCare (lowest bid received). Twelve date palms will be removed (they are marked with yellow tape). This will result in a total of 19 date palms removed, 7 last year and 12 this year.

A total of 11 new palms will be installed per the plan. Two 18' Phoenix Dactilifera 'Deglet Noor' palms with diamond cutting, one at each entrance. And nine 18' Washingtonia x 'Filibusta' hybrid skinned palms along Gerald Ford and Du Vall.

As the new trees are installed the irrigation system modifications required per the plan will be implemented.

For your information as the palms are removed grinding of the stumps and roots around the immediate area of each palm will be done. The new replacement palms may not be able to be installed in exactly the same spot as the removed palm do to residual roots or other factors. Therefore modifications to the lighting will follow each phase of the Palm Tree Plan implementation.

Budget

We are running a little ahead of the planned expenditures. We have funded two years of effort and only collected assessment revenues for one year.

As a result we will be over expended by about \$46,000 at the end of this year. There are enough funds in the Reserve Account to cover this shortfall. I believe this will be made up over the next several years by the \$38,400 the Palm Tree Assessment provides each year. Therefore I do not see the need for any change in the current \$25/month/home special assessment.

ARCHITECTURAL VARIANCE REQUEST

Changes to the Exterior of Your Home

Please remember to submit an Architectural Variance Request (AVR) for any planned changes to the exterior of your home. This includes any painting, landscaping, decorations, anything – even when just replacing like for like or painting the original colors.

If changes are made prior to approval by the Architectural & Landscape Committee they may be required to be reversed if they are not approved.

AVR forms are available from our Community Manager, Shelly at PPM or on the Montage website. Here's one (attached) to get you started!

EMERGENCY PREPAREDNESS COMMITTEE REPORT

By Mike Gialdini, Emergency Preparedness Committee Chair

As you may have seen around the community, some plants did not make it- Please continue to stay hydrated!

Remember! When an earthquake occurs, take care of your family, yourself and your neighbors first. Then go to Chagall Court where all are to gather to help others and to get support from others.

Also remember to have THICK LEATHER GLOVES (a couple bucks at Home Depot or Lowes), thick soled shoes, a flashlight and some money (lots of single \$ bills) in your nightstand. If the emergency occurs at night, you maybe disoriented and confused. It will be reassuring to know you have the basics to get out of bed and the home safely. Please consider other items in case of a flood.

WELCOME COMMITTEE REPORT

By Gary Roman, Welcome Committee Chair

More are coming!



MORE VALUABLE INFORMATION

Entry Gates- The new entry gate systems requires you to use the # sign before entering your personal code.

Service Code @ Entry Gate- The Service Worker code for Montage is for your home service and construction workers do not give them your Homeowner Code. Again, random callers have been calling any home to gain access. Please use discretion before letting anyone in.

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

Pool and Backyard Entertaining

Please be respectful of your neighbors and keep noise levels down throughout the day, especially at nighttime and early morning. Please treat people the way you would want to be treated. Your neighbors will really appreciate you! Thank you for your cooperation.

Sprinklers- Please TEST MODE your sprinklers on your next visit, many homes have sprinklers drippers missing, covered sprinklers/drippers due to dirt, grass and/or CALCIUM build up. We have gallons of water going down the drain.

Something Wrong- Please report it to the homeowner, someone who cares or PPM direct.



NEXT HOA BOARD MEETING

The next regularly scheduled Board meeting will be held on Thursday, September 13, 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

Stacie Cowie, Assistant Community Manager - stacie@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 or 310.600.4279

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

Welcome Committee – Gary Roman, Chair - grroman@aol.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.