
July 2020 Newsletter



MONTAGE NEWS & PRESIDENT'S MESSAGE

By Curtis Beyer

We are living in interesting times. In many ways this seems like an understatement. Most of us know that staying home is a wise choice. I deeply miss the face to face and the friendly hugs of the people that make up my circle of not only close friends but also acquaintances and contacts I have developed over the years here in the Coachella Valley. The ZOOM meetings help but it is not quite the same. We have learned different ways of communicating and working. I am computer connected with many organizations and leaders on these meetings and webinars. I have been exposed to new ideas and information on how to do more as I stay home. All things considered . . . It is still a good life in a beautiful valley.



In this time of meetings creativity, I want to thank all of our committees and volunteers involved in tending to the business of our HOA. I know for me my involvement in Coachella Valley Disaster Preparedness Network, California State Master Gardeners and a few other organizations has me spending more time on the computer than before. It has its advantages and negatives, but it looks like the way business may continue for the foreseeable future. Please take note of the reports in this newsletter aimed at keeping us all informed.

This is information from a poll conducted by the New York Times:

Here are the activities that a majority of professionals see starting up as soon as this summer, or within a year's time:

	This summer	3-12 months	+1 year	Never again
📧 Bring in mail without precautions	64%	16%	17%	3%
👨‍⚕️ See a doctor for a non-urgent appointment	60%	29%	11%	<1%
🚗 Vacation overnight within driving distance	56%	26%	18%	<1%
💇 Get a haircut at a salon or barber shop	41%	39%	19%	1%
👨‍🍳 Attend a small dinner party	32%	46%	21%	<1%
👣 Hike or picnic outdoors with friends	31%	41%	27%	<1%
🎒 Send kids to school, camp, or day care	30%	55%	15%	<1%
🏢 Work in a shared office	27%	54%	18%	1%
👶 Send children on play dates	23%	47%	29%	1%
🚇 Ride a subway or a bus	20%	40%	39%	1%
👴 Visit elderly relative or friend in their home	20%	41%	39%	<1%
✈️ Travel by airplane	20%	44%	37%	<1%
🍽️ Eat at a dine-in restaurant	16%	56%	28%	<1%
🏋️ Exercise at a gym or fitness studio	14%	42%	40%	4%

The urge to be outdoors is pretty clear, with **56%** of those surveyed hoping to take a road trip before the summer is over. Meanwhile, **31%** felt that they would be able to go hiking or have a picnic with friends this summer, citing the need for “fresh air, sun, socialization and a healthy activity” to help keep on top of their physical and mental health during this time.

It looks like we will all need to keep up with the information being shared and for now STAY HOME.

Thank you all . . . Curt Beyer





Mission Hills Country Club Social/Fitness Agreement Renewal

By Tony Michaelis, Vice President & Tom Tousignant, Treasurer

Our agreement with **Mission Hills Country Club (MHCC)** is subject to automatic renewal every ten years. On December 26, 2020 we have the opportunity to opt out of the agreement by a homeowner vote of 67% (86 of our 128 homeowners). The Montage Board of Directors does not take a position on this issue. We simply want to be transparent and give homeowners the information needed to make a decision on this issue.

All residents of **Montage at Mission Hills HOA (Montage)** hold a "Social/Fitness" membership at the **MHCC** paid as part of the **Montage** monthly dues assessment. Note: there is no individual option, the agreement requires all homes or none. The **MHCC** dues make up 40% of our **Montage** monthly dues assessment, currently \$100 and this amount historically goes up approximately 5% annually. If we opt out of the contract, **Montage** homeowners could see a \$100 decrease in their monthly dues assessments beginning in January 2021.

It should be noted that if **Montage** were to opt out of our contract, individual homeowners could still become **MHCC** members but the cost per month would be higher (**MHCC** social dues are \$199/month, Sports Club, which includes fitness are currently \$317, plus initiation. You would need to contact the Club for more specifics).

Please consider the following information in making your decision:

- 1) Our current monthly assessment of \$250 is estimated to increase to \$430 per month by 2032 (average 5% increase per year) . This increase is based on our annual operating expenses (including MHCC) and reserve requirements for asset replacement (our major asset is our roads which are scheduled to be replaced in 2032 at an estimated cost of \$939,000).
- 2) If we were to opt out of the **MHCC** agreement, it is estimated our monthly assessments could decrease to around \$160 per month next year and then

increase to around \$250 per month by 2032 (average 5% increase per year), based on the same operating expense and reserve requirements.

In November 2019, the current reserve study was distributed. This study has a detailed financial plan for all anticipated asset replacement expenses for the next 30 years. Please note that the monthly assessment estimates above are based on our current reserve study and may need upward revision if reserve assumptions change or new projects are approved by homeowners.

We plan on conducting a straw poll in the near future in order to gauge homeowner sentiment. If there is significant support for opt out, we will incur the costs associated with an official election process to obtain signed ballots which is required to trigger the opt out provision of the contract.

The **MHCC** agreement has been an integral part of our HOA for the last 20 years. It has provided the amenities associated with most HOAs: a clubhouse, restaurants, fitness facilities and entertainment opportunities. The 40 year agreement is renewable in 10 year increments. This allows opportunities each 10 years to determine if our participation continues to be of value based on the cost of membership and the desires of our membership.

If you have questions, please contact Tony or Tom (contact information on last page).

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.

Based on our governing documents, the ARC is charged with maintaining the aesthetic qualities of our community through a process of review and peer approval. We believe this process has helped keep Montage looking great!

We want to thank the vast majority of homeowners who are submitting AIRs for exterior home and landscape changes. The Committee is meeting on the 1st Friday of each month and posts Agendas on the Monday prior to our meeting. AIRs need to be on our Agenda for consideration, so please submit your projects the Friday before the meeting date.

Further information about the process and forms can be found on our website or by contacting Norm or Tony (contact information on last page of the newsletter). In addition, minutes of all our meetings are posted on our website and all homeowners are welcome to attend our meetings.

The following are highlights of the ARC's current activities:

- *Palm Tree Trimming* — As most of you are aware, June is palm tree trimming time and we are happy to report that the vast majority of homeowners have completed palm trimming. The Committee will monitor palm trimming and have our property manager follow up with reminders to complete this annual task by the end of the month.
- *Lighting* — The Committee is working with the Board to renew our light maintenance contract and to pick a vendor for new palm tree perimeter lighting.
- *Landscape Maintenance* — The Committee usually meets with our landscape contractor's Account Manager once a month on the 1st Thursday or Friday at 8 AM. If you have an interest in joining one of our walkthroughs let us know. Monthly property walks with our contractor's Account Manager are an important factor in helping us make sure our landscape looks great and our costs are managed properly.
- *Inspections* — The Committee continues to perform quarterly lighting and semi-annual home inspections. Our property manager contacts homeowners whose property is not in compliance. If the violation isn't corrected within a few weeks a follow-up violation letter or Board hearing notice is sent to the homeowner. We continue to appreciate that well over 90% of issues are resolved in a timely manner.
- *Mailboxes* — Our reserve study indicates that our mailboxes are near the end of their asset life. The Committee completed a review of our mailboxes and options to replace them. We will continue to monitor mailbox functionality and welcome any homeowner input on this association asset.

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).

If you have an interest in becoming a Committee member please let Norm, myself, or a Board member know.

Sincerely,

Tony Michaelis, ARC Board Liaison
(tonymichaelis@icloud.com), 213 200-4274

Burrtec Waste and Recycling



You all received a NOTICE OF PUBLIC HEARING for a July 8, 2020 hearing at City Hall regarding proposed collection rate increases. Reading it I was very confused, so I called the number for the City listed on the Notice. The lady that answered said she was also confused and she had someone from Burrtec call me.

The Burrtec rep explained that Single Family service rates will increase from \$19.76 to \$21.34 per month beginning January 2021. This amount is billed through the Property Tax Roll. So, unless you look closely, you probably will not notice the increase.

She also explained that if you subscribe to the Burrtec Yard Service (where the trash truck driver retrieves your trash cans, empties them and puts them back) your cost will increase to \$32.42 per month. That is only approximately \$2.56 extra per weekly service to be free from the hassle of timely putting out and returning your trash cans.

Tom Tousignant

Emergency Preparedness Committee



"THE BIG ONE": Part 1

Disasters befall us. They just do. Always have, always will. All we can do is prepare so that we can deal with them as best we can when one comes along.

Some people live where there is a lot of advanced warning, like those in hurricane prone states. Others reside where blizzards and even tornadoes lurk where warning is more likely in hours or minutes.

Then we get to earthquakes. Warning is a matter of seconds, if that. Here in Montage our most likely disaster is an earthquake. The "Big One". It's not "if" but "when" it will come. No avoiding it but there will be lots of time afterwards to regret lack of preparation.

This section of the Newsletter over the next few issues will be a source of suggestions to help you and yours to deal with a disaster that is certainly in our future. There are too many faults in these parts for us to avoid it or at least a really big event. The San Andreas which runs right through the valley may, in fact, not be the perpetrator when all is said and done. Other candidates for that honor abound. But most people think it will be the San Andreas Fault somewhere in Southern California.

I know it can be overwhelming to digest all this information, especially if you are relatively new to these parts. There's a lot to know and it lends itself to lists. Boring, lengthy lists that glaze your eyes over. I hope to break it down to manageable bits and pieces thematically arranged and designed to be useful, sort of like "Easy Steps to Dealing Successfully with Earthquakes." Not foolproof, but far better than inaction.

In this issue, I begin with three keys to just getting through the event itself. First, keep in mind that you are likely to hear the "Big One" — defined as 7.8 or higher on the Richter Scale — before you feel it. Warning will be short, a matter of seconds if at all. What do you do?

Recommendations are to do a version of "duck and cover". Look it up if you are under 70! If inside, get on hands and knees if you can and away from places where objects like your china or your cherished tchotchkes from vacations past can come crashing down on you. Either sitting or on all fours, cover your head and neck. It's important to protect your brain so that you can think afterwards.

If in bed pull the covers up and cover them with a pillow over your head. If outside, get down before you are knocked down. You will not fall naturally into an advantageous position. Trust me.

Second, after the shaking is over, and it will seem like it will never be over, check to be sure that you and your loved ones are OK, tending to any wounds quickly. Then, immediately go outside to the gas main connection to see if you smell gas. If you do, and ONLY if you do, shut the gas off immediately and DO NOT try to light it again. EVER. Let a pro do it. When one finally comes. Learn to live without it.

If you don't know how to do this, then find out now! Not tomorrow! NOW!

Thereafter, do this check daily while the gas is on. Aftershocks might well induce a leak later on.

Then, check your next-door neighbors' just in case. This is probably the only time that you ought to be sniffing round your neighbors' houses. But it is essential.

Third, see if your neighbors more broadly are alright, help them if they need it, and then make a quick assessment of your damage. Experts tell us our homes are not likely to fall down, but it would be a good idea to check just in case yours, or a piece of it anyway, is the one that broke the rule on that front.

Next time, some advanced preparation suggestions. Meanwhile, stay safe.

Chair: Chuck Middleton



MORE VALUABLE INFORMATION



Noise

Please be respectful of your neighbors when entertaining outdoors. Loud noise, loud or unruly children, loud music or similar sounds that may emanate from a residence are not permitted between the hours of 10 pm and 7 am.

Service/Trades People

Work hours are from 7:00 am to 5:00 pm, Monday thru Saturday. No service workers on Sunday. The intent here is to minimize unnecessary noise on Sundays.

FROM THE COMMUNITY

By Other HOA Members

Dog Off Leash

We received a concern from a homeowner of a large dog being walked off leash. It is in our Rules and Regulations and Cathedral City ordinance that dogs must always be on a leash. If you observe a dog off leash, please determine which home it is from and report it to Shelly or Caren at PPM. If the Board has a valid complaint the homeowner can be called into a hearing before the Board and potentially be fined.

This is also true for walkers allowing their dogs to enter homeowner's yards or not picking up after them.



Dog owners, please be a good neighbor and remember to walk your dogs on the streets or in the detention basin. And always pick up your dog's waste.

Comments:

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

NEXT HOA BOARD MEETING



ZOOM Board Meeting July 10, 2000

The Board will be conducting their July meeting via Zoom so all homeowners that wish to observe may do so. Homeowners will be invited to provide feedback to the Board during the Open Forum portion of the meeting. The Board cannot act on any items not on the posted agenda, but will consider homeowner input suggestions for future Board agendas.

The Agenda and instructions for signing into the meeting will be emailed to all homeowners that have provided their Consent Form (required by State law) for receiving electronic documents on Monday morning, July 6th. If you do not receive this information before noon July 6th contact Tom Tousignant at td2znot@aol.com for a Consent Form.

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

Curtis Beyer: President- curtbeyer@gmail.com emailed preferred

Tony Michaelis: Vice President- tonymichaelis@icloud.com or 213.200.4274

Norm Giere: Secretary - gierearc@gmail.com or 310.804.3761

Tom Tousignant: Treasurer - td2znot@aol.com or 760.250.1993

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

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 (grroman@aol.com 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 are small key fobs, approximately 2.5" x 1.25" x 1/2" and the standard visor clip. 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.