
March 2020 Newsletter



MONTAGE NEWS & PRESIDENT'S MESSAGE

By Tom Tousignant

Happy Spring! The best season here in the valley – rains have passed, heat hasn't started to build, just a lovely time in the valley.

And with Spring comes the Annual Homeowner's Meeting. This is your opportunity to let the Board know your desires for the future direction of the community. This year the meeting will be a little later than usual due to the mandatory changes to our election rules required by the State.



The meeting will be April 11th at the Cathedral City Senior Center across Highway 111 from City Hall. The meeting is planned to start at 10:00 am once everyone gets their coffee/water. We will first require the declaration by the Inspector of Elections that he has received sufficient ballots to constitute a quorum. **(Remember to sign the outside envelope of your ballot or it cannot be counted toward the quorum nor opened for tabulation.)**

To begin there will be several presentations by the Officers and Committee Chairs of the HOA on the progress made during the past year. We will take a break for food provided by the Welcome Committee to keep up your energy and allow for a period of socializing. NOTE: the results of the election will be announced as soon as they are tabulated by the Inspector of Elections.

Back to the main purpose of the meeting – your opportunity to provide direction to the Board. This session will begin with the straw vote and discussion on the proposed new lighting to be installed on the new perimeter palms. Please come prepared with your lists of suggestions of things that can be done to improve Montage. This will be your opportunity to speak.

Be there and use this to provide your input in the votes taken and provide direction to the Board.

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 (AIRs) and conduct periodic landscaping, lighting and community area inspections.

In addition, the Committee is responsible for taking the lead on a variety of Association projects. The following is a summary of our current activities:

- Lighting Maintenance - The Committee has been working with our current contractor to oversee and improve the service on association light inspections and repair. We are completing a scope of service document for Board review.
- Perimeter Lighting – The Committee has worked with the Board on developing plans to light the new perimeter palm trees. Hopefully many of you were able to view the February sample lighting fixtures that were installed on two of the new palms on Gerald Ford. Further information will be provided at our General Membership Meeting in April.
- Landscape Maintenance – The Committee continues to work with the Association landscape contractor to oversee, maintain and improve the Montage perimeter and common area landscape. Monthly property walks with our Account Manager are a key factor in helping us make sure our landscape looks great and our costs are managed properly.
- Mailboxes – The Committee is developing a proposal for mailbox replacement. The reserve study indicates that the current mailboxes are at the end of their useful life and this has been confirmed by talking with our postman and difficulties finding replacement parts. More information will be forthcoming in the months ahead regarding this project.
- Website – The Committee is working with Scott Reese, Chair, Website Committee to provide more information to homeowners on committee activities and information related to our community.
- Welcome Committee – The Committee has been working with Frank San Juan, Welcome Committee Chair, to provide useful association related information for our new welcome packet.

If you would like more details on any of our projects or have any questions or concerns, please contact Norm Giere, Chair, ARC (gierearc@gmail.com) or Tony Michaelis, Board Liaison (tonymichaelis@icloud.com).

We continue to encourage all homeowners to keep us informed of any issues you identify that can help maintain and improve our community. We also have a Montage Homeowner Concern Form which can be downloaded from our website (montageatmissionhills.org - Documents>Forms).

Montage Parking Primer

Below are the Montage *Rules and Regulations* regarding parking in our community. Homeowner overnight street parking is not permitted. Homeowners should park their vehicles inside their garages or in driveways. Homeowner's guests may park on the street for up to 72 hours (3 days). Proper street parking is for vehicles to straddle the gutter with the right-side tires parked on the concrete slanting edge to allow for proper water drainage. Homeowners are allowed to park their personal RVs on the street once a month for a 48-hour (2 day) maximum. Homeowner's relatives, guests, or tenants may not park their RVs in Montage. For a more complete list of "Parking Restrictions" please refer to the CC&Rs Article VI, 6.12, and 6.13.



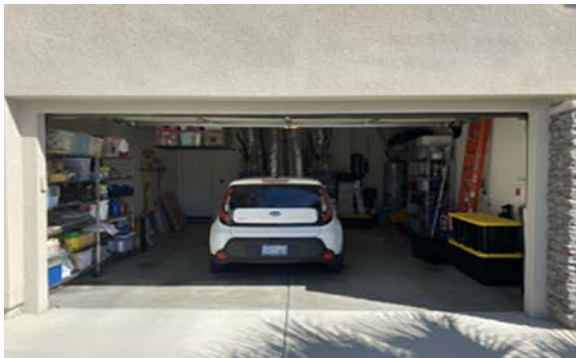
CORRECT: Right-side tires should straddle the gutter on the slanting edge to allow water to flow unimpeded to the detention basin.



WRONG: Right-side tires parked in the gutter block the flow of water to the detention basin.

Please keep garage doors closed!

Homeowners, our CC&Rs and Rules and Regulations state that "garage doors are to remain closed at all times except when entering or exiting the property." This rule reinforces community security as well as aesthetics. Please cooperate by closing your garage door.



WRONG: Garage open during the day.



CORRECT: Garage closed during the day.

EMERGENCY PREPAREDNESS COMMITTEE REPORT

Broadly speaking, two types of emergencies may one day confront residents of Montage specifically and the Coachella Valley more generally: those that affect only one or a limited number of people and those that essentially everyone has to contend with.

In the former category, for medical emergencies call 911 or visit the Emergency Room of the nearest hospital. Property emergencies such as flooding or electrical outages that are confined to a single home should be reported to the provider of those services. In short, we live with more or less the same imperatives on dealing with these things that people do everywhere.

In the second category are those emergencies that affect large numbers of people and/or last several days and even—or both. These include floods and earthquakes. While flooding is unlikely in Montage, heavy rains can and infrequently do flood the streets around us and make travel problematic outside the Association's walls. Use common sense when driving.

Earthquakes, however, happen daily, mostly small and unnoticeable ones. *The Desert Sun* publishes daily the location and the magnitude of the three largest quakes the day before.

"The Big One" refers to a massive 7.0 or higher earthquake that leads to serious destruction, injury and death. The Coachella Valley is due for one and it could come from one of several faults. It is NOT true that the San Andreas Fault, which runs through the Valley, provides the only risk.

IT'S ONLY A MATTER OF TIME! The Big One will happen! The only uncertainty is when. Here are some facts you need to be prepared to deal with: 1) The Valley will be cut off from the outside world as it is likely that at least some of the bridges on I-10 will either collapse or be unsafe to cross. Nothing and no one will be able to leave or to get into the Valley, at least for the first few days. 2) Medical and probably police and fire services will be essentially unavailable. The good folks at Eisenhower expect to be able to deal only with emergencies identified by the Police and Fire Departments as critical. We are not likely to be on that list. 3) Cell phone towers will collapse so communication with the outside world and each other may become impossible.

WHAT DOES THIS MEAN FOR US? We will be on our own for everything, including security at our gates, which will be open 24 hours a day, and all supplies (food, water, and basic medical needs to attend to injuries incurred in the quake and/or afterward) for 2–4 weeks or longer.

WE ARE ALL IN THIS TOGETHER! What to do? Know how to turn off the gas to your home, if you have a gas leak. Have on hand one gallon of drinking water per person per day for 2–4 weeks (that's 30–60 gallons for two people). Stock up on canned foods that can be consumed without heating. Have leather gloves for protection, as there will be lots of glass everywhere. Keep under or by your bed a flashlight, shoes to put on immediately before getting up, and weather-appropriate attire. **Gather ASAP at the end of Chagall Court where we will receive instructions on what to do next and how to provide for ourselves as a community.**

WELCOME COMMITTEE REPORT



Judith Franks & Mary Miller ~ 36224 Chagall Ct
Thomas Zemanke ~ 36350 Artisan Wy
George & Barbara Dobosh ~ 36108 Chagall Ct

Hello Montage Neighbors.

The Welcome Committee has created a new *Welcome Packet* which is being handed out to new and existing homeowners. The packet is an opportunity to update all homeowners on current association policies and provide other useful information.

As of this writing, we have personally handed packets to over half of our 128 homeowners and hope to meet and distribute them to all of you by the end of March. For those of you who do not get packets, we will have your copies available at our General Membership Meeting on April 11, 2020.

This packet distribution has been a great opportunity to share our Montage experience and get input on how to further improve the quality of life in our community.

The Welcome Committee is also organizing food and beverages for our Annual Membership Meeting.

If you would have any questions or concerns, please contact Frank San Juan, Chair, Welcome Committee (frankcsanjuan@gmail.com).



Welcome Committee members, Frank San Juan & Norm Giere during a welcome packet distribution day.

NEIGHBORS INTEREST

Many neighbors have expressed interest in getting to know their neighbors through social events, not only by walking the neighborhood. A few neighbors that have outside interest in the community never know if one of their actual neighbors belong to the same organization, but have asked if we would poll our community and tally the information, so possibly neighbors can share the same interest (including hobbies).

Please send your interest, name, address and organizations that you participate with and we'll get people connected.

If you would like more information on topic or have any questions or concerns, please contact Gary Roman, Welcome Committee Board Liaison ([Montage - Neighbors Interest](#)).

MORE VALUABLE INFORMATION



Burrtec, our garbage collection provider, has a homeowner trash roll-out service called **YARD PULL-OUT SERVICE**. For a monthly fee of \$9.54 Burrtec will roll out all 3 of your cans streetside on Tuesday, the day of pick up, and put them back on the side of your home when the last can is emptied. This service is for a one-year commitment, and cannot be stopped and started within the year. For those part time homeowners who aren't able to put their trash out on Tuesdays, this is a solution to keep in compliance with our "Rules and Regulations" which state "Rubbish containers may be placed temporarily for pick up not to exceed 24 hours before and after scheduled trash collection hours." To reach Customer Service at Burrtec, please call 760.340.2113.



Montage Gate Remotes/Programming of Vehicles for Gates:

*see info below

FROM THE COMMUNITY

By Others HOA Members

Prune and Trim Fruit Trees



One of the easiest, proactive strategies you can take to keep rodents off your fruit trees is regular pruning and trimming. Low hanging branches need to be trimmed so that they do not brush the ground. Drooping branches create a low-hanging tree skirt, giving rodents extra access and inadvertently gives them cover while they feast! Keep the ground underneath the trees completely visible. Don't give rodents anywhere to hide! Careful pruning results in a lack of cover that makes

the rodents uncomfortable and deters them from approaching.

PLEASE PICK UP YOUR FRUIT.

Prepare for Palm Tree Trimming

The season is coming, if you look up at your palm trees and already see dead fronds, prepare to trim.

Comments:

Remember, if you have something you would like to share or express to/with the HOA, please send to Tom and the board for consideration @ [Tom](#)

NEXT HOA BOARD MEETING

The next regularly scheduled Board meeting will be held on Friday, March 13, 2020 at 9:30 a.m. at the offices of Personalized Property Management, 68-950 Adelina Road, Cathedral City, CA 92234. *We encourage homeowners to attend!*

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.

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

Mark See: PPM Maintenance Supervisor – For Work Orders to HOA vendors, email him at msee@ppminternet.com or call 760.325.9500

Association Board Members

Tom Tousignant: President - td2znot@aol.com or 760.321.9271

Alan Horwitz: Vice President- ahorw58518@aol.com email preferred

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

Curtis Beyer: Treasurer – curtbeyer@gmail.com email preferred

Gary Roman: Director - grroman@aol.com or 310.600.4279

Association Committees

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

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

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

Welcome Committee – Board Liaison: Gary Roman & Chair: Frank San Juan frankcsanjuan@gmail.com or 213.309.6157

Website – www.MontageatMissionHills.org

*Montage Gate Remotes/Programming of Vehicles for Gates:

Gary Roman (310.600.4279) & Thomas Harp (916.296.1563 Rthomasharp3@gmail.com) are responsible for programming vehicles for access to the gates.

Gary is responsible for distribution of new transmitters for gate access. FYI, the transmitters currently available small key fobs, approximately 2.5" x 1.25" x ½". The current cost is \$35.00 each.

Please email Gary @ Montage Gate Remote and get your vehicle programmed at the same time!

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.