
January 2019 NEWSLETTER



MONTAGE NEWS

By Tom Tousignant



Happy New Year! As the New Year springs with hope for a harmonious and fruitful coming year within our community!

At our January meeting, the Board will be taking necessary steps for the March Annual Homeowner's Meeting. At that meeting, three Board positions will be elected to serve the following two years. Self-nomination forms will be sent to all homeowners in early January. Ballots for the election will also be sent in February. If you believe there is a need for any propositions, to be included on the ballot for a vote by the community, please send the item to Shelly, our Community Manager, before the end of January.

The A & L Committee is in the process of developing an update to the current Board Painting Policy. Their initial proposal will be discussed at the January 10th Board meeting. They will be proposing more color pallets as options for painting homes within Montage.

The Board has again requested the annual arborist study of the perimeter palm trees to be discussed at the January Board meeting. This will become the basis of work on the perimeter Palm Tree Plan for this coming year. As previously stated the Board energetically began the ten year program last year and spent the first two years of planned funding for necessary projects to remove current dangers and extend the life of the remaining palms. Therefore, only minimal work will be done during 2019 in order to build up the reserves.

Looking forward to seeing you all at the March 23rd Annual Homeowners Meeting.

ARE YOU INTERESTED IN BEING ON THE HOA BOARD?

CALL FOR BOARD MEMBERS

It's that time again to put out the call for homeowners to submit the nomination form, if they're interested in running for the Board. We have three (3) positions up for election, as the terms come to an end. I would urge anyone interested in board membership to complete the Self Nomination Form, that will be distributed shortly. The Self Nomination Form will be emailed to all homeowners and is also available on the Montage website.

The Board normally meets bi-monthly on the morning of the 2nd Thursday. The meetings typically last 2 to 3 hours. Board members may attend by telephone if they cannot attend in person. Each Board member is assigned responsibilities requiring participation beyond the Board meetings. In all, approximately 10 hour of effort per month are necessary to accomplish each member's fiduciary duty.

We also have an ongoing need for volunteers for the various Committees that provide support to the Board. If you are interested in becoming more involved in our community operation and governance please let any Board member or Shelly, our Community Manager know.

Trash Container Etiquette

The Montage Rules that were sent again to all homeowners last month state under Section IX TRASH AND REFUSE, paragraph C COLLECTION: **"Rubbish containers may be placed temporarily for pickup not to exceed 24 hours before and after scheduled trash collection hours, except with Board approval."**

Some trash containers are being set out on Sunday evenings and then not being taken in after being emptied on Tuesdays. This can result in the homeowner being called to a hearing before the Board to determine whether a fine of up to \$500 should be levied per the Rules Fine Schedule.

As homeowners you have options to insure your trash containers are put out and put back in accordance with the Rules:

- **Helpful Neighbor** - Talk to a neighbor to set your trash out on Monday night or Tuesday morning and then putting the emptied containers back.
- **Burrtec "Pull-Out Service"** - Trash truck driver fetches your trash cans, empty them and returns them. Set-up charge is \$10.89, monthly charge \$7.69 would be billed quarterly until June 2019. Beginning July 2019 the charges would be added to your property tax bill. Call Burrtec Customer Service 760.340.2113.



Further FYI all the trash to be picked up must be inside the Burrtec containers. Boxes should be broken down to facilitate loading into the containers. Items set next to the bins or too large for inclusion require special arrangements for pickup by Burrtec disposal. Again call Burrtec Customer Service 760.340.2113. Each home may call for a special pickup once per year at no charge.

The Rules are in place to help maintain the quality and aesthetics of our community. Not following this Rule for trash containers is disrespectful of the other residents that are forced to look at the trash containers for several days.

TREE PRUNING GUIDELINES

The Architectural & Landscape Committee has the authority from the CC&Rs to develop and enforce guidelines for tree maintenance within Montage at Mission Hills. Mindful of the positive effects of pruning, the negative consequences of not pruning and the limiting desire of Montage homeowners to make their own decisions regarding their trees the following guidelines will be enforced:

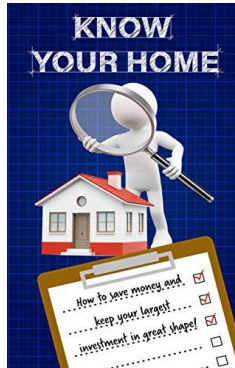
- Requires trees shall be trimmed to allow the unimpeded passage of street sweepers along the curb line of all streets. This requires pruning to the height of ten (10) feet to the distance of two (2) feet into the utility easement beyond the back of the curb. This is necessary to ensure water drainage to the detention basin along the concrete gutter unimpeded by the accumulation of debris. Impeded flow results in the drainage flowing onto the asphalt and contributing to its deterioration.
- Recommends trees be pruned and laced annually to optimize tree health, enhance community aesthetics and to minimize the risk of branches breaking or the tree blowing over in high winds. Homeowners should employ a professional arborist or a contractor with significant experience in proper tree pruning. A bad job of pruning may significantly damage or even kill a tree. Topping a tree is an extreme stressor and will not only shorten the life of the tree but will make it prone to disease and a lack of resistance to insect and bacterial attack.

GATE ACCESS POINTERS

- Each current homeowner has been issued a unique HOMEOWNER CODE to enter into the kiosk key pad for access 24 hours per day, 7 days per week (24/7). Keep it for exclusive use by yourself, friends and family. People you do not mind bothering you 24/7.
- Every homeowner has been informed of the same SERVICE WORKER CODE for gardeners, pool services, house keepers and other service workers to enter into the kiosk key pad for access 7:00 AM to 5:00 PM Monday thru Saturday. There is no service worker noise allowed on Sundays.
- Each home may have one or more names listed on the kiosk DIRECTORY that rings their home phone number or North American cell phone number associated to be called when someone calls from the gate for access. Press "9" on the phone to allow access.
- All current homeowners as of December 2012 were issued two remote transmitters ("clickers") to open the gates and their garage doors 24/7.
- All current homeowners as of December 2012 were issued two credit card size gate proximity cards to open both the pedestrian gates and vehicle gates 24/7.
- If you have purchased your home since 2012 the transmitters and cards should have received them from your escrow.
- You may purchase additional transmitters from Gary Roman (310.600.4279 grroman@aol.com) for \$35. The proximity cards may be purchased from the receptionist at PPM for \$25.
- If you are selling your home – contact Heidi (the gate lady) and she can provide a REALTOR CODE that opens the gates on Saturdays and Sundays 10:00 AM to 5:00 PM.
- If you are planning a special function or party – contact Heidi and she can provide a special ONE TIME USE CODE for the period you need it, then it will be deleted from the system.

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- If you obtain a new vehicle that has programmable garage door/gate opener buttons contact Thomas Harp (916.296.1563 Rthomasharp3@gmail.com) or Gary Roman (310.600.4279 grroman@aol.com) to assist you in getting your buttons programmed to open the gates.

NOTE: If you sell your home, please make sure to surrender your transmitters and key cards over to the new homeowners through escrow, or leave on the kitchen counter, as they will be of no further use to you – your ability to access Montage will be deleted at the close of escrow if not received by the new owners.



Ceiling A/C Return Danger

A Montage homeowner reported that the ceiling return air conditioning register (where you install the filters) outside the master bedroom suddenly fell to the ground. The approximately 2 foot x 3 foot register weighed about 10 pounds and would have caused serious injury if it had fallen on any person or pet.

Suggest you evaluate the security each of your home's registers the next time you change your filters. The homeowner called Mark at PPM and he recommended Rick-A-Doo handyman service. He replaced the vent with a new vent has for latches, the original one had two.

*always hold with two hands and be sure your ladder is tall enough to secure and see that the hinges are not bent- Gary's .02

If you need assistance with evaluating your registers or any other handyman projects you may wish to contact the Rick-A-Doo handyman Richard Hagerman at (760) 774 9268.

Architecture and Landscape Committee Reports

By Tony Michaelis, A & L Committee Chair

The A&L Committee is meeting on a monthly basis to review Variance Requests and conduct periodic landscaping, lighting and community area inspections.

As Tom has mentioned, we have reviewed the Paint Policy and will be making recommendations to the Board for several new color schemes which were developed with input from Dunn-Edwards & Vista Paints to complement our existing 9 color groups.

As we move into 2019, we have the following items on our agenda:

- 1) Continue to meet on a monthly basis to promptly review variance requests and complete community area inspections.
 - 2) Periodically meet with the perimeter landscaping contractor to help maintain quality standards and improve overall conditions.
 - 3) Update the Montage Website (<http://montageatmissionhills.org>) with Committee agenda, minutes and additional information which may be relevant to maintaining our properties and the community as a whole.
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- 4) Develop Charter (Instruction Manual) which documents ongoing goals, activities and tasks of the Committee.

We also encourage all homeowners to keep us informed of any issues you identify which can help maintain and improve our community.

Please let us know if we can answer any questions or meet to discuss any issues.



Architecture Variance Request

By Gary Roman, A & L Committee Liaison

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>

Your contributions and respect is greatly appreciated!

EMERGENCY PREPAREDNESS COMMITTEE REPORT

By Mike Gialdini, Emergency Preparedness Committee Chair



Please attend the Annual Homeowners Meeting in March for a LIVE presentation!

If I can help you in any other way or in the meantime, feel free to contact me.

WELCOME COMMITTEE REPORT

By Gary Roman, Welcome Committee Chair



Tim and Sherrie Reeves - 36316 Dali Drive
Welcome all the way from Rio Del Sol!

As you can see, so many more coming!

As mentioned last month, with few responses

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

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.

NEXT HOA BOARD MEETING

The next regularly scheduled Board meeting will be held on Thursday, January 10, 2019 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@ppminternet.com or 760.325.9500
Stacie Cowie, Assistant Community Manager - stacie@ppminternet.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 –Tony Michaelis, Chair tonymichaelis@icloud.com or 310.200.4274
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.