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## May 2019 NEWSLETTER



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### MONTAGE NEWS & PRESIDENT'S MESSAGE

By Tom Tousignant



#### **Another year, another term as President.**

First of all- thank you all for participating in the Annual HOA Meeting last month!

I'd like to welcome Tony Michaelis to the Board and also THANK Leo Schlesinger for his dedication to Board.

This week you will begin seeing your new black streets. Remember that you may not start to enjoy using them for at least 24 hours following application of the slurry seal. For a week or more avoid turning your wheels unless your vehicle is moving. This will scar the new surface. Don't stop and turn, let your vehicle roll slowly while you turn.

Ready to get hot? The summer heat is going to begin in earnest this month. And with the heat the desert plants are going to be in full bloom. As far as Montage is concerned this means time to trim palm trees. The Board will be approving the pruning of the perimeter and entrance palm trees at their May 10 meeting. Homeowners should also be scheduling the pruning of their palms.

Also at their May 10<sup>th</sup> meeting the Board will be acting on the community feedback received at the Annual Homeowners Meeting last month. This includes reviewing proposals for options to improve lighting of the new palm tree crowns. Be patient, there are only 10 of the total of 56 new perimeter palms that have been installed to date. The other 46 will be installed over the next 8 years in accordance with the approved plan.

The required comment period for homeowner feedback on the proposed updated Painting Policy will be concluding soon. If you have comments/suggestions for consideration by the Board prior to adoption of an updated Painting Policy they need to be submitted to Shelly at PPM [sruegsegger@ppmineternet.com](mailto:sruegsegger@ppmineternet.com) . The proposed updated policy is available on the Montage website [www.MontageatMissionHills.org](http://www.MontageatMissionHills.org).

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NOTE: Any home not currently painted in conformance with the new policy will be required to conform the next time any exterior painting is done.

### **Street Seal Coat Starts May 1<sup>st</sup>**

The street seal coating will be done in two phases:

May 1<sup>st</sup> – Chagall, Artisan, Matisse West of Artisan, Dali and Picasso.

All homeowners need to turn off front yard sprinklers April 30 thru May 2<sup>nd</sup>.

Gerald Ford Exit gate will be open to access.

May 3<sup>rd</sup> – Matisse East of Artisan, Da Vinci, Van Gogh and Monet.

All homeowners need to turn off front yard sprinklers May 2<sup>nd</sup> thru May 4<sup>th</sup>.

Gerald Ford Entrance gate will be open for access.

It is recommended that you stay home during this process. If you must use your vehicle you will need to park it on a designated street that may be some distance from your home. You will need to walk along the curb to avoid accumulating tar on your shoes.

Personally, Donna and I will be staying in a hotel during the work on our street.

### **Helpful Hint - Tar**

If your car, shoes or clothes should become victims of the fresh blacktop spray or tar, here's what to do: Spritz the tar stain with laundry prewash spray and let it sit for one or two minutes----then wipe it clean with a soft cloth. You should be tar-free.

### **Crack Filling**

The requirement for filling cracks was that they are 1/4" or greater in width. Less than that, the filler will not enter the crack. Those smaller cracks will receive a surface fill from the slurry seal.

Also remember the crew covered the entire development within one day. They were moving pretty fast. They may have missed some, but they filled significantly more than planned in their bid.

### **Question on How Your Home Works/Maintenance Items?**

Send questions to me at [td2znot@aol.com](mailto:td2znot@aol.com). Answers will be provided by email and the Questions and Answers will be published in the subsequent Newsletter for all homeowners to file away. Gary will be assisting with minor details, as he's very familiar with the builder/**GHA** Homes.

### **Water Recirculating System**

I am republishing this article from 2011 and July of 2018 because my recirculating pump (the brown box in the picture) is making noise again and will need to be serviced soon.



All the homes in Montage have a hot water recirculating system installed by the developer. 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 dard, 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.

Another source may be **Hajoca Corporation** – 682 Eugene Road, Palm Springs (in industrial complex across Gene Autry from Lowe's). Montage at Mission Hills has a discount purchase agreement to allow homeowners to purchase plumbing supplies at contractor prices.

## **ARCHITECTURE AND LANDSCAPE COMMITTEE REPORT**

The A & L Committee meets often and performs inspections of the landscaping in the common areas and the privately owned properties within the Montage. Attention is focused on the landscapes, trees, paint conditions on homes, gates and walls and etc. This being a desert area the heat and sun take their toll on just about everything and it is easy not to notice the ongoing changes as we see them day after day. The inspections are helpful to all of us in reminding us of the routine upkeep that all of us face from time to time.

That being said; with the desert heat soon approaching, please be sure maintain your landscape and keep an eye on all the dying and over grown shrubs.

### **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.

### **Parking in Montage at Mission Hills**



**NO**

**YES**

Montage was built with the rolled curbs and was done to save construction costs when the development was created. With this type of design by the developers, curb cuts for the

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driveways were not necessary. Proper parking assures adequate drive space on our streets and calls for vehicles to be parked up on the cement curb, straddling the gutter for proper flow. Please try to avoid your wheels in the gutter and refrain from parking on lawns, gravel and driveway openings.

The Committee and Board have approved a proposed new Paint Policy which is now available for homeowner review through May 14.  
(<http://montageatmissionhills.org/paint-policy-update>). After getting homeowner input the Board will consider adopting a new Paint Policy at the July Board Meeting.

The A&L Committee continues to meet with our landscape contractor to provide perimeter landscape oversight. We continue to encourage all homeowners to keep us informed of any issues you identify that can help maintain and improve our community.

Our website has a wealth of information and I suggest you take a look at it if you have not done so (<http://montageatmissionhills.org/>). Special thanks to Scott Resse, our webmaster who does an outstanding job in managing this community resource.

The following are sections of the website which I suggest reviewing:

- 1) Governing Documents – (Top Menu, Documents – Governing Documents – Rules & Regulations). I have received many inquiries on what exterior home alterations require HOA approval. The following link are the current Rules & Regulations <http://montageatmissionhills.org/wp-content/uploads/2019/01/Rules-and-Regulations-for-Montage-at-Mission-Hills-2019.pdf>.

- 2) Board Committees – (Top Menu, Board, Architecture Committee)  
<http://montageatmissionhills.org/architecture-and-landscape-committee/>

This link provides access to an overview of the Architectural and Landscaping Committee and what guides our activities. For all exterior home improvements it is advised that an Architectural Variance Request (AVR). <http://montageatmissionhills.org/forms/> be submitted for review and approval.

- 3) History of Montage @ Mission Hills – (Top Menu, About Us – History)  
<http://montageatmissionhills.org/history/>. An interesting read on our development's history.

As always, we are available to answer any questions or meet to discuss any issues.

Tony Michaelis  
Chair, Architectural & Landscaping Committee  
[tonymichaelis@icloud.com](mailto:tonymichaelis@icloud.com)  
213 200 4274

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## EMERGENCY PREPAREDNESS COMMITTEE REPORT

### Emergency Preparedness Committee



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?

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## **WELCOME COMMITTEE REPORT**

By Gary Roman, Welcome Committee Chair

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Timothy Reeves & Sherri Bradshaw ~ 36316 Dali Drive  
Robert Cunningham ~ 69902 Van Gogh Drive  
Gregory & Margaret Brettingen ~ 36367 Artisan Way  
Kevin & Brenda Kaiser ~ 69792 Matisse Drive  
David Napier & John Lofton ~ 69871 Matisse Drive

**MORE ARE COMING!**

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## **MORE VALUABLE INFORMATION**

**GATE PROBLEMS AND AVAILABLE OPTIONS**

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If you are having gate issues, please do not hesitate to reach out to Gary Roman, by clicking on this link for tracking purposes ([grroman@aol.com](mailto:grroman@aol.com)), and he will conduct a *one on one* consultation of what your particular issue can be.

Gate transponders are also available through Gary for \$35.00, cash!

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### **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, as we cannot stop the winds. It seems that sweeper has been coming late afternoon and/or early evening.

### **NEXT HOA BOARD MEETING**

The next regularly scheduled Board meeting will be held on Friday, May 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.



**\*PLEASE NOTE that meeting have switched to Friday's to accommodate all board members and PPM staff.**

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### **HOMEOWNERS ASSOCIATION CONTACT INFORMATION**

#### **Community Management**

Shelly Ruegsegger, Senior Community Manager - [sruegsegger@ppminternet.com](mailto:sruegsegger@ppminternet.com) or 760.325.9500

Caren Oliva, Assistant Community Manager - [caren@ppminternet.com](mailto:caren@ppminternet.com) or 760.325.9500

#### **Association Board Members**

Tom Tousignant, President - [td2znot@aol.com](mailto:td2znot@aol.com)

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Alan Horwitz, Vice President- [ahorw58518@aol.com](mailto:ahorw58518@aol.com)  
Tony Michaelis, Secretary - [tonymichaelis@icloud.com](mailto:tonymichaelis@icloud.com)  
Curtis Beyer, Treasurer - [curtbeyer@gmail.com](mailto:curtbeyer@gmail.com)  
Gary Roman, Director - [grroman@aol.com](mailto:grroman@aol.com)

### **Association Committees**

A & L Committee - Liaison: Gary Roman  
Emergency Preparedness/Neighborhood Watch - We need someONE  
Welcome Committee - Gary Roman, Chair [grroman@aol.com](mailto:grroman@aol.com) HYPERLINK "mailto:-grroman@aol.com?subject=Montage%20-%20Welcome%20Committee" 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.