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## January 2020 Newsletter



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### MONTAGE NEWS & PRESIDENT'S MESSAGE

By Tom Tousignant

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HAPPY NEW YEAR!!

In addition, happy new laws that will be impacting HOA's in California specifically SB 323 that is effective January 1, 2020. You all have received our proposed new Election Rules the Board will be considering for adoption at their meeting January 10<sup>th</sup>. Your comments have been solicited but essentially our lawyer has copied the new law requirements directly for the new Election Rules. There is very little room to modify what is being proposed without violating the new law.



More importantly, you were also sent our lawyer's prepared "Opt-Out Form" to allow you to prevent disclosure of your personal information in possession of the HOA. Another provision of SB 323 is that the HOA must provide your Name, Address(s) and Email address(s) to any homeowner on request. The Opt-Out Form allows you the opportunity to prevent this disclosure. If you have not completed this form and returned it, you should do so immediately. Contact me if you need another copy of the form [td2znot@aol.com](mailto:td2znot@aol.com)

On a happier note, 2020 will bring some much anticipated improvements to Montage. As you read in the Reserve Study Update delivered to you the end of November we will be installing of new Da Vall gate operators within a few weeks to eliminate the growing problems with those gates and new mailboxes this year, probably in early summer. In addition, the Board is soliciting contractors to install new sample lighting for homeowners to observe and vote on during the 2020 Annual Homeowner Meeting on April 11th. This will be followed by installation of the selected new light fixtures on new palms as they are installed.

Again this is your Association please provide input on improvements you would like to see or maintenance needed. In addition, volunteers always needed for Committees and Board self-nomination forms to be sent out shortly.

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## **ARCHITECTURAL REVIEW COMMITTEE (ARC) REPORT**



Hello Montage Neighbors.

The Architectural Review Committee (ARC) continues to meet on a monthly basis to review Architectural Improvement Requests (AIR) and conduct periodic landscaping, lighting and community area inspections.

We conducted our semi-annual home and landscape inspection in mid-October and plan to complete our next quarterly lighting inspection in early January. Our inspections have continued to find the vast majority of Montage homes to be well maintained and in compliance with our *Rules and Regulations*. For the few homes which were noted for violations, we have appreciated the positive and prompt resolution to most issues.

The ARC continues to meet with our landscape contractor to provide perimeter landscape oversight. During the winter season, we are meeting on a monthly basis, usually on the second Friday of each month from 8–9:30 am. All homeowners are welcome to attend. The walks are helpful in improving contractor service quality by identifying issues and helping Committee members better understand the characteristics of our perimeter landscape and develop ideas for future improvements.

The ARC is also developing *Scope of Service* documents for our lighting and landscape contractors to follow. This exercise allows us to better evaluate contractor performance and prepares us when considering alternative proposals.

In the coming year we plan to focus on improving homeowner communications and provide ongoing informational articles through our bi-monthly Newsletter, the Montage website ([www.montageatmissionhills.org](http://www.montageatmissionhills.org)), and the Welcome Committee.

I want to take this opportunity to again thank the ARC Committee members for their continued volunteered time and effort: Norman Giere, Chair, David Busick, John Geary, Dennis Nello, Richard Meyerson and John Claeys.

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

As always, we are available to answer any questions or meet at any time.

Happy Holidays!

Tony Michaelis

## Montage Lighting Primer

Montage relies on our homeowner's front yard and garage lights to illuminate the community at night. This lighting serves as the community's street lighting, which aids in our security and enhances the aesthetic beauty of Montage. If these lights were not on at night, Montage would be in the dark. When Montage was developed, this requirement was added to the CC&Rs and Rules and Regulations. When purchasing replacement bulbs please look on the back of the package for the LIGHTING FACTS label and make sure the bulb you pick is 2700K. Also, please make sure you replace both bulbs at the same time so the color and light spread are the same.

And a reminder of the Montage Rule that Holiday lights must be taken down 7 days after the Holiday. So that means lights should be down by January 2.

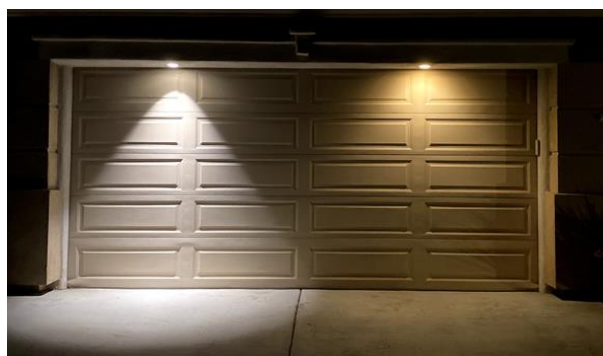
Lighting Facts Per Bulb	
Brightness	800 lumens
Estimated Yearly Energy Cost \$1.32	
Based on 3 hrs/day, 11¢/kWh	
Cost depends on rates and use	
Life	
Based on 3 hrs/day	22.8 years
Light Appearance	
Warm	Cool
2700 K	
Energy Used	11 watts



### Lighting Facts Label

Light should be 2700K

**CORRECT USE:** Both garage lights are 2700K, both lights are on, and both lights are floodlights.



**INCORRECT:** One spotlight and one flood Light. Light on left is Cool, not Warm.



**INCORRECT:** Garage light on the right is Burnt out and must be replaced.

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## EMERGENCY PREPAREDNESS COMMITTEE REPORT

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Chuck Middleton is the Chair of the Emergency Preparedness Committee and is seeking volunteers to serve on the committee. Interested individuals should email him for more information and all suggestions are welcome. Contact listed below.

## WELCOME COMMITTEE REPORT

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Jean Feigenbaum & William Range ~ 36386 Dali Drive

As mentioned previously, the HOA Board and Committee Members have been working together to create a Welcome Packet and little gift for all. The goal is to ensure that all are provided with the same information to ensure a sense of community. Many have already received their packets, but if you've been missed or overlooked, please reach out and we'll get you one right away!

Please contact Gary at 310.600.4279 or click on link to send an email [Montage Welcome](#)



We'd like to send a warm THANK YOU to all the NEW homeowners, who have moved in over the past year and made awesome improvements to their homes, to make it and call it their own!!

In preparation for the ANNUAL HOA MEETING in April, Frank San Juan will be coordinating the "Breakfast", so all could enjoy! Please reach out to Frank and let him know if you're interested in contributing. [frankcsanjuan@gmail.com](mailto:frankcsanjuan@gmail.com) or 213.309.6157

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## CHRISTMAS IN MONTAGE

There will be no “cash or prizes”, but you will have bragging rights for the next 12 months.. We had a tie with the well lit home within Montage..



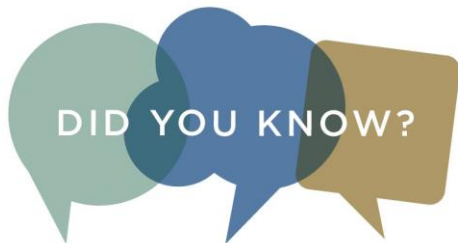
Sandy & Sandy 36257 Artisan Way



Lee Ann Ellenz 36395 Artisan Way

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## MORE VALUABLE INFORMATION



**As A Reminder...** Newspapers must be picked up daily. If you are out of town please make arrangements with a neighbor or contact the distributor to suspend delivery.

**As A Reminder...** If your pool needs draining for repair or maintenance you must contact the PPM before proceeding. The PPM must be aware of additional water being channeled into the detention basin and possible interference with planned projects.

**As A Reminder...** No owner may lease his or her residence for a term less than thirty (30) days. Owner must report tenant occupancy and provide a copy of the lease agreement to the Association within 5 days of the lease or rental commencement. Owner must also provide Association with a copy of the *Montage Rules and Regulations* signed by the responsible lessee.

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## FROM THE COMMUNITY

### By Others HOA Members

Original owner on Artisan Way *Michael Miller*.

Although he was very brave to go through a brutal 12 hour surgery John Michael Miller died about 5:35 pm on Wednesday 10/23/19 at UCLA hospital in Westwood. His heart gave out. He was 80 years old. He is buried in a family plot at Holy Cross Cemetery. Thank you for your good thoughts.

Dottie Miller.



### **Comments:**

If you have something, you would that you'd like to share with the HOA, please send to Tom and the board for consideration @ [email to Tom!](#)



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## NEXT HOA BOARD MEETING

The next regularly scheduled Board meeting will be held on Friday, January 10, 2020 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.



*The next Annual Homeowners meeting will be on Saturday April 11, 2020.*

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## HOMEOWNERS ASSOCIATION CONTACT INFORMATION

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### Community Management

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

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

Heidi Grasl: For gate access inquiries related to home phone, call 760.325.9500 or email her at [hgrasl@ppmineternet.com](mailto:hgrasl@ppmineternet.com)

Mark See: PPM Maintenance Supervisor - For Work Orders to HOA vendors, email him at [msee@ppmineternet.com](mailto:msee@ppmineternet.com) or call 760.325.9500

### Association Board Members

Tom Tousignant: President - [td2znot@aol.com](mailto:td2znot@aol.com) or 760.321.9271

Alan Horwitz: Vice President- [ahorw58518@aol.com](mailto:ahorw58518@aol.com) email preferred

Tony Michaelis: Secretary - [tonymichaelis@icloud.com](mailto:tonymichaelis@icloud.com) or 213.200.4274

Curtis Beyer: Treasurer - [curtbeyer@gmail.com](mailto:curtbeyer@gmail.com) email preferred

Gary Roman: Director - [grroman@aol.com](mailto:grroman@aol.com) or 310.600.4279

### Association Committees

Architectural Review Committee (ARC) - Board Liaison: Tony Michaelis, Chair: Norm Giere - [gierearc@gmail.com](mailto:gierearc@gmail.com) or 310.804.3761

Emergency Preparedness - Chair: Chuck Middleton - [cmiddleton@roosevelt.edu](mailto:cmiddleton@roosevelt.edu)

Webmaster - Scott Reese - [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com)

Welcome Committee - Board Liaison: Gary Roman & Chair: Frank San Juan [frankcsanjuan@gmail.com](mailto:frankcsanjuan@gmail.com) or 213.309.6157

Website - [www.MontageatMissionHills.org](http://www.MontageatMissionHills.org)

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## 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)

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## 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.