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## July 2019 NEWSLETTER



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### **MONTAGE NEWS & PRESIDENT'S MESSAGE**

**By Tom Tousignant**

Did you enjoy the coolest spring we have had in a long time? Let's hope the coolest summer is about to follow. Ready or not, it is coming.

The Board will be considering the new Paint Policy at our July 12<sup>th</sup> Board meeting. The proposed policy was discussed at the Annual Homeowners Meeting on April 13<sup>th</sup> and also emailed to all homeowners for comment on April 13<sup>th</sup>. To date very few comments have been received at PPM. The overwhelming majority are positive. We must have done good with the new policy. The Board will also be considering some suggestions from a homeowner. If you believe there is something that needs to be changed/fixed/added write an email or letter to Shelly, our Community Manager, at PPM.

We have completed all of the planned projects per the 2019 Reserve Study and Palm Tree Plan. Those include the asphalt repairs and slurry sealing of the streets, painting the gates and removal of 11 date palms identified in our January Arborist study as dangerous.

Our first quarterly routine gate maintenance resulted in the identification of failing loop detectors at the Gerald Ford exit gate. Those have been replaced. Additional items needing attention or improvement will continue to be addressed as they are identified.

Again please help keep and improve your community by participating in one of our committees or contributing your input/feedback.

### **Trim Your Palm Trees**

If you do not have any palm trees in your yard skip to the next article.

On June 6<sup>th</sup> all homeowners were emailed a nice request to trim their palm trees. Many homeowners promptly complied because they wanted to be good neighbors. You also may skip to the next article.



This article is for those of you that have not. Please call Caren, our Assistant Community Manager 760.325.9500 and provide her with your plan for trimming your palms. There will be a survey of the Community on July 13<sup>th</sup>. Homeowners with untrimmed palms and no stated plan for trimming will be called to hearings before the Board for possible disciplinary action.

### **Palm Tree Plan Update**

To date we have remove 30 date palms and installed 10 new palms. We have expended \$95,755 to date. The planned total for removal is 108 and installation is 56. We are about 15% into the accumulation of funds (18 months/120 months). We have completed 28% of the planned date palm removals and 18% of the planned new palm installations. As mentioned previously we are behind in funding the project and do not plan any addition work until we receive the 2020 arborist report that will designate dangerous palms to be removed and accumulate more funds.

The Board received a presentation for a lighting contractor at their May meeting. Two recommended options for new tree lighting were offered. The contractor offered to install sample lights for the homeowners to be able to observe before the Annual Homeowners Meeting next March.

### **Solicitors in Montage**

About 2 weeks ago there were two males from Vivint Solar canvassing our community. They were knocking on doors, asking to look at electric meters, then requesting to see Edison bills. They continued for several days. A message to their company saying their company would be banned from entering Montage for any reason brought the soliciting to a halt.



We have signs at both gates prohibiting soliciting. There is no one authorized to go door to door selling anything within Montage. If any solicitors knock on your door:

1. Inform them that soliciting is prohibited in Montage.
2. Tell them if they do not leave immediately you will call the Cathedral City Police to have them removed.
3. Call PPM and report the incident and the name of the company they represented.

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## **ARCHITECTURE AND LANDSCAPE COMMITTEE REPORT**

**By Tony Michaelis**

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

The Board will be reviewing the Committee's proposed changes to the Paint Policy at its meeting on Friday, July 12. Details of the paint policy are available on our website (<http://montageatmissionhills.org/paint-policy-update>).

Homeowner input that was received during the comment period will also be reviewed.

The A&L Committee continues to meet with our landscape contractor to provide perimeter landscape oversight. Beyond periodic monitoring, we plan to develop a landscape map, plant appearance standards and as needed, replacement recommendations. Our next walkthrough will be on Friday, August 9 from 8-930AM. Please let us know if you have an interest in joining us.



The Committee plans to create a Charter which will provide details of our ongoing duties and responsibilities. This will include an activity matrix and landscape maintenance guidelines. The Charter is designed to be a roadmap for future members.

John Geary has been elected Chair of the A&L Committee and we appreciate his willingness to serve.

IF ANY HOMEOWNER HAS AN INTEREST IN JOINING OUR COMMITTEE, PLEASE LET US KNOW. 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 to discuss any issues.

### **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.

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## **EMERGENCY PREPAREDNESS COMMITTEE REPORT**

**Emergency Preparedness Committee**



We are still in search of a Volunteer!

With the HOTTER heat - Please stay hydrated!  
Do you have extra cases of water stored for the months ahead?

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## WELCOME COMMITTEE REPORT

By Gary Roman, Welcome Committee Chair

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### Welcome to the Neighborhood!



John Claeys & Paul Brandson ~ 69896 Van Gogh Drive  
Mary Yates & Barbara Little ~ 36315 Dali Drive  
David Leytus & Malcolm "Mac" Huff ~ 36331 Dali Drive  
Christopher Nickelsen & Douglas Holley ~ 36134 Dali Drive

FEW MORE ARE COMING!

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## MORE VALUABLE INFORMATION

### GATE PROBLEMS AND AVAILABLE OPTIONS

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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## From the Community

By Others HOA Members

### Garage Lights

- Montage garage lights are an important aesthetic and functional component of neighborhood and home safety and security. Your garage lights add beauty to your home and landscape while playing an essential role in increasing nighttime visibility in the neighborhood and on your property.
- When replacing garage lights, please be sure to use a warm neutral white bulb (2700K) to help preserve the uniform look of our streetscapes. Warm lights also match the color temperature of the Association maintained lights in your front yard and provide a uniform look to your landscape.
- You may want to consider the use of an LED light replacement to save money long-term and reduce the frequency of changing bulbs. An appropriately sized PAR 20 LED can



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produce 500 lumens with 6 watts of energy and can reduce your cost of operation to less than \$6/year for both bulbs. Make sure you use bulbs that are marked as "suitable for damp locations" for installation in outdoor fixtures.

- When you replace your bulb/s you may also want to consider using all one shade and occasionally cleaning the photo cell on the side of your garage that controls the garage lights. The photo cell is a small round device usually located on side of your garage about 2 feet from the roof line. This will assure that your lights turn on and off at the appropriate time and not allowing shadows to affect it, further reducing energy costs.
- To report an issue with your Association maintained front yard lights email Personalized Property Management at: <https://www.ppminternet.com/request-service>

### **Dogs**

Dogs are to be on (short) leashes at all times. You may have noticed that many HOA members have posted signs on their yards and that is not too much to ask. We understand that the asphalt may be hot in the months ahead, so please considering walking your fur babies early.

### **Comments**

If you have a concern that that you'd like to share with the HOA, please send to Gary and the board for consideration @ <mailto:grroman@aol.com>



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## **NEXT HOA BOARD MEETING**



The next regularly scheduled Board meeting will be held on Friday, July 12, 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.

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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)

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**

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A & L Committee – Liaison: Tony Michaelis  
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)

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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.