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## November 2018 NEWSLETTER



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### MONTAGE NEWS

By Tom Tousignant



### Message from The President

Welcome to fall. The Board is continuing to approve projects to improve the value of Montage. You will soon be seeing brand new street signs within Montage. The originally installed signs had all faded and many had become almost unreadable. Also the development name signs at both entrances and at the corner of Gerald Ford and Da Vall will soon be re-painted. All these improvements have been funded from our Reserve Account based on maintenance programmed in the Reserve Study and the actual conditions of these Community Assets. The streets are scheduled to be slurry sealed again in early 2019. These scheduled improvements and others are approved by your Board to 'maintain and improve the value of the Community' as required as a required fiduciary duty.

The Board has approved the HOA's 2018-2019 insurance policies renewal. Our previous provider of our Directors & Officers Policy has left the California market. Therefore the policy cost for this year nearly quadrupled from \$1,050 to \$4,129 for the year. This was due to the combination of the newly reduced number of D & O insurance providers and the fact that we have a pending insurance claim.

We have also been informed, as each of you have been, that Mission Hills Country Club will be increasing our social membership dues from \$92.75 to \$97.00 per month. This results in a \$6,528 increase in our 2019 budget.

These and other items will be factored into the development of next year's budget by the Finance Committee. The Board will be approving the 2019 Budget and Reserve Study update at our meeting November 8<sup>th</sup>. You will all receive the new budget and Reserve Study update as well as the 2019 Community insurance disclosure within the State required Annual Budget Report & Annual Policy Statement package that will be emailed to you by December 1<sup>st</sup>. The four homeowners that have not consented to receive documents electronically should receive the printed package within the following week.



### **Storm Damage**

If you were not here in the desert, you missed a real gully washer of a storm the night of Friday, October 12<sup>th</sup>. The rain came down so hard I feared my pool would overflow. The lightning and thunder was so close my wife was about to hide under the bed. It was really an unusual and frightening experience.

It also was an expensive experience. The storm runoff entering our detention basin blew the heavy iron grate off the top of the dry well and washed away the heavy stones protecting the slope abutting Da Vinci. It also created many gullies around the perimeter of the detention basin. The repairs will cost \$7,875. The repairs work will begin shortly. They must be completed before another storm or the damage will be magnified.

### **Mailbox Locks**

Call Adam Elson at 760.333.5111. He is the owner of **Keys n Things** locksmith and lives in Montage. He has changed mailbox locks for many homeowners.

NOTE: WD 40 is not good for locks it leaves an oily residue that attracts dirt. You should get a can of silicon dry lubricant - it is best to use for locks, door hinges and sliding door lubrication.



### **Hot Water System**

All the homes in Montage have a hot water re-circulating system installed by the developer (see picture below). The systems do require periodic maintenance. I have found that the most common failure is with the impeller within the pump (on the left of the picture). The replacement of the impeller should cost about \$150, installed (my price may be a little out dated, but it shouldn't be much more – I found one at Ferguson Enterprises on Perez Road). Several homeowners have been talked into replacement of the entire unit at a cost of up to \$900.

Please provide feedback if you have had any problems with your hot water re-circulating system. Email me at [td2znot@aol.com](mailto:td2znot@aol.com)





## Nice, Quiet Community during Nights & Sundays

In order to ensure this our Montage Rules state:

Part 2, Section I: Quiet Enjoyment...10 PM to 7 AM (p 3) – this is both a Montage Rule and a City Ordinance prohibiting excessive nighttime noise.

Part 3, Sub-part V: Deliveries, Service/Trade People

Section B: Inordinate Noise...only 7 AM - 6 PM M-F (p 7) – this Montage Rule limits work by service workers and construction workers to the daytime hours of 7 AM to 6 PM.

Part 3, Sub-part VI: Landscape and Maintenance Rules

...Permitted during the hours 7 AM - 6 PM (p 7) – this Montage Rule further limits any outside activities by anyone (workers or homeowners) to daytime hours.

Further the Service Worker code access hours are limited to 7 AM - 5 PM Mon - Sat (they are not allowed to enter during nights time hours or on Sundays) – this is intended to physically prevent access by service, trade and construction workers to daytime hours Mondays thru Saturdays.

If workers are working at a home after 5 PM, before 7 AM or on Sundays the homeowner may be called to a hearing with the Board to explain how they got access. The homeowner may be subject to fines for disseminating the gate codes and/or violating our quiet enjoyment provisions. Further the worker(s) involved may be barred from future access to Montage.

Exceptions may be made for parcel deliveries and emergency repairs.

### **Vandalism in Montage**

A home was vandalized at about 3 pm on Monday, October 22<sup>nd</sup>. The electrical panel was accessed and circuits were switched off. Two pots, the door mat and a plaque overturned near front door (looking for key?)

**Be alert and be aware of what is going on during the day.**



### **Montage – Gate Problems**

As many of you experienced on Sunday, October 14<sup>th</sup> during the power outage the Gerald Ford battery backup system failed. The system is supposed to open the Gerald Ford entrance gate in the event of a power outage. The gate maintenance firm evaluated the system and determined that the failure was due

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to a problem with a circuit board within the system. The circuit board has been replaced. The maintenance firm will test the system each time they come to Montage to address a problem or a minimum of monthly during maintenance service.

Also, the Board will be considering the installation of a second battery backup system at the Da Vall entrance gate their November 8<sup>th</sup> meeting. This will provide a "backup to the backup" and hopefully eliminate the possibility of being trapped inside or outside of Montage during future power outages.

Note that during the outage some energetic resident took it upon himself to open one gate leaf at each the Gerald Ford and Da Vall entrances. The screws that secure the caps for the gate arm releases were broken off in order to access the arm release handles. The covers are necessary to prevent anyone from being able to release the gate arms for access.

To re-secure the covers required welding on posts for pad locks. The Community Manager and each Board member have keys for the locks.

There have been other problems with transmitters and car buttons not opening the gates. One occurrence was the result of someone cutting off the antenna at the Da Vall gate. Each of these problems was fixed shortly after it was reported. The message here is that if you experience a problem call me or PPM.

### **Coyotes in Montage**

Wednesday, October 31, 3:30AM, Two coyotes were picked up on camera and "NO, these were not dogs dressed up for Halloween!"

We do not need to say much- but please protect your "fur-babies".



### **Transmitters and Lights ...**

Thomas Harp (916.296.1563 [Rthomasharp3@gmail.com](mailto: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](mailto: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.

In the most recent walk-through, there are many garage lights/coach lights and address lights that still are not ON at night. As a courtesy, please turn lights on as asked by the HOA. They are controlled by the third switch inside your front door. If you do not have one, a "Switch Lock" will be provided to prevent guests or service workers from accidentally turning this switch off. Contact Tom Tousignant [td2znot@aol.com](mailto:td2znot@aol.com).

When changing your garage lights, please use warm white lights bulbs and change both out at the same time.

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Reminder: the HOA covers the two to five front yard lights originally installed by the developer, that are operated by the photocell on the side of your home. If notice a light out or staying on during daylight hours before we do, please notify Stacie at PPM. The problems will be addressed during the following monthly light inspection during the first week every month by our lighting contractor.

## **Architecture and Landscape Committee Reports**

**By Tony Michaelis, A & L Committee Chair**

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Hello Montage Neighbors:

Several of us have recently volunteered to fill openings on the Architectural & Landscaping (A&L) Committee and have begun to review Variance Requests and conduct periodic landscaping, lighting and community area inspections.

The A&L Committee's responsibility is to regulate the design, enforce the Conditions, Covenants & Restrictions (CC&R's) and to preserve the harmony of appearance and overall aesthetic beauty of the Montage Community. The Committee will be guided by our Charter, the CC&R's and the Association's Rules & Regulations.

To that end, we will promptly respond to Variance Requests by holding a minimum of one Committee Meeting per month and communicate any inspection issues identified by our periodic walkthroughs to see if we can get a quick resolution. Our house painting variance requests are guided by the Association's Paint Policy.

We also encourage all homeowners to review the Montage website (<http://montageatmissionhills.org>) which has a wealth of information about our community and the responsibilities we jointly share.

We look forward to serving our community. Please let us know if we can answer any questions or meet to discuss any issues.



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## Architecture Variance Request

By Gary Roman, A & L Committee Liaison

First of all, I would like to thank our neighbors who have recently stepped up and have put a lot of time and efforts into making the current committee successful; by being committed, dependable and showing up for the past couple of months; Dave Busick, Tony Michaelis, Richard Meyerson, Dennis Nello and Fabio Chiesa, **THANK YOU!**

I'd also like to take this time and **THANK** Jim Kaplan for his past service!

I would also like to inform the HOA that the committee is currently revisiting the AVR reviewing process and will post it on the website in the near future. As of now, the committee will meet for their monthly meeting around the first week of each month. The committee will review all AVR's submitted in the past 30 days (give or take). The agenda will be created and posted 4 days in advance. If you submit your AVR on day 29 or 30, it may not be reviewed, as it missed the agenda, therefore you may need to wait for the next meeting.

So, if the committee meets on January 5 and you submit an AVR on January 7, please know it will not be reviewed until February 2.

*Lack of timing on your part, does not anticipate rushing on our part...*

That being said, please do not wait for the last minute to submit an AVR for something you want done Saturday. It is also highly suggested that you fill out the AVR completely and supply all supporting documents, so the AVR is not returned to you for pending concerns.

**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: <http://montageatmissionhills.org/wp-content/uploads/2015/03/Montage-Architecture-Variance-Form-Nov2015.pdf>

Lastly, we all know this is a thankless job that takes many hours of one's life, please respect our time and efforts and know that one of the reasons why you bought here was for the beauty of the development. Your contribution is greatly appreciated.

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## Perimeter Palm Tree Update

You should have noticed a lot of activity with the perimeter date palm trees. So far a total of 17 trees have been removed, irrigation improved, crowns lightened and 7 new trees have been planted per the Palm Tree Plan. With the completion of these efforts we will have spent approximately \$84,000 of the \$38,000 in dedicated Reserve funds collected to date. As a result efforts planned for 2019 will be limited to an updated arborist study and the removal of any date palms considered dangerous. Keep in mind that this is a 10 year plan. We have begun with an energetic flurry in our first year.

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## EMERGENCY PREPAREDNESS COMMITTEE REPORT

By Mike Gialdini, Emergency Preparedness Committee Chair

Earthquake Preparedness - Simple things like:

- having MANY CASES OF WATER STORED and rotated monthly in your home can really prove invaluable during an emergency. Remember that your hot water heater will be an EXTRA source of drinkable water to use after all of your water bottles are gone.



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- having an FAMILY EMERGENCY PLAN that everyone in your household knows about is important. A Family Emergency Plan includes establishing 1) who all of you should contact OUTSIDE OF THE COACHELLA VALLEY (and maybe outside of the earthquake area which could be from the Coachella Valley to Los Angeles to San Francisco). This person or persons can be the "info warehouse" who can share information with family members....where you are located (at your Montage house or elsewhere), your physical and mental condition, if you have cell phone/landline/email/text/etc communication capabilities, what you need, who you are with, etc. Also, be sure to WRITE YOUR PLAN DOWN ON PAPER AND SHARE IT WITH YOUR FAMILY MEMBERS AND YOUR EMERGENCY CONTACTS.

- having ENOUGH FIRE EXTINGUISHERS AT YOUR MONTAGE HOME (at a minimum in your kitchen, master bedroom, garage; preferable midsize models, not the skinny small ones). After an earthquake, please place any unused fire extinguishers at the end of your driveway for others to use if needed.

BEING WELL PREPARED BEFORE THE BIG EARTHQUAKE IS YOUR BEST WAY TO SURVIVE THE BIG ONE.

If I can help you, feel free to contact me.

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## **WELCOME COMMITTEE REPORT**

**By Gary Roman, Welcome Committee Chair**

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Robert & Brenda Holt to 36-303 Artisan Way



It seems very few people piqued an interest in a Holiday Party with my small attempt. Please know I was and I am attempting to work with Mission Hills, but the options were high and there is not a budget to secure the space and everything that goes along with the event. There is still time to lock something in, if anyone is interested in gathering at Mission Hills Country Club on December 21 for a dinner. The cost would be roughly \$45 each for Cocktail Party OR \$50 for dinner/packages. In speaking to the Club, the turn-out is usually about 40 people.

The last option would be to have a cocktail party in the 55<sup>th</sup>, where three appetizers would run \$30+, not including the bar.

If you are interested in either option, or have an opinion, please send your interest directly to me at [grroman@aol.com](mailto:grroman@aol.com) by November 10<sup>th</sup>.

### **Idea**

In the President's Message above, he mentioned two things that I'd like to tap into. One being the budget with the unexpected funds to cover to storm damage and the other being the new street signs.

The Board has agreed to retain the old street signs and not allow them to go to salvage. By retaining the signs, I'd like to auction off the signs to raise funds to purchase items and give back to every homeowner. If you'd be interested in purchasing your street, please reach out to myself directly at [grroman@aol.com](mailto:grroman@aol.com)

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The initial plan was to raise money to secure the Holiday Party, but timing didn't allow. Perhaps some of the raised funds can be used for future events, in addition to the project that I am currently working on.

\*By clicking on the emails address links in the above segments, that subject line will automatically populate.

### **November and December**



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### **NEXT HOA BOARD MEETING**

The next regularly scheduled Board meeting will be held on Thursday, November 8, 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.



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### **HOMEOWNERS ASSOCIATION CONTACT INFORMATION**

#### **Community Management**

Shelly Ruegsegger, Community Manager - [sruegsegger@ppmineternet.com](mailto:sruegsegger@ppmineternet.com) or 760.325.9500  
Stacie Cowie, Assistant Community Manager - [stacie@ppmineternet.com](mailto:stacie@ppmineternet.com) or 760.325.9500

#### **Association Board Members**

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

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### **Association Committees**

A & L Committee –Tony Michaelis, Chair [tonymichaelis@icloud.com](mailto:tonymichaelis@icloud.com) or 310.200.4274  
Emergency Preparedness – Mike Gialdini, Chair [MikeGialdini@gmail.com](mailto:MikeGialdini@gmail.com) or 760.413.0100  
Welcome Committee – Gary Roman, Chair –[grroman@aol.com](mailto:grroman@aol.com) or 310.600.4279  
Web Master – Scott Reese – [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com)  
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**

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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.