
November 2019 Newsletter



MONTAGE NEWS & PRESIDENT'S MESSAGE

By Tom Tousignant

November begins the Holiday season. Wish you all happy and safe holidays.

The Board will be approving the 2020 Budget and Reserve Study update at their November 8th meeting. Those documents will be distributed to all homeowners by the end of the month as part of the State of California required Annual Budget Report and Annual Policy Statement.

We finally had the detention basin dry well and catch basins pumped the end of October. It was delayed due to the rainstorm that occurred just before it was originally planned. This points out the importance of homeowners always notifying PPM when they plan to empty their pools. Coordination is sometimes required so as not to conflict with planned projects.

Also recently we had a problem with the Gerald Ford gate. The contractor installing new hinges on the pedestrian gate cut off power to the gates. The good news is the battery backup functioned as planned and the entrance gate remained opened until the problem was corrected. This also served as a reminder on how to handle gate power outages.

You may have heard of a new State law effective January 1, 2020. SB 323 primarily revises HOA election procedures. It also requires HOAs to provide distribution lists (including names, addresses and email addresses) to any homeowner on request. At the November 8th Board meeting a request will be considered for our attorney to:

- Develop new Election Rules
- Develop a document for homeowners to opt-out of published directory

All homeowners will be receiving information on how to prevent their email address from being disclosed by early December. Thank your legislature and Governor for this new law. It was approved despite being opposed by nearly all of the 55,000 HOAs, including Montage, within California. It is going to increase the cost to Montage between \$1,000 and \$3,000 per year to comply.

The next Annual Homeowners meeting will be on Saturday March 21, 2020. It will be at the Cathedral City Senior Center across Highway 111 from the Cathedral City Hall. The room has kitchen facilities available. This means we may have food if desired.



The Board would like to appoint a Committee to plan the food/refreshments for the meeting. If you are interested in participating, please contact Donna Tousignant at 760.321.9271

Homeowner Input and Participation

If you would like the Board to consider any community maintenance or improvements please send an email or letter to our Community Manager. In addition, homeowners are always invited to attend all Board and Committee meetings. Notices of all meeting will be posted 4 days in advance on the Community Message Board on the wall at the intersection of Van Gogh and Da Vinci.

ARCHITECTURAL REVIEW COMMITTEE (ARC) REPORT

You may have noticed that our name has changed from Architectural & Landscape Committee (A&L) to the *Architectural Review Committee (ARC)* which more accurately reflects the Montage governing documents. In addition, we are renaming and modifying the Architectural Variance Request (AVR) to the *Architectural Improvement Request (AIR)*. An *AIR* is required for any external home or landscape improvements.

We are currently working with the Welcome Committee to develop a new homeowner informational packet which will include *Architectural and Community Standards* providing an overview of the Association's *Rules and Regulations*. Based on our governing documents, one of the unique aspects of Association living is that we have a responsibility to maintain the unique architectural and landscape characteristics of our community, which benefit our quality of life and property values.

The Committee recently completed our semiannual home and landscape inspection. Our property manager will be contacting homeowners whose properties were identified for concerns. In addition, our quarterly residential light inspection will occur in November where we verify that garage, address, and front yard landscape lights are on after dark. These lights are our only source of night light and are needed for public safety.

The Montage paint policy which was recently approved by the Board after homeowner input is on our website (<http://montageatmissionhills.org/paint-policy-update>). The policy includes new color schemes. Please note: same color repainting requires submission of an *AIR* form for Association approval.

The Committee continues to meet with our landscape contractor to provide oversight of the perimeter, detention basin and common area landscaping.

Norm Giere (gierearc@gmail.com) has been elected Chair of the ARC Committee, Tony Michaelis is the Board Liaison (tonymichaelis@icloud.com, 213 200 4274), Committee members are David Busick, John Geary, Richard Meyerson, Dennis Nello and John Claeys (Alternate).

We continue to encourage all homeowners to keep us informed of any issues you identify that can help maintain and improve our community. The Committee is currently meeting on the 2nd week of each month on either Friday or Saturday.

Please refer to our agenda, posted on the Van Gogh/Da Vinci Community Message Board and website for date, time, and location. All homeowners are welcome to attend.

Attention: Our CC&Rs (Article V, 5.1a,b) state that Homeowners MUST submit a written request to the Architectural Review Committee (ARC) and receive approval before proceeding with any exterior changes or improvements to their homes or landscape. This includes but is not limited to replacing outdoor lights, painting (even if repainting with same colors), removing or adding trees or plants, adding artificial turf, installing solar panels, etc. PLEASE stay in compliance and follow the rules. Let's keep Montage the best place to live in the desert.

EMERGENCY PREPAREDNESS COMMITTEE REPORT

Chuck Middleton has been elected 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



As mentioned, 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](#)

It's beginning to look a lot like Christmas

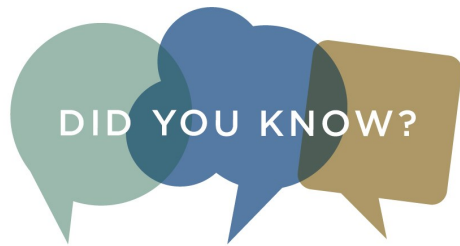
The HOA Board will be voting during the November meeting on whether to light up the community gates again this year, as it has been a tradition for several years.

In any case, we would like to encourage all neighbors to light up and/or decorate their homes in a tasteful manner during the Holidays! During the week before Christmas, we will judge all the lit up homes. There will be no "cash or prizes", but you will have bragging rights for the next 12 months. If you wish to participate on the Judging Committee, please send a note to:

[Holiday Judging Committee](#)



MORE VALUABLE INFORMATION



As A Reminder... our website is a great source of information on our HOA (montageatmissionhills.org). There is information on Association history, agendas, minutes, paint policy, governing documents, rules & regulations and more. Check it out.

As A Reminder... holiday lighting can be put up 30 days in advance but must be removed 7 days after the holiday.

As A Reminder... the community standard for exterior garage door light replacement is WARM WHITE. It is suggested that both lights be changed at the same time. These lights are on a sensor, the controlling light switch is at your front door and should have a switch lock to avoid inadvertent shut off.

FROM THE COMMUNITY

By Others HOA Members

Montage Utility Easements

Montage is getting older and with age, there is need for maintenance. For a month, ending about mid-September, my Frontier landline phone was not working. Following repeated calls, Frontier finally determined "it was a problem with deteriorating coverings on splices". To remedy the situation, they had to dig up splices in two neighbors' yards.



The "fixing" of problems with deteriorating utilities is going to continue and increase as time goes on.

Homeowners are reminded that there is a four foot Utility Easement behind every curb within Montage. Utility companies have the right to excavate within that easement for maintenance and enhancement purposes. They also have no obligation to replace any hardscape or landscape improvements you may have installed within "their easement".

Tom Tousignant

My Experience With Mosquitoes

A few weeks ago, I was asked if we had a mosquito problem at our house. I responded by saying that I hadn't noticed any problems.

Well, it wasn't but a week later that I ended up with three mosquito bites, followed by another two the next day and two more the following day. I never saw or heard any mosquitoes as you might think you would.

I checked everything around our house to see if we had any standing water and we didn't. I asked our pest control service if they could spray for mosquitoes and was told that they charge \$59 per month to spray for mosquitoes.

I called Vector Control and asked if they knew of any problems in our area. They told me that there has been a fairly new variety of mosquitoes that have only been around for about three years and they have been reported in Cathedral City and Rancho Mirage, however, so far, there haven't been any rare diseases or deaths as a result of bites.



The woman that I talked to was extremely nice and very helpful. She said that these mosquitoes can breed in as little as a teaspoon of water. She said that Vector Control will come out once a month and do inspection and spray for free. I had them come out and do an inspection. They did not find any active mosquito breeding water sources with eggs, larvae and/or pupae, however they went ahead and sprayed all the plants, bushes and around the outside of house and patio areas.

I am sending this out, because of the very positive experience I had with Vector Control and I truly recommend utilizing the services they offer.

Donna Tousignant

OH, RATS!



Montage at Mission Hills has enjoyed a wealth of visitors during the long, hot summer, but the most unwelcome interloper for me was coming home to find a rat roosting on the patio. Making the scene of the dead(ly) rodent event even more disturbing, is the fact that I might have prevented it by heeding the advice I found at a wise website david@attic-rat.com

After having 'the rat' remains removed, I know there are ways to combat this situation more effectively. Considering a "deadly pest" an "invasive species", rats whether black or brown can be dealt with effectively if you strategize in advance.

Inspect your home for rodent entry points, eliminate all debris accumulating on your property, and reduce lures tempting rats from fruit trees and bird feeders. Do not depend on hawk or fake owl decoys, they do not work. Do not leave pet food or open garbage cans out and eliminate compost piles on your property. A different set of rules are recommended for the lucky rats who gain entry to your home. Rats roosting (or in my case, a dead rat on the patio) in any backyard, in the absence of traps or other combative devices are the worst welcoming committee, after a long hot summer. And by the way, the same advice applies to mice as well.

Pam Price

Comments:

If you have a concern that you'd like to share with the HOA, please send to Tom or the Board for consideration @ [email to Tom!](#)



NEXT HOA BOARD MEETING



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

The next Annual Homeowners meeting will be on Saturday March 21, 2020.

HOMEOWNERS ASSOCIATION CONTACT INFORMATION

Community Management

Shelly Ruegsegger: Senior Community Manager - sruegsegger@ppminternet.com or 760.325.9500

Caren Oliva: Assistant Community Manager – caren@ppminternet.com or 760.325.9500

Heidi Grasl: For gate access inquiries related to home phone, call 760.325.9500 or email her at hgrasl@ppminternet.com

Association Board Members

Tom Tousignant: President - td2znot@aol.com

Alan Horwitz: Vice President- ahorw58518@aol.com

Tony Michaelis: Secretary – tonymichaelis@icloud.com or 213.200.4274

Curtis Beyer: Treasurer – curtbeyer@gmail.com

Gary Roman: Director - grroman@aol.com

Association Committees

Architectural Review Committee (ARC) – Chair: Norm Giere – gierearc@gmail.com

Emergency Preparedness – Chair: Chuck Middleton – cmiddleton@roosevelt.edu

Webmaster – Scott Reese – scott.o.reese@gmail.com

Welcome Committee – Chair: Gary Roman grroman@aol.com or 310.600.4279

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.