



# artisan

HOMEOWNERS ASSOCIATION NEWSLETTER

JANUARY 2021



## PRESIDENT'S MESSAGE

BY CURT BEYER, President



We have a New Year—stretching out before us. Traditionally we include our resolutions and good intentions which we choose to enhance our self-image and quality of life. As a member of the

Board of Directors—What are the resolutions that I would like to make?

I want to know each of the residents of Montage at Mission Hills by sight and where they live. (I almost did this during my last time on the Board, but many changes have come about and I don't get out as I used to.)

What if we all tried to meet or recognize all of our neighbors and fellow residents of our HOA? What would be the benefits?

We would quickly have a more secure community and a nodding acquaintance would make all of us a bit more friendly and

observant. We would all take more pride in our surroundings as it would affect the appearance of our property and that of the people with whom we share our development. We would be more careful about our pets and the responsibilities to pick up after them. We would recognize vehicles and people that were not the ones we usually see within Montage.

## COMMUNITY

This sense of community is a simple but effective effort that will take very little time but will yield many positive benefits. I urge everyone to consider this New Year's resolution and keep it in mind as we start this new (and better) year. I look forward to seeing you and saying "Hello."

I also want to invite everyone to attend our first Board meeting of the year, via Zoom, on January 8th. I look forward to seeing you there.

## GET TO KNOW YOUR "VAN GOGH" STREET ARTIST

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### VINCENT VAN GOGH (1853–1890)

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Vincent Willem van Gogh was a Dutch post-impressionist painter who is among the most famous and influential figures in the history of Western art. In just over a decade, he created about 2,100 artworks, including around 860 oil paintings, most of which date from the last two years of his life. They include landscapes, still lifes, portraits and self-portraits, and are characterized by bold colors and dramatic, impulsive and expressive brushwork that contributed to the foundations of modern art.

Van Gogh was not commercially successful, and his suicide at 37 came after years of mental illness, depression and poverty.

During his short lifetime he was considered to be a madman and a failure. He became famous after his suicide, and exists in the public imagination as the quintessential misunderstood genius.

Today, Vincent van Gogh's works are among the most expensive paintings to have ever sold, and his legacy is honored by a museum in his name, the *Van Gogh Museum in Amsterdam*.



## ARCHITECTURAL REVIEW COMMITTEE (ARC)

BY NORM GIERE, Chair



As Chair of the Architectural Review Committee I want to acknowledge all Montage homeowners for doing such a great job maintaining their homes and landscaping. The aesthetic qualities of our community are the result of your efforts. The cooperative attitude of our homeowners has made my job so much easier.

**Montage Light Inspection**—We conducted our quarterly homeowner light inspection in November. During this inspection we checked to see that your garage lights, or garage wall lights, were lit. Also, we looked to see if your address light was on, could be seen from the street, and all five address numbers were installed. Almost every home in Montage was in compliance. The only consistent issue we noted were burned out address lights.

**Perimeter Lighting**—The Board approved the installation for lighting our newly installed palms. So very shortly you should be seeing palms on our perimeter being lit.

**Residential Lighting**—Our new lighting contractor, Grayco, does light inspections and repairs once a month. 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](mailto:MSee@ppminternet.com), and he will issue a work order. Remember light repairs are done approximately the first week of each month.



**Palo Verde Trees**—As many of you have probably noticed, the last three remaining Palo Verde trees were removed from the corner lot at Gerald Ford and Da Vall. One of the trees was actually uprooted and had to be removed, and the other two trees were removed since they were scheduled as part of our Palm Tree renovation plan.

**Detention Basin Tree Trimming**—Conserve our landscape contractor did the yearly trimming of the trees in the detention basin. They are now prepared for the coming growing season.

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

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BY CHUCK MIDDLETON, Chair

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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. Safety 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](mailto:cmiddleton@roosevelt.edu)

## WEBSITE COMMITTEE

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BY SCOTT REESE, Webmaster

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The updated and approved Montage house paint schemes are available from both Dunn-Edwards Paints and Vista Paint suppliers. Find links to the *Montage House Paint Guidelines and Resources* for each supplier as well as other important information about painting your home by [Clicking Here](#).

In 2020 there were over 6,000 visits to the Montage website by more than 1,340 people. The top web pages visited this year by number of visits are as follows:

|  |     |
|--|-----|
| <i>House Color Schemes</i>             | 492 |
| <i>Mission Hills CC Membership FAQ</i> | 323 |
| <i>Community Management Company</i>    | 305 |
| <i>Resident Memberships</i>            | 230 |
| <i>House Painting Info</i>             | 188 |
| <i>For Sale</i>                        | 176 |
| <i>Architecture</i>                    | 163 |
| <i>Board of Directors</i>              | 158 |
| <i>Board Minutes</i>                   | 152 |
| <i>Architectural Documents</i>         | 134 |
| <i>Governing Documents</i>             | 127 |
| <i>Forms</i>                           | 115 |

The Website Committee is interested in ideas to improve the look, feel and content of the website at [montageatmissionhills.org](http://montageatmissionhills.org). Currently we are interested in locating photos of Montage at Mission Hills during the initial construction and early move-in years from 2001 to 2004. If you have images of your home under construction that you would share, please contact the webmaster. In addition, we are looking for volunteers who would be interested in learning about website development and management. Please send your suggestions to [webmaster@montageatmissionhills.org](mailto:webmaster@montageatmissionhills.org).

## WELCOME COMMITTEE

BY FRANK SAN JUAN, Chair



As we close out this difficult year, I was still fortunate to welcome many new residents to Montage and provide them with our new **Welcome Packet** that contains important information about our HOA. This new **Welcome Packet**, along with a small gift bag, were warmly received and gave the new residents a sense that they were part of a Community that truly cares about their well-being. This is so important this year because of the limited interactions we have had with family members, friends and other residents due to the COVID pandemic.

Norm Giere, one of my Welcome Committee members as well as a Board Member, and I made the effort to speak to our neighbors and fellow residents, and listen to their concerns and issues. We encouraged them to get involved in the Community through our various committees, or at the very least, to participate in our bimonthly HOA Board meetings (via Zoom) and to get their voices heard. Many of the residents have lots of creative ideas and innovative ways to improve our community. This is a positive sign that they care about keeping Montage safe and our Community clean and beautiful.

Hopefully, in the New Year, we will have the opportunity to gather, celebrate and get to know one another better. Happy New Year to you all and be safe!

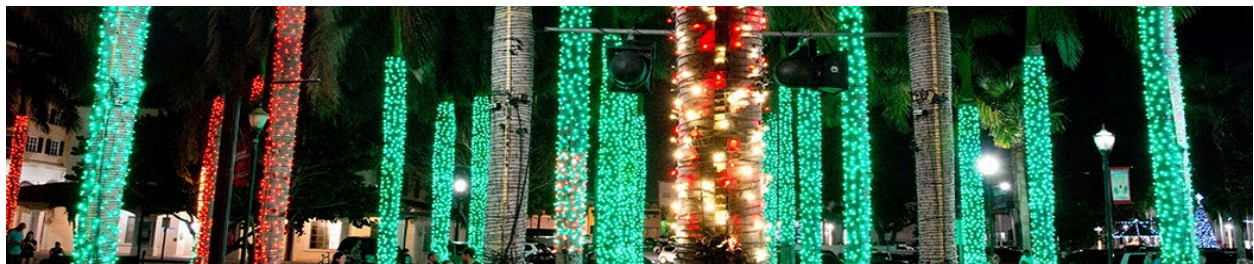


## SAY "GOODBYE" TO HOLIDAY DECORATIONS

BY NORM GIERE, Board Member

It's hard to believe that the Holidays are over—but that means it's time to take down the tree and the outdoor lights. We want to remind owners that our current **Rules and**

**Regulations** state that *Holiday Decorations* must be taken down 7 days after the Holiday. But in keeping with the Holiday spirit, please take your outdoor decorations and lights down by Sunday, January 10th. We don't want to be Grinches after all.



## RULES AND REGULATIONS — AD HOC COMMITTEE

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BY TONY MICHAELIS, Board Member

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Did you know that in Montage we have a rule on exterior clotheslines? Exciting stuff, huh!

At the Board meeting on January 8th, a Committee will be created to review, modify and/or update our **Montage Board Policies and Rules and Regulations**. This is the first major update effort since 2016.

If you would like to participate, send an email to Shelly Ruegsegger, our Community Manager ([SRuegsegger@ppminternet.com](mailto:SRuegsegger@ppminternet.com)) before Tuesday, January 4th, in order to get on the Agenda for an appointment to this ad hoc Committee.

Homeowner Associations (HOAs) have become synonymous with rules (e.g. Cynthia, the GEICO lady). While it's true that part of association membership requires abiding by community guidelines, HOA life is about more than following a long list of rules. Community guidelines and rules can help

lay the foundation for a successful neighborhood, preserving the aesthetics of an area, protecting and enhancing home values, and maintaining the property of the Association and its owners.

The goal is to review **Montage Board Policies and Rules and Regulations** along with several other HOA rules in nearby communities, and determine whether any changes, additions, and/or deletions are appropriate. Recommendations will then be submitted to the Board for consideration of adoption. If approved, the revisions will be submitted to homeowners for a 30-day comment period.

We will ask Committee members for their input on expectations, provide documents for review, and clearly state our objectives prior to each meeting. The following is a link to the Montage Governing Documents that are on our website—for your information: (<http://montageatmissionhills.org/governing-documents/>).

If you have any questions, contact me at 213.200.4274 or [tonymichaelis@icloud.com](mailto:tonymichaelis@icloud.com) or send an email to Shelly to join our effort.

## RESERVE STUDY — UPDATE

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BY TONY MICHAELIS, Board Member

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At our last Annual Homeowner meeting, a question was raised about the health of our reserve fund. During this year's budget process, the Board agreed to commission an independent Reserve Study financial review to validate that we are able to meet our asset replacement expense requirements,

particularly with an eye on asphalt replacement targeted for 2032.

The results of the study confirm that we have a reasonable approach to meeting our future financial obligations. A review of this confirmation Reserve Study analysis will be discussed at the January 8th Board meeting which you are all encouraged to attend.

## 2021 MONTAGE BOARD ELECTION — NEXT STEPS

BY SCOTT REESE, Webmaster

The period for self-nomination for the three positions open for the 2021–2023 term of office closed on December 30th. Candidates will be certified at the January 8th Board of Directors meeting for placement on the ballot. It is possible to vote for “write-in candidates” on the ballot. However, write-in candidates must be present at the General Meeting (via Zoom) to accept their nomination.

Official ballots will be distributed by mail to all qualified voters in early February. Ballots must be returned according to the instructions provided no later than close of the polls at the March 20th Montage at Mission Hills General Membership Meeting.

Each membership (defined as a single separate interest within the Association, regardless of the number of co-owners) is entitled to one vote. In the event you are not clear as to whether you are qualified to vote, or if you want to assure that the Association has your voting information correct, a *Qualified Voters List* is available for viewing at the PPM offices at 68950 Adelina Road, Cathedral City.

(After you complete the ballot please fold in half and then in half again at FOLD LINES and place ballot in envelope)

**SECRET BALLOT FOR ELECTION  
AT THE ANNUAL HOMEOWNER MEETING ON March 20, 2021**

**1. ELECTION OF DIRECTORS FOR MONTAGE AT MISSION HILLS HOA, INC.**

In 2021 there are three (3) Board positions to be elected. The term for each position is two years. At the time of mailing the ballot there were \_\_\_\_\_ candidates known. Copies of candidate statements are enclosed. Association Bylaws provide for the election of write-in candidates and a write-in line is provided. A write-in candidate must be present to accept the nomination if the write-in candidate receives sufficient votes. You may vote for one, two or three candidates. There is no cumulative voting (attempting to give more than one vote for a candidate). Attempt to vote cumulatively will result in the disqualification of the ballot.

| Candidates  | Correct Vote: <input checked="" type="checkbox"/> | VOTE<br>(no more than two votes may be cast. Only one vote per candidate) |
|---|---|---|
| Candidate #1 Name (Incumbent)                                     |   | <input type="checkbox"/>  |
| Candidate #2 Name (Incumbent)                                     |   | <input type="checkbox"/>  |
| Candidate #3 Name   |   | <input type="checkbox"/>  |
| (Write in Candidate Name)   |   | <input type="checkbox"/>  |
| Must be present to accept nomination if sufficient votes received |   |   |

**2. IRS COMPLIANCE**

IRS Revenue Rulings 70-604. It is proposed that, pursuant to IRS Revenue Ruling, 70-604, any excess operating income over operating expenses for the fiscal year ending on December 31, 2020 shall be applied against the subsequent tax year. A YES vote means you approve this resolution to reduce the Association's Tax Liability. A NO vote means you do not approve the use of Surplus Operating Funds for the purpose of mitigating Association Federal Taxes.

|   | Yes                      | No                       |
|---|--------------------------|--------------------------|
| Approve any excess operating income over operating expenses for the fiscal year ending on December 31, 2020 shall be applied against the subsequent tax year. | <input type="checkbox"/> | <input type="checkbox"/> |

**3. MINUTES 2020 GENERAL MEMBERSHIP MEETING**

The minutes of the General Membership Meeting held on April 18, 2020 are enclosed with this ballot for your inspection. A YES vote means that the document should be filed as an accurate representation of what took place at that meeting. A NO vote means you do not agree the document is an accurate representation of what took place.

|   | Yes                      | No                       |
|---|--------------------------|--------------------------|
| Approve the minutes of the General Membership Meeting of April 18, 2020 as presented. | <input type="checkbox"/> | <input type="checkbox"/> |

(After you complete the ballot please fold in half and then in half again at FOLD LINES and place ballot in envelope)

Due to COVID-19 restrictions, please call the PPM office at (760) 322-2315 to make arrangements to see the list. For further detailed information about Association elections, candidate qualifications and voting qualifications, refer to the *Montage Membership Meeting and Election Rules* found on the *Governing Documents* page of the [montageatmissionhills.org](http://montageatmissionhills.org) website or by [Clicking Here](#).

## 2021 ELECTION CALENDAR

**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. 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 hand-delivered to the *Inspector of Elections* by March 20—prior to the close of Elections.

**March 20: Annual Homeowner Meeting.** This is the last opportunity to return Ballots. *Inspector of Elections* opens, counts, certifies votes, and announces the election results.

# RIO DEL SOL DEVELOPMENT — UPDATE

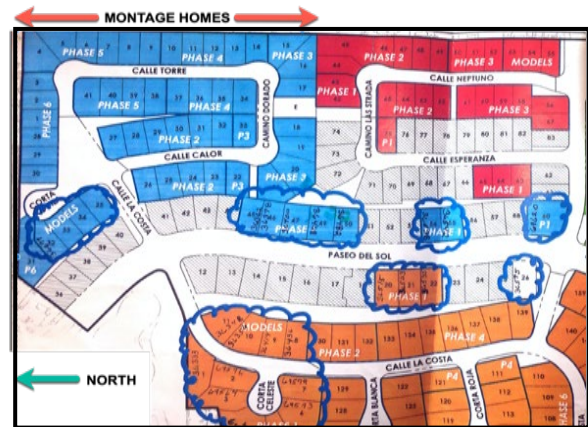
BY SCOTT REESE, Webmaster

The Board of Directors has received word from its Rio Del Sol Development Ad Hoc Committee that the start of construction of the 220+ home development west of Montage may begin at any time. The developer, the Rilington Group of La Quinta, has received permits to initiate construction of six model homes within Rio Del Sol: three models in Palazzo and three models in Montecito Village.



*Architectural Concepts for Montecito Village Homes*

The Montecito Village model homes will be constructed on Siena Court at the northwest corner of the village just off Avenida Del Sol near the Gerald Ford entry to Rio Del Sol.



*Montecito Village phasing plan*

The Montecito Village is contiguous to seven Montage homes along Monet Court and Picasso Court. At full buildout the Village will be composed of 50+ contemporary-designed homes between 1,600 to 1,800 square feet in size. Homes are situated on lots roughly 4,000 square feet in size with rear lot line setbacks of seven to ten plus feet in depth.

No word yet on when model construction will begin or when the models may be open for sales. Prices have not been released but will reflect that homes are located on leased Agua Caliente Indian Tribal Lands, as are all homes in Rio Del Sol. The land lease runs through 2071.

City ordinances allow construction activities and noise as follows:

**October 1st through April 30th:**

Monday–Friday: 7:00 am to 5:30 pm

Saturday: 8:00 am to 5:00 pm

Sunday & Holidays: No work allowed

**May 1st through September 30th:**

Monday–Friday: 6:00 am to 7:00 pm

Saturday: 8:00 am to 5:00 pm

Sunday & Holidays: No work allowed

Residents may report issues associated with construction dust and noise to Rio Del Sol site manager Ron Perez at 760-275-1242.

## MONTAGE GARAGE HOSE BIB PROBLEM

BY SANDY NIPPLE AND SANDI GUNDERSON, Montage Member

We would like to share with the Board and the Montage Community a problem that occurred at our residence when we were out-of-town this summer.

Many Montage homeowners have an outside hose bib on the side of their garage that connects to an inside hose bib.

Our inside hose bib began leaking inside the wall. We discovered the issue when we returned from a summer trip. We had mold growing inside the drywall as well as the

outside. We stripped the drywall off to have the leak repaired inside the wall. Actually, we decided to eliminate the inside hose bib altogether. It was a bit of a project—but it is now repaired.

We just wanted to alert homeowners who have those double hose bibs that this is a potential problem.

*(See the article below from Scott Reese that further explains the issue.)*

## PINHOLE PLUMBING LEAKS

BY SCOTT REESE, Webmaster



*Pinhole leak and corrosion*

In recent months there have been a couple of reports of copper pipe pinhole leaks within Montage. Fortunately, these leaks are associated with hot water heaters and the inside-garage water spigot were found before any extensive damage was done. However, as our homes reach 20 years old, it is time to begin to look for the typical signs of common construction aging and devise a preventive maintenance strategy to deal with the various issues involved.

There are many reasons for copper pipe corrosion, including the chemistry of water, water velocity, temperature, the concentration of dissolved carbon dioxide, oxygen, and sulfur-bearing compounds. Hard water is water with a high concentration of dissolved minerals like calcium and magnesium found in Coachella Valley water supplies. Over time, these metals can erode and wear out copper pipe inner linings and joints, eventually creating pinhole leaks.

A water softening system can help to remove these elements and extend the life of your pipes. Once the corrosion becomes too great, it may be necessary to re-pipe the house or use some new technology like Pex Pipe or epoxy coatings to overcome the problem.

Common signs of a leak include green spots on pipes, dark patches on walls or floors, sudden mold and mildew infestations, funky and musty odors, and standing water or condensation in odd places. If you think there is a leak in your home, look for the standard

warning signs. These include bubbling paint or any drywall cracks or staining in your ceiling or walls. If you locate some of these indicators, remember also that the actual leak could be somewhere else in the house. It is not uncommon for the water to travel along the outside of pipes after it initially leaks. Plumbers can pressure-test water systems to determine if there are any leaks.

The pinhole leaks reported in Montage homes have been small and easy to fix. One reason copper pipes leak is perhaps “turbulence” (when water travels through the line at varying speeds). As minerals in the water supply are pushed at high speeds inside your pipes, they can wear out the tube’s inner lining, especially at joints where water is forced to change

flow direction quickly (like fittings and elbows). Once this lining or solder is worn through, small pinhole leaks can form.

Pinhole leaks are relatively fast and easy to fix if identified early. The causes of the leaks may be more difficult to fix but a plumber can do a couple of things to lower turbulence in your pipes if that is the issue. 1) Lower the water velocity; 2) Check your pipe fittings to make sure they’re not too close together.

If you find a problem, solution, or have a great idea about home maintenance, please contact Scott Reese at [info@montageatmissionhills.org](mailto:info@montageatmissionhills.org) and I will do my best to research the matter and provide an advisory for distribution and posting on the website.

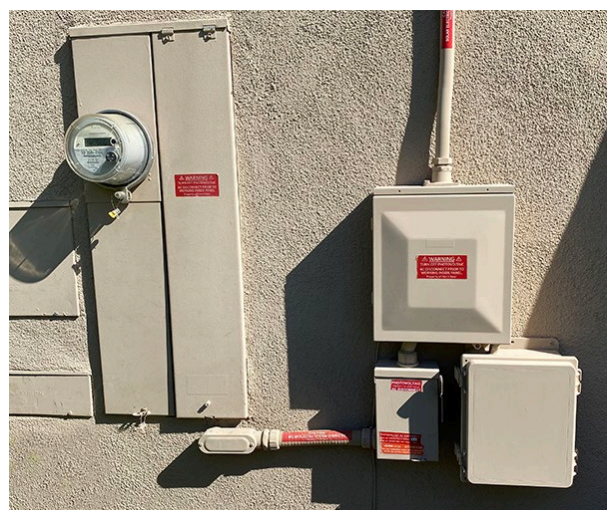
## MONTAGE HOUSE PAINTING REQUIREMENTS

Our **Montage Exterior Paint Policy** states: “All visible exterior equipment must be painted to match the house stucco or hidden from view with landscaping (this includes electrical panels, conduit, wiring, cabling, and solar equipment. (Note: leased solar systems may require an Architectural Review Committee variance.)”

When the ARC does our next semiannual home inspection, notices will be sent out to homeowners who are in violation of this requirement. So please, to avoid getting a notice from PPM, paint your panels and conduit to match your home. This minor detail shows our fellow homeowners that we take pride of ownership in our community.



*INCORRECT: Electrical panels are not painted*



*CORRECT: Electrical panels and conduit are painted*

## NEW BIKEWAY GOING IN ON GERALD FORD

BY SCOTT REESE, Webmaster



In an action that will make Montage bike riders and realtors extremely happy and perhaps raise property values, the Cathedral City Council recently approved a contract of \$27,400 with CAT Tracking for the installation of a new Class II

bikeway that will connect Montage residents to bikeways throughout the Coachella Valley and will include the new CV Link.

Beginning outside the Gerald Ford Gate, the new bike lanes will connect eastbound to the *Rancho Mirage Bike System* lanes northbound on Da Vall and lanes continuing westbound on Gerald Ford. Crossing to the existing westbound bike lane of Gerald Ford, a rider can cycle to Date Palm and then south to the CV Link trail system running along the White Water River.



*Class II Bikeway Cross Section*

A Class II bicycle lane provides a striped lane for one-way travel designated only for bicycles. The path will be six-feet wide from the north side of the Gerald Ford curb line. It will provide a safe lane of travel for bike riders and provide an additional traffic safety buffer for Montage residents walking the perimeter common area.



*West Bound Gerald Ford Class II Bikeway*

The presence of a bike lane will likely increase an additional traffic safety buffer for Montage residents walking the perimeter common area. The presence of a bike lane will likely increase bike use in front of Montage, and residents will need to be mindful of eastbound bike traffic at the Gerald Ford gate.

Construction of the bikeway should begin in January or February and be completed in an estimated two to three weeks. The project is funded via a pass-through grant from the Riverside County Transportation Commission (RCTC) using fiscal year FY19/20 funding under the State's SB 821 Bicycle and Pedestrian Facilities Program budget. The grant provides a maximum funding amount of \$21,920. The City is obligated to pay \$5,480 as the local match.

The bikeway was deemed necessary because of the amount of daily traffic on Gerald Ford. The average daily traffic (ADT) on Gerald Ford Drive between Date Palm Drive and Plumley Road is 9,306 vehicles per day, and the ADT on Gerald Ford Drive between Plumley Road and Da Vall Drive passing by Montage is 11,972 vehicles per day.

## STREET ADDRESS SIGN — BULB REPLACEMENT

BY SCOTT REESE, Webmaster

Recently the Architectural Review Committee did a periodic check of neighborhood lighting as part of its quarterly light inspection program. This inspection includes checking all Montage common area landscape lights as well as outdoor lights on private properties, including front yard lights, garage lights, and house number lights. If one of your original front yard lights is burned out or malfunctioning, it will be scheduled for relamping or repair by our lighting contractor. If your garage or house number lights are off or not working, you probably received a letter from PPM asking you to correct the situation. What follows is information that may be helpful to you when fixing your lights.

### Garage Lights

Garage lights are generally easily replaced depending on whether you have a wall sconce fixture on each side of your garage door or two can lights above your garage door. The Association recommends replacing your lights with bulbs labeled **Soft** or **Warm White** (2700K–3000K). We want to discourage use of lights labeled **Daylight** (4000K–5000K). Our goal is to have lighting consistency from home to home throughout our Community.

### House Number Lights

The plastic house number fixtures are twenty years old, and depending on their sun exposure, they may be getting brittle with age, heat, and UV rays. You may find the fixtures need replacing next time you change a bulb or paint.



The replacement three-watt or five-watt, 12-volt Halogen bulbs with a wedge base for the inside of the house number fixture can be purchased locally at The Home Depot and Lowes. You can also go directly to the manufacturer **Aero-Lite** by [Clicking Here](#).

Your address number remains lit 24-hours a day, but uses very little power since it is drawn from your low-voltage doorbell's transformer. The light will go out if one lamp needs replacing, so it is better to replace both lamps at the same time.

To replace the bulbs, remove the screws on either side of the fixture that holds the lens cover in place, and then pull/snap off the lens cover. Removal of the bulbs can be a little difficult. Hold the fixture with one hand, grab the small bulb with your fingers, and forcibly pull it out of the socket. Repeat for the other lamp. You may want to consider wearing gloves to improve your grip and protect your fingers. Installing the new bulb is more straightforward—push the bulb into the socket until you hear a click. Snap the lens cover back on the base, replace the screws on either side, and you're done.

Let us know if you have something related to the maintenance of your home that you would like to share with the Community, by contacting the webmaster at [info@montageatmissionhills.org](mailto:info@montageatmissionhills.org) and we will do our best to research the matter and provide an advisory for distribution and posting on the website.



## "GOOD HOUSEKEEPING" TIPS

### Pick up after your dog:

We hate to keep bringing up this issue, but it is the responsibility of all dog owners to pick up and dispose of your pet's waste. Picking up your dog's waste in a "poop bag" and then leaving it on a neighbor's yard is unacceptable. Be a good neighbor and a responsible pet owner. Set an example.



### Clean roof drains and gutters:

Just another reminder that 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.

### Keep garage doors closed:

Just another reminder to keep your garage doors closed, except for exiting or entering. Remember this is a "rule" in our CC&Rs.

## FUTURE BOARD MEETINGS



Our January **ZOOM** Board Meeting will be conducted on Friday, January 8th 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, January 4th. If you don't receive this information please contact Tom Tousignant at [td2znot@aol.com](mailto:td2znot@aol.com) to receive the *Consent Form*. Mark your calendars for our Annual Homeowners' **ZOOM** Meeting which will be on Friday, March 20th. 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 & NEWSLETTER SUGGESTIONS

If you have something that you would like to share with our Community or the HOA Board please email Tom Tousignant at [td2znot@aol.com](mailto: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 at [giereARC@gmail.com](mailto:giereARC@gmail.com). 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](mailto:CurtB@montageatmissionhills.org)  
Tony Michaelis—Vice President  
[tonymichaelis@icloud.com](mailto:tonymichaelis@icloud.com) or  
213.200.4274  
Norm Giere—Secretary  
[giereARC@gmail.com](mailto:giereARC@gmail.com)  
Tom Tousignant—Treasurer  
[td2znot@aol.com](mailto:td2znot@aol.com) or 760.321.9271  
Gary Roman—Director-at-Large  
[grroman@aol.com](mailto:grroman@aol.com) or  
310.600.4279

### Architectural Review Committee

Norm Giere—Chair  
[giereARC@gmail.com](mailto:giereARC@gmail.com)  
Tony Michaelis—Board Liaison  
[tonymichaelis@icloud.com](mailto:tonymichaelis@icloud.com)

### Emergency Preparedness Committee

Chuck Middleton—Chair  
[cmiddleton@roosevelt.edu](mailto:cmiddleton@roosevelt.edu)

### Website Committee

Scott Reese—Webmaster  
[scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com)

### Welcome Committee

Frank San Juan—Chair  
[frankcsanjuan@gmail.com](mailto:frankcsanjuan@gmail.com)  
Gary Roman—Board Liaison  
[grroman@aol.com](mailto: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](http://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](mailto:sruegsegger@ppminternet.com)  
Caren Oliva—Assistant Community Mgr  
[caren@ppminternet.com](mailto:caren@ppminternet.com)  
Heidi Grasl—Phone gate-access inquiries:  
[hgrasl@ppminternet.com](mailto:hgrasl@ppminternet.com)  
Mark See—Maintenance Supervisor:  
[msee@ppminternet.com](mailto:msee@ppminternet.com)

### To Program Your Vehicle for Gate Entry

Thomas Harp: [Rthomasharp3@gmail.com](mailto:Rthomasharp3@gmail.com)  
or 916.296.1563  
Gary Roman: [grroman@aol.com](mailto: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](http://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](mailto:dpressgrove@cathedralcity.gov)

### Discover Cathedral City

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