



artisan

HOMEOWNERS ASSOCIATION NEWSLETTER

NOVEMBER 2020



Da Vinci



Monet



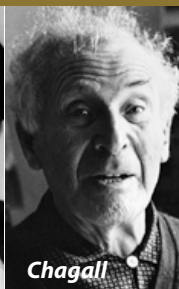
Van Gogh



Matisse



Picasso



Chagall



Dali

PRESIDENT'S MESSAGE

BY CURT BEYER, President



I invite each and every one of you to take the time to review the Annual mailing that you will be receiving before the end of the year. We, the Board, are required by law to mail out a packet of information regarding the administration of the HOA. It is a great opportunity to renew your awareness of the operations and agreed upon structures to which we are all signatories guiding how we coexist in our HOA. All of the information is available at all times on our website ... www.montageatmissionhills.org ... and is kept current. Your Board of Directors is elected to handle the 'business' of the HOA and are guided by laws and best business practices.

All of us take this obligation quite seriously and have your best interests at the forefront. Your input and suggestions help guide us in the evolving administration of our HOA.

November signals a busy time as 2020 draws to a close. An Election and then a series of Holidays that will undoubtedly be different than any previously experienced. We are reminded of our blessings and our friends and families—and the importance of each. How we reach out and reconnect will be different and a challenge with the pandemic affecting everything we do. Please remember emotions and feelings may find many of those we meet on edge and feeling the stresses more than normal. We owe it to ourselves—and to each other—to seek the best in all we meet and all we do during these ongoing challenges.

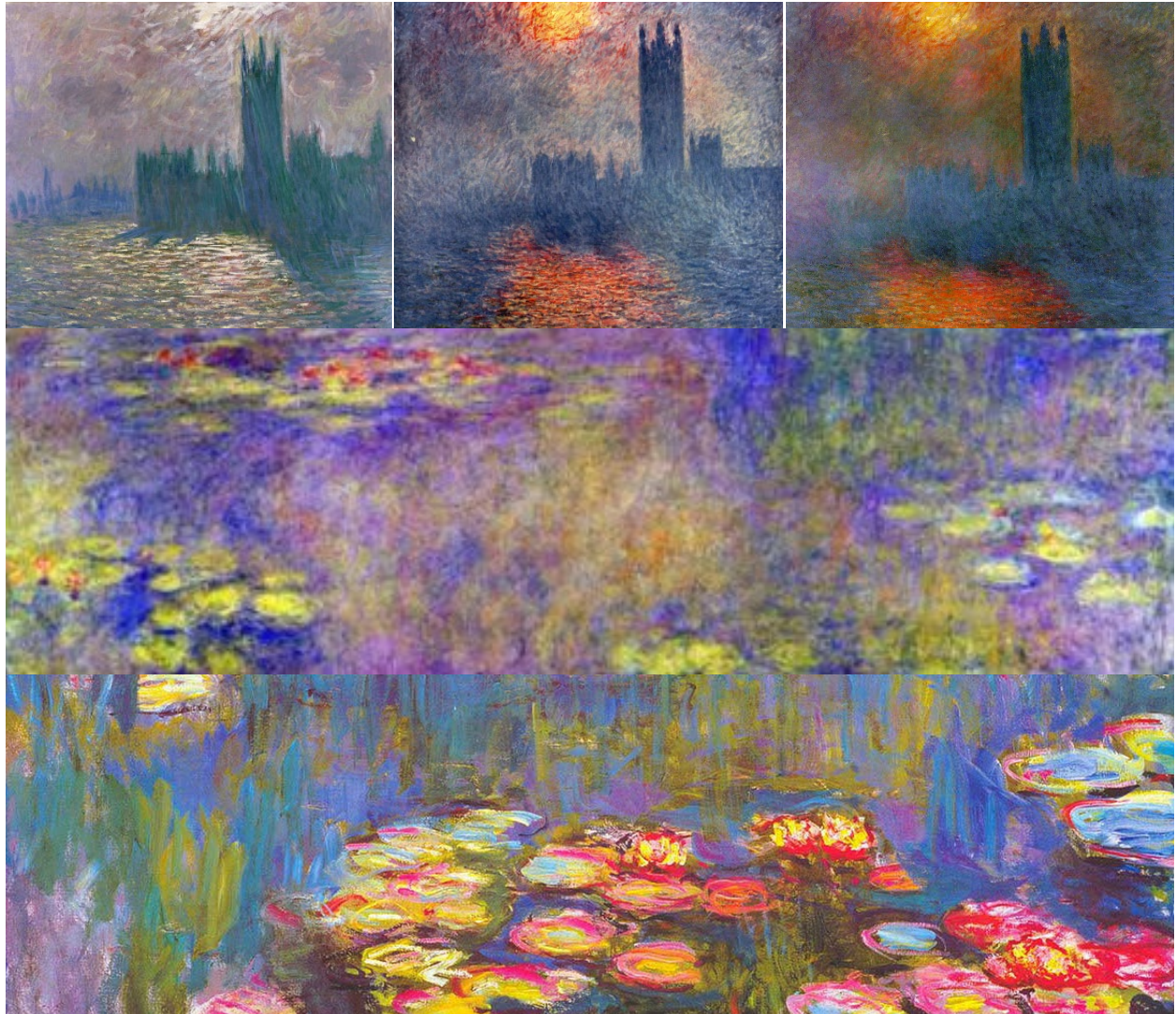


GET TO KNOW YOUR “MONET” STREET ARTIST

CLAUDE MONET (1840–1926)

Claude Monet was a French painter and a founder of French Impressionist painting. He was the most consistent and prolific practitioner of the movement’s philosophy of expressing one’s perceptions before nature, especially as applied to *plein air* landscape painting. The term “Impressionism” is derived from the title of his painting *Impression, Soleil Levant* (*Impression, Sunrise*), which was exhibited in 1874 in the first independent exhibition mounted by Monet and associates.

Monet’s ambition of documenting the French countryside led him to adopt a method of painting the same scene many times in order to capture the changing of light and the passing of the seasons. From 1883, Monet lived in Giverny, and began a vast landscaping project which included lily ponds that would become the subjects of his best-known works. He began painting the water lilies in 1899. A series of large-scale paintings would occupy him continuously for the next twenty years of his life.



ARCHITECTURAL REVIEW COMMITTEE (ARC)

BY NORM GIERE, Chair



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. It is our goal to maintain and enhance the overall harmony and aesthetic beauty of Montage. We believe that our committee has helped keep Montage looking great.

One of the committee’s responsibilities is to conduct a 6-month review of homes and landscaping to ensure compliance with the Governing Documents. We completed our review in October and some homeowners will be receiving a notification from PPM indicating required fixes. It’s important to note that the Committee conducted all the inspections as a group. And there was always group consensus before recording a violation or needed improvements. And lastly, we look at your landscape lights to make sure they are in working order.

The next homeowner inspection we will be conducting is in November. During this inspection we will be looking at exterior lighting. We want to make sure your garage lights, or garage wall lights, are lit. Also, we look to see if your address light is on, can be seen from the street, and has all five address numbers installed. So please take a look at your night lighting before the inspection and make any needed repairs, so you don’t receive a letter from PPM.

Remember an AIR is required for exterior home and landscape improvements. The Committee meets on the first 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.

Further information can be found on our website or by contacting Norm Giere or Tony Michaelis (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.

Perimeter Lighting—Our bid package for lighting 19 of our newly installed palms has been sent out for competitive bids.

Residential Lighting—At the September Board meeting, Grayco Electric was selected as the new contractor for our monthly light inspections and repairs. Be aware that your “original” Focus front yard lights, that were originally installed by the developer, are the only lights covered by the HOA. If your lights are not working properly (burned-out bulb, broken fixture, stay on for 24 hours, don’t come on at night, etc.) please email Mark See at PPM MSee@ppminternet.com, and he will issue a work order. Light repairs are done approximately the first week of each month.

Mailbox Locks—Be aware that mailbox locks are the responsibility of the owner.



If your lock needs to be repaired, please contact Adam Elson, at Legacy Locksmiths, (760) 333-5111.

Our Committee is always looking for new volunteers. If you are interested in joining please contact Norm Giere or Tony Michaelis.

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

EMERGENCY PREPAREDNESS COMMITTEE

BY CHUCK MIDDLETON, Chair



I know we have some new homeowners in Montage, so I want to recap some of the important emergency procedures and items to have on hand in case we have an earthquake or other emergency. If there is an emergency please take your family to Chagall Court and wait for assistance and instructions. Items that you

should have quick and easy access to include: a flashlight, leather gloves, face masks, hard-soled shoes, and bottled water. Remember that bottled water should be rotated monthly in your home, and don't forget that your hot water heater will be an extra source of drinkable water to use after all your water bottles are gone.

If you would like to know more, please join the **Montage Emergency Preparedness Committee**. I can be reached by emailing me at cmiddleton@roosevelt.edu

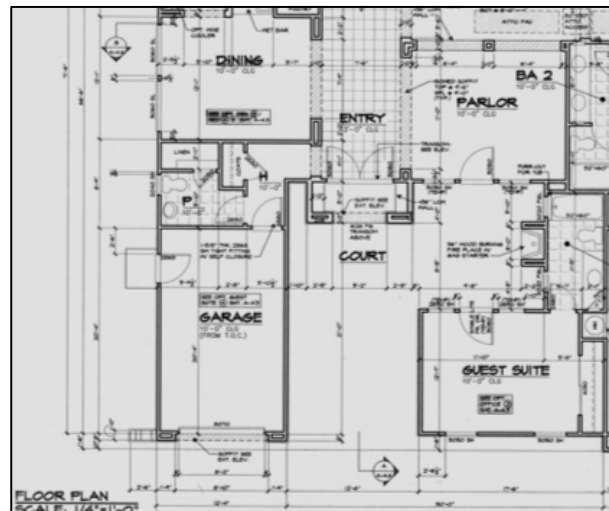
WEBSITE COMMITTEE

BY SCOTT REESE, Webmaster



The Website Committee is seeking images from the earlier years of the Montage development from 2001 through 2005 for inclusion into the Montage History on the website. We are looking for pictures of streets, lots, entrances, and homes under construction. We know there are still many original homeowners in the development. We ask that you go back through your electronic images and photographs to provide whatever you can to help us add graphics to our site. We will also be considering starting a small oral history program with the remaining original residents to provide interesting insights into the development's history.

The Committee is also trying to locate architectural plans for homes in Montage. The plans were done for GHA from 2001–2002 by Danielian Associates, Architecture



and Planning of Irvine. We hope to secure a full set of plans to be shared with residents to help them understand the construction of their homes and for use in the preparation of home improvements and upgrades. Currently, we have partial plans for the Plan Four home design for review and download on the Documents page of our website or by [clicking here](#). Please contact Scott Reese at webmaster@montageatmissionhill.org if you would like to contribute or participate.

WELCOME COMMITTEE

BY FRANK SAN JUAN, Chair



On behalf of our *Welcome Committee* I would like to acknowledge and welcome our newest residents that have recently joined our community.

- *Alva Crist and Andrew Poulton at 69874 Matisse Road*
- *Gabe Herpin and Robert McClung at 36169 Da Vinci Drive*
- *Barbara Lackner and Margaret Gast at 36282 Dali Drive*

In order to foster a greater community spirit, please take the time to reach out and say hello to your new neighbors.

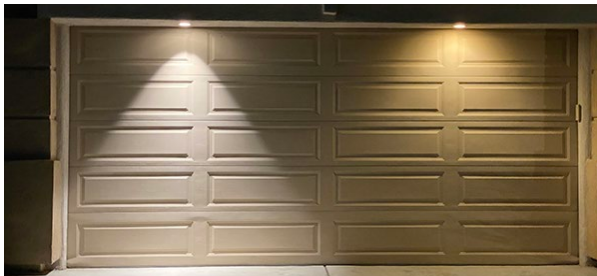


We wish you all peace and enjoyment in your new homes!

QUARTERLY LIGHT INSPECTION

The ARC will be conducting our quarterly light inspection on Wednesday, November 4. During our inspection we will be looking for the following compliance: 1) Garage lights (overhead or wall sconces) are illuminated and the color (Soft white, 2700K preferred) and spread of the bulbs matches—when replacing a burned-out bulb please replace both bulbs at the same

time for light consistency; 2) Address sign is lit and visible from the street (not covered by plants) and has complete address (no missing numbers); 3) Front yard landscape lighting is working properly. Remember that our garage lights and yard lights must be operational at all times “to ensure safety and aesthetic beauty to the development.”



Wrong: Light colors and spread don't match



Right: Light colors and spread do match

MISSION HILLS COUNTRY CLUB "NEW BENEFITS"

BY SCOTT REESE, Webmaster

The August Montage straw poll results showed overwhelming support for the third renewal of the Social/Fitness membership, now referred to as the ***Sports Membership***, with the Mission Hills Country Club. On September 1, Mission Hills announced expanded Club benefits for all Montage homeowners to include full Tennis, Pickleball, Croquet, and Swim benefits, in addition to the Dining, Fitness, and Spa benefits already received by homeowners. As a result, Montage homeowners will now receive the *TPC* newsletter (Tennis, Pickleball, Croquet), which provides regular Club programming and event updates and information about how to access your benefits. If you are not receiving the *TPC* newsletter, please contact Debra Ramos, Membership Director, at [760.883.1638](tel:760.883.1638).

Tennis

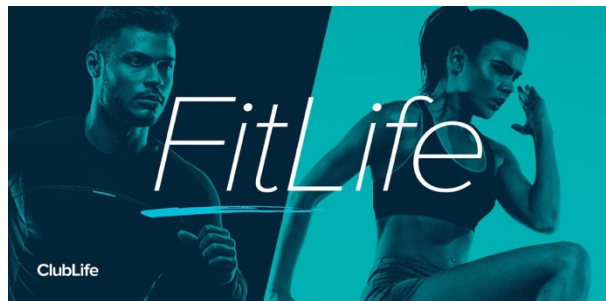
Montage residents now have full access to over 30 MHCC grass, clay, composition tennis courts, and four pickleball courts. The Tennis complex has consistently been recognized as one of the best in the nation with a full range of open play, leagues, tournaments, and instruction for all ages.



Courts are available now. If you have any questions, please contact the Tennis Desk at 760-328-5800. Remember that owners must have their MHCC Member Profile filled out completely before the system will allow you to reserve a court. You can check your membership status by [Clicking Here](#) and logging in to your account, or by contacting Debra Ramos, Membership Director, at [760.883.1638](tel:760.883.1638).

Virtual Fitness

Starting in mid-October, MHCC/ClubCorp moved its virtual fitness programming to the FitLife Facebook group. You can now



access Live and On-demand workouts with top ClubCorp coaches across the country, anytime you want. You can [join the group here](#). For instructions on how to use/access the virtual fitness programs, [Click Here](#).

Fitness Center

The fitness center is currently closed due to compliance with County and State restrictions. Please refer to the most recent Club emails for information on reopening and hours of operation, safety protocols, reservation process, and what to expect when using the fitness center under their new guidelines.

FRONT YARD DEVELOPER-INSTALLED LIGHT OPTION

BY TOM TOUSIGNANT, Board Member

The Board has approved a change to the front yard developer-installed lights. In the future our light maintenance contractor will be installing new LED fixtures to replace the “original” fluorescent lights as they become inoperable. These new fixtures, the RAB X34, are more efficient, use less power, and emit a much brighter light.



“Original” light

“RAB X34” light

Currently, the “original” fluorescent lights are maintained by the HOA. All “original” fluorescent fixtures and the newly installed LED replacement lights will continue to be maintained by the HOA.

If a homeowner would like to accelerate their front yard’s transition to the new LED fixtures they can contract with the HOA light maintenance contractor to replace the developer-installed landscape lights. The current direct cost to the homeowner is:

Replace 1 existing FFL-13 fixture	\$168
Replace 2 existing FFL-13 fixtures	\$235
Replace 3 existing FFL-13 fixtures	\$303
Replace 4 existing FFL-13 fixtures	\$370
Replace 5 existing FFL-13 fixtures	\$438

Homeowners who have changed their front yard lights to other than the “original” developer-installed fluorescent fixtures are *not eligible* for this offer.

For more information please contact Norm Giere, ARC Chair at gieriARC@gmail.com

HOLIDAY LIGHTING GUIDELINES

BY NORM GIERE, Board Member

It’s hard to believe that the Holidays are fast approaching—and for many that means it’s time to decorate the tree and put up the outdoor lights. We want to remind owners that our *Rules and Regulations* state that

“Holiday Decorations” may be put up 30 days before the Holiday and must be taken down 7 days after the Holiday. There aren’t any restrictions on your front yard displays (i.e. Snowmen, Reindeers, Santas, etc.). So, go ahead and get in touch with your creative side and inner “Elf.”



ANNUAL DETENTION BASIN CLEAN-OUT

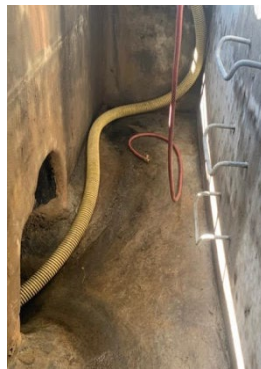
BY SCOTT REESE, Webmaster

Hammer Plumbing and Pumping completed the cleaning of the Montage storm drain



system during September in preparation for the coming fall rains. Cleaning includes vacuum removal of 3000+ gallons of debris, soil, and water from the two catch basins at the Van Gogh and Da Vinci curve and the connected drywell in the southwestern corner of the detention basin.

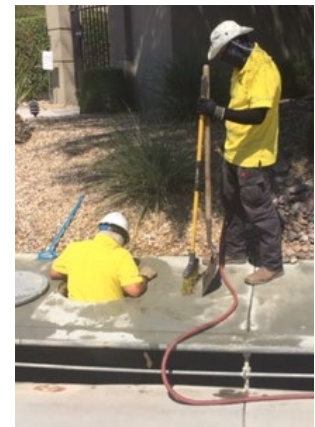
The detention basin captures and then slowly releases rainfall collected from our 40-acre development into the Da Vall storm sewer to reduce the rate of flow of water from Montage that reaches the Whitewater River. Rainfall runoff from homes and pool discharge water, along with street debris, flows along the curb lines into the two inlet structures at Van Gogh and Da Vinci. These two linked structures trap large debris and then empty into a dry well in the detention basin. Trash and debris are filtered out. A portion of the water is allowed to recharge back into the underground aquifer through openings at the bottom of the dry well. Water that overflows from the dry well pools in the bottom of the detention basin to percolate into the ground. To minimize long-



term standing water in the detention basin a drain was constructed several years ago to connect the pipe at the southeast corner of the basin to the Rancho Mirage storm drain running along Da Vall. This drain empties into the Whitewater River near the intersection of Da Vall and Frank Sinatra.

The storage capacity of the detention basin and drainage structures is about 500,000 gallons—approximately equivalent to 36 residential swimming pools. The silt and debris that drop out and are deposited in our system must be removed periodically. Our Friday street sweeping is another part of the plan to remove sediments and trash before they are washed into the stormwater system. Every development constructed since the '90s has been required to have similar facilities to meet city, state, and Federal environmental requirements for stormwater control and water-quality improvement.

Periodically the Board hires a contractor to vacuum, clean, and hose out the street inlets and dry well. This year about 4,000 gallons of water and debris was removed from the three facilities. This is reportedly a relatively small amount of waste compared to previous years—due to a dry late spring and summer, and homeowner's holding off on pool draining leading up to the pumping. The cleaning process took two men with a special vacuum truck about three and a half hours to complete.



"NUISANCE WATER" RUNOFF

BY TONY MICHAELIS, Board Member



The Board conducted our annual asset component survey on September 18. Three of our current Board members, along with Nick Nickerson, a past Board member and Civil Engineer, reviewed the condition of

all HOA assets as part of our annual budget process. Our largest and most expensive asset in the community is our roads—and it's important to make sure we assure that their life expectancy and current condition are in line with our Reserve Study estimates.

One of the interesting findings regarding road health is that "nuisance water" (runoff from front yard sprinklers) can have a significant impact on road deterioration.

Basically, in order to ensure road health we need to minimize sprinkler runoff which slowly

erodes our asphalt and adds to our detention basin dry well's debris and water buildup. In addition, excessive water runoff contributes to a mosquito proliferation.



This was an interesting issue for me, so I asked my gardener to fine-tune the watering duration of my front yard sprinklers (to take into consideration the slope and soil absorption) in order to minimize runoff while maintaining a green and healthy front lawn.

"GOOD HOUSEKEEPING" TIPS

Check Water Supply Lines

Please check your water supply lines that go to your toilets, washing machine, and sinks. A stainless-steel braided supply line is recommended. Several homes in Montage have had major water damage caused by a failing water line. It is highly recommended to use a plumber to do the verification and install.



Clean Roof Drains and Gutters

Before the rains come it is important to check your roof drains and gutters for

debris buildup. Severe damage has occurred to Montage homes from debris-clogged drains. A handyman can usually be hired to do the cleanup job.

Check Water Pressure Regulator

Be aware that homes in Montage have Water Pressure Regulators installed on the main water line entering the house. Regulators reduce high-pressure water from the street system to a "safe" house pressure. It's quite common for these regulators to fail after several years of use, allowing much higher and dangerous pressure to enter the house. This should be checked by a professional plumber.

2021 ANNUAL HOMEOWNER MEETING & ELECTION

BY SCOTT REESE, Inspector of Elections

The Board, at their September 11 meeting, set March 20, 2021 for the ***Annual Homeowner Meeting and Election***.

The Board has developed a draft *Election Calendar* to assure compliance with California State law (2020) and Montage meeting election policy and procedures. The *Election Calendar* is being provided to inform our homeowner voters and potential candidates of key upcoming dates. *Please be aware that the dates are approximate and are subject to change.*



2021 ELECTION CALENDAR

September 11

The Board appointed Scott Reese as the *Inspector of Elections*.

October 1

Inspector of Elections distributed ***Board Member Self-Nomination Form***. Three Board positions to be filled in 2021. ***Self-Nomination Form*** must be received by December 30.

November 13

Board approves the preliminary ***Homeowner Voter List*** and posts on the Montage website.

December 30, 2020

Last day to submit ***Board Member Self-Nomination Form*** to PPM.

January 8

Board approves 2021 election Ballot including Board Member candidates.

January 15

Inspector of Elections posts final ***Homeowner Voter List*** on the Montage website for homeowner review and correction. Inspections and corrections completed by February 15.

February 15

Inspector of Elections mails Ballots to voters.

March 12

Last day for Homeowners to mail Ballots to PPM. After March 12, Ballots must be delivered in person to the *Inspector of Elections* by March 20—prior to the close of Elections.

March 20

Annual Homeowner Meeting. This is the homeowner's last opportunity to return Ballot. *Inspector of Elections* opens, counts, certifies votes, and announces election results.

BOARD OF DIRECTORS NOMINATIONS

BY SCOTT REESE, Inspector of Elections



The Montage HOA will be seeking members to fill three positions on the Board of Directors to begin on March 20, 2021. An announcement and invitation for nominations were sent to the membership on October 1. A copy of the invitation and the Board of

Directors Application can be found on the Montage website by [Clicking Here](#).

The Montage Board generally meets 6 to 8 times per year on the second Friday of the Month. Meetings are currently being held virtually using the “Zoom” platform to simplify attendance and reduce potential impacts from COVID. The Montage Board has been exceptional over the years, working in conjunction with our property management firm to put Montage at the top of the Coachella Valley’s highest-quality neighborhoods. This statement is evidenced everyday by our increased home values and the overall appearance of the community.

Nominations can be made by any current homeowner or by any interested candidates themselves. Nomination forms along with a brief Bio (500 words or less) and Head Shot (jpeg image) are due by December 30, 2020, at the PPM office. To apply you must be a homeowner in good standing and have been a resident for a minimum of one year. The Board will certify candidates at the January Board meeting. Ballots will be sent to the members in mid-February and are due no later than March 20, 2021, at the Annual Homeowners Meeting. Votes will be opened and counted at the meeting and the results announced to the members.

The September newsletter contained a new schedule for the election of members to the Montage at Mission Hills Board of Directors. This year’s schedule has changed over previous years. The new election calendar was made necessary by the passage of State Senate Bill 382 in November 2018. The bill generally expanded most HOA election calendars to provide more time for candidate nominations and added election transparency and member involvement. As a result, the Montage election process was initiated in October with the Inspector of Elections’ appointment, and concludes on March 20, 2021, when ballots are scheduled to be opened. For a copy of the full election schedule, visit montageatmissionhills.org on the Election 2021 page or [Click Here](#).



HOMEOWNERS ASSOCIATION

MONTAGE BOARD OF DIRECTORS APPLICATION

Board Member Candidate Qualifications

- 1) Shall be a current member of Montage at Mission Hills.
- 2) Member in good standing with all Assessments current and not subject to any suspension of membership rights.
- 3) Member in good standing for a minimum of one (1) year.
- 4) Candidate may not be related by blood or marriage to any other current Board member or other candidate that may be serving following the election.
- 5) Candidate may not have a criminal past that would prevent the Association from purchasing its fidelity bond coverage.
- 6) Have owned a residence in Montage for a minimum of one (1) year.

I am interested in serving on the 2021-2022 Montage Board of Directors

YOUR NAME (Print) _____ PHONE NUMBER _____
☐ Full time ☐ Part time

MONTAGE ADDRESS (Applicant must be on title to property) _____

MAILING ADDRESS (If different than Montage address) _____ WORK PHONE _____

EMAIL ADDRESS _____

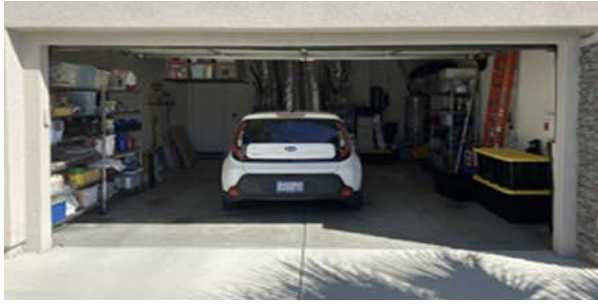
OCCUPATION (or Retired) _____ YEARS AT MONTAGE _____

Provide a brief statement, preferably in Microsoft Word, of your qualifications for being a Montage at Mission Hills Board member, and up to a half page biography for publication with the ballot. Please provide on a separate piece of paper.

YOUR SIGNATURE (Must be signed to be valid) _____ DATE _____

Please mail completed and signed Montage Board of Directors Application to
Personalized Property Management, 68950 Adeline Road, Cathedral City, CA 92234,
attn: Shelly Ruegsegger, or Email to sruegsegger@PPMinternet.com

GARAGE DOOR RULE AND ETIQUETTE



We have received numerous complaints regarding garage doors left open for long periods of time. The image of our community and the safety of all is part of our concern. If garage doors are closed, except for entry and exit, it is difficult for outsiders to know if someone is home or not. Many owners do not lock their door from the garage to the interior of the home and Montage has experienced

thieves accessing homes this way. Police have urged us all to not only lock that door but also the doors to our cars as well. ***Garage doors left open are an invitation to thieves.*** They can drive in and close the garage door—giving them time to load up on anything they want and then simply reopen the door and drive away.

The CC&Rs, which we have all signed, state—***“Garage doors may not be left open except as temporarily necessary or while used for entering or exiting.”*** An open garage door violation is an affront to our fellow homeowners who work to remain good neighbors—and not following the rules may result in a fine. Closing our garage doors is a simple sign of respect for everyone.

FUTURE BOARD MEETINGS



Our November **ZOOM** Board Meeting will be conducted on Friday, November 13th at 9:30 am. The Agenda and instructions will be emailed to all homeowners who have provided the *Consent Form* for receiving electronic documents (required by State law) on Monday, November 2nd. If you don't receive this information please contact Tom Tousignant at td2znot@aol.com to receive the *Consent Form*. Our January **ZOOM** Board Meeting will be on Friday, January 8th at 9:30 am. Email instructions will be sent before the meeting.

Meeting notices and Agendas are posted on the Community Message Board, located on the wall at the Da Vinci/Van Gogh curve. Homeowners are encouraged to observe the meeting and are invited to participate during the **OPEN FORUM** portion. Please understand that the Board cannot act on any items not on the posted Agenda.

COMMENTS and NEWSLETTER SUGGESTIONS

If you have something that you would like to share with the community or the HOA Board please email Tom Tousignant at td2znot@aol.com for Board consideration. And if you would like to submit an article for the **ARTISAN** newsletter please send it to Norm Giere. We encourage and welcome your participation to make our newsletter reflect our community.



MONTAGE CONTACT INFORMATION

Association Board Members

Curtis Beyer—President
CurtB@montageatmissionhills.org
Tony Michaelis—Vice President
tonymichaelis@icloud.com or
213.200.4274
Norm Giere—Secretary
giereARC@gmail.com
Tom Tousignant—Treasurer
td2znot@aol.com or 760.321.9271
Gary Roman—Director-at-Large
grroman@aol.com or
310.600.4279

Architectural Review Committee

Norm Giere—Chair
giereARC@gmail.com
Tony Michaelis—Board Liaison
tonymichaelis@icloud.com

Emergency Preparedness Committee

Chuck Middleton—Chair
cmiddleton@roosevelt.edu

Website Committee

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

Welcome Committee

Frank San Juan—Chair
frankcsanjuan@gmail.com
Gary Roman—Board Liaison
grroman@aol.com or
310.600.4279

Cathedral City Contacts

Cathedral City Emergency—911
Cathedral City Police—760.770.0300
Police Emergency Only—760.202.2411
Fire—760.770.8200
Cathedral City Vacation Rental Hotline
(Short Term)—760.553-1031

Montage Website

MontageatMissionHills.org

Community Management Office

Personalized Property Management (PPM)
68950 Adelina Rd, Cathedral City, CA 92234
Tel: 760.325.9500
Fax: 760.325.9300

Community Management Contacts

Shelly Ruegsegger—Senior Community Mgr
sruegsegger@ppminternet.com
Caren Oliva—Assistant Community Mgr
caren@ppminternet.com
Heidi Grasl—Phone gate-access inquiries:
hgrasl@ppminternet.com
Mark See—Maintenance Supervisor:
msee@ppminternet.com

To Program Your Vehicle for Gate Entry

Thomas Harp: Rthomasharp3@gmail.com
or 916.296.1563
Gary Roman: grroman@aol.com or
310.600.4279

Gary is responsible for distribution of Transmitters for gate access. The current cost is \$35.00 each. If you need an extra transmitter email Gary and get your vehicle programmed at the same time.

Burrtec Waste and Recycling

Contact for any refuse issues including bin replacement: 760.340.2113 or
burrtec.com/cathedral-city

Cathedral City Guide and Calendar

To have a *Refuse and Recycling Guide* and *Cathedral City Calendar* mailed to your home contact Deanna Pressgrove with the City of Cathedral City at 760.770.0369 or
dpressgrove@cathedralcity.gov

Discover Cathedral City

Go to: discovercathedralcity.com
There you will find a *City Calendar* of local events, entertainment, senior services, dining options, and local news.