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HOMEOWNERS ASSOCIATION NEWSLETTER

MAY 2021



PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



I hope this finds you and your families doing well after a year of pandemic which has significantly affected all of our lives. It appears that we are seeing the light at the end of the tunnel and here is

hoping to better times ahead.

At our March 2021 Annual Meeting, election results were announced and Tom Tousignant, Gary Roman and myself were re-elected to two-year terms on the Montage HOA Board of Directors. Immediately after the meeting, the Board met and agreed on positions for the upcoming year. I was elected President and will do my best to continue to serve our community in this role. The primary additional duties of the President are to lead Board meetings and provide the bi-monthly President's Message which I begin here today!

Our HOA provides us the opportunity to maintain the overall harmony and aesthetic

of the community, and my aspiration is to help accomplish this goal in a fair, reasonable, and transparent manner.

I encourage everyone to review this newly designed newsletter (Thank you Norm Giere!) for committee reports and timely topics. In addition, the following items are projects which are ongoing and will be reported on in the year ahead:

- 1) Rules Committee — This Committee has completed 6 meetings to update our Rules and Regulations — which was last reviewed about 5 years ago. Special thanks to Jean-Guy Poitras, Thomas Harp, Jo Ann Horwitz, Scott Reese and Norm Giere for their participation in this ongoing effort.
- 2) Based on our annual meeting survey, homeowners expressed interest in getting more information about the detention basin usages and security enhancements. I hope to work with homeowners on these and other topics of interest in the coming year.

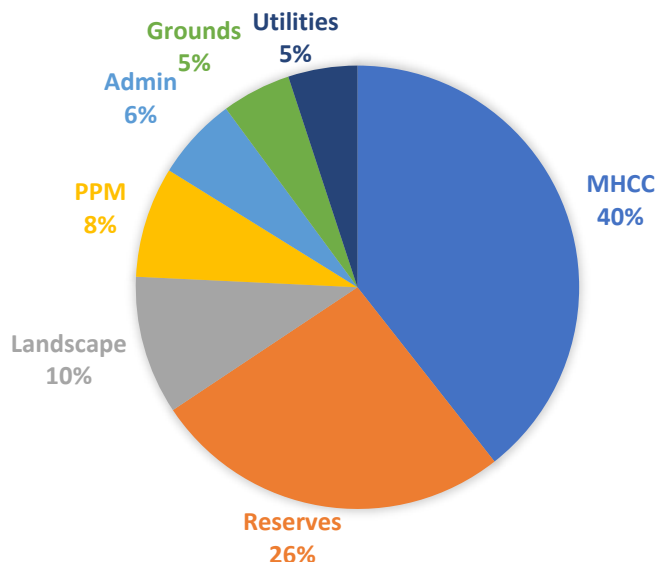
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PRESIDENT'S MESSAGE

- 3) Newsletter articles of particular interest include the need to prepare for our annual palm tree trimming to make sure all our pools can enjoy a clean summer, and updates on the Rio del Sol construction project on our western property boundary.

One of the best ways to understand HOA operations is to take a look at our budget.

The pie chart below indicates where your HOA fees are distributed. As you can see, Mission Hills Country Club membership and our Reserve contributions make up approximately two-thirds of our annual budget. The Finance Committee meets in the Fall to develop our next year's budget, and all are welcome to participate.



Although there will always be varying opinions, based on my involvement with the HOA over the past few years, I believe that

our volunteer homeowners over the years have done an admirable job of guiding our Association to date.

I also wanted to take a moment to thank a few neighbors who have helped me learn about our HOA and have been ongoing contributors to our community.



Tom Tousignant whose leadership since Montage began has been an invaluable resource. His vast knowledge and ongoing guidance are greatly appreciated.

Scott Reese for creating and managing our website, for leading the Rio del Sol project oversight, and for providing ongoing advice and support on a variety of HOA projects.

Norm Giere for his tireless efforts in leading the Architectural Review Committee and now as a Board member for the past several years. His ongoing daily oversight and passion for making Montage as good as it can be is an inspiration.

I look forward to working with all of you in the year ahead.

Please feel free to contact me with any questions, comments or issues. I encourage all homeowners to get involved and continue to make Montage a great place to live and thrive in the Coachella Valley.

2021 BOARD OF DIRECTORS ELECTION

BY SCOTT REESE, Inspector of Elections



I completed the official recount of the **Montage at Mission Hills 2021 Ballots**. Eighty-two (82) ballots were received and eighty-one (81) ballots were qualified. One ballot was received without a signature. Of the 81 ballots that were qualified to be opened, two ballots were disqualified for being completed incorrectly. Seventy-nine (79) ballots were counted.

There was no change in the results of the election, however there were a few very minor changes in the number of votes counted during the recount. In reviewing the vote count remember that not every

ballot necessarily contains three board member votes or a vote on one or both of the other measures.

Board of Directors:

Tony Michaelis (69 Votes)
Gary Roman (64 Votes)
Leo Schlesinger (35 Votes)
Tom Tousignant (53 Votes)

IRS Compliance Measure:

Yes (70 Votes)
No (4 Votes)

2020 General Membership Meeting—Minutes Approval:

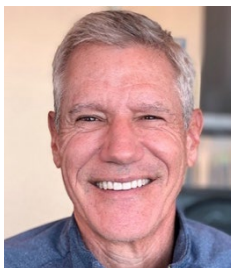
Yes (74 Votes)
No (2 Votes)

Should you have any questions regarding the ballot or the election process please contact Scott Reese, HOA Inspector of Elections at scott.o.reese@gmail.com.

2021 MONTAGE BOARD OF DIRECTORS

This year our *Annual Homeowner's Meeting* was held on March 20th via *Zoom*. At this meeting the Ballots were counted for the 2021 Board of Directors. The faces you see below should be familiar to you, since the three incumbents running were reelected. After the meeting the new Board met and unanimously agreed to have Tony Michaelis assume the position of President, Norm Giere to be Vice President, and Curtis Beyer

to be the new Secretary. Tom Tousignant and Gary Roman will remain in their current positions as our Treasurer and Director-at-Large, respectively. At this time we want to thank all of the Montage homeowners who joined the *Zoom* meeting. It is so gratifying to know that our residents genuinely appreciate the contributions the Board is making in keeping Montage one of the most desirable places to live in the Coachella Valley.



Tony Michaelis
President



Norm Giere
Vice President



Curtis Beyer
Secretary



Tom Tousignant
Treasurer



Gary Roman
Director-at-Large

GET TO KNOW YOUR "PICASSO" STREET ARTIST

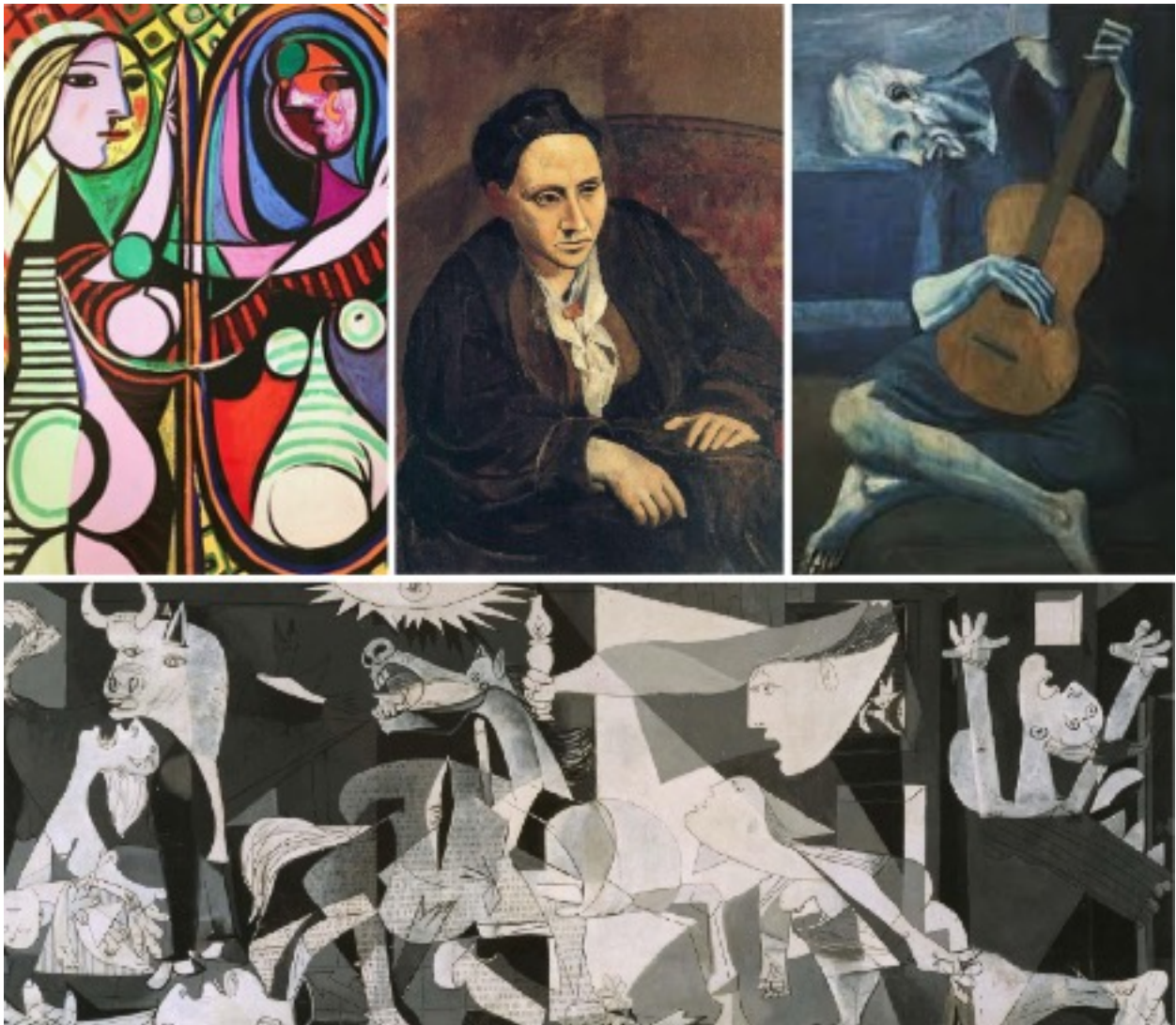
PABLO RUIZ PICASSO (1881–1973)

Pablo Ruiz Picasso was a Spanish painter, sculptor, printmaker, ceramicist and theatre designer who spent most of his adult life in France. Regarded as one of the most influential artists of the 20th century, he is known for co-founding the Cubist movement.

Picasso demonstrated extraordinary artistic talent in his early years, painting in a naturalistic manner through his childhood and adolescence. During the first decade of the 20th century, his style changed as he experi-

mented with different theories, techniques, and ideas. After 1906, the Fauvist work of the slightly older artist Henri Matisse motivated Picasso to explore more radical styles, beginning a fruitful rivalry between the two artists, who subsequently were often paired by critics as the leaders of modern art.

He was exceptionally prolific throughout the course of his long life. Picasso achieved universal renown and immense fortune for his revolutionary artistic accomplishments, and became one of the best-known figures in 20th-century art.



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ARCHITECTURAL REVIEW COMMITTEE (ARC)

BY NORM GIERE, Chair



The Architectural Review Committee (ARC) meets on the first Friday of every month to review all of the Architectural Improvement Requests (AIRs) submitted. Any alterations you want to make to your landscape or home's exterior requires you to fill out and submit an AIR, which requires Committee approval before proceeding with the work. Failure to receive approval could result in fines.

Meet Juan Carlos—If you have been walking around Montage lately you may have noticed Juan Carlos. He works for our landscape contractor, Conserve LandCare, and



you will see him weekly at Montage on Tuesdays and Thursdays. Even though Juan's only been at Montage for less than a month we have received many owner



compliments such as: "Montage has never looked so good" and "this guy really knows how to prune." It's always nice to get positive feedback from our residents.



Perimeter Palm Replacement—You may have noticed that we have three new palms (Washingtonia Filibustas) on Gerald Ford. This is a continuation of our Palm Replacement Master Plan.

As always, if you have any landscape issues or concerns, please contact Norm Giere or Tony Michaelis.

MONTAGE PALM TREE PRIMER

It's that time of year again when an owner's palms need to be pruned. There are primarily four types of large palms planted in Montage: Date Palms, Mexican Fan Palms, California Fan Palms, and Queen Palms. Each of these varieties have different suggested pruning dates. As a rule green palm fronds **should not be removed** from the tree. Removing these fronds reduces the plant's ability to photosynthesize, which

weakens the palm, allowing pests and borers to invade the tree. Prune out only dead fronds or, at the most, fronds up to a horizontal position (an imaginary line through the middle of the crown, from 3 to 9 o'clock). **Removing fronds above the horizontal** is known a **"Rooster Tail Cut"** which is considered a poor pruning technique that can weaken plant health and survivability.



Mexican Fan Palm properly trimmed



"Rooster Tail Cut" pruning is unacceptable

Palms are pruned for two main reasons—to eliminate messy cleanups and improve aesthetics. When the palm's spikes (crown shaft) have begun flowering it is time to prune before they begin to drop fruit, flowers, and seed pods in your landscape and pool or your neighbor's. **Pruning is all about being a good neighbor.**

The **"Safe Date"** to trim Mexican Fan Palms begins approximately June 15. By then all the seed stalks that are going to be produced for the year should be mature enough to be removed. Trimming your trees early, before the seed stalks appear, may require you to prune the palms a second time to avoid the fruit and seed drop mess. In some years there is the chance for a late flower stalk to pop out, but this is rare with Mexican Fan Palms.

SUGGESTED "SAFE DATES" FOR PALM TREE PRUNING

Date Palm (Phoenix Dactylifera) — June 1

Mexican Blue Fan Palm (Brahea Armata) — June 15

Mexican Fan Palm (Washingtonia Robusta) — June 15

California Fan Palm (Washingtonia Filifera) — July 15

WELCOME COMMITTEE

BY FRANK SAN JUAN, Chair



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

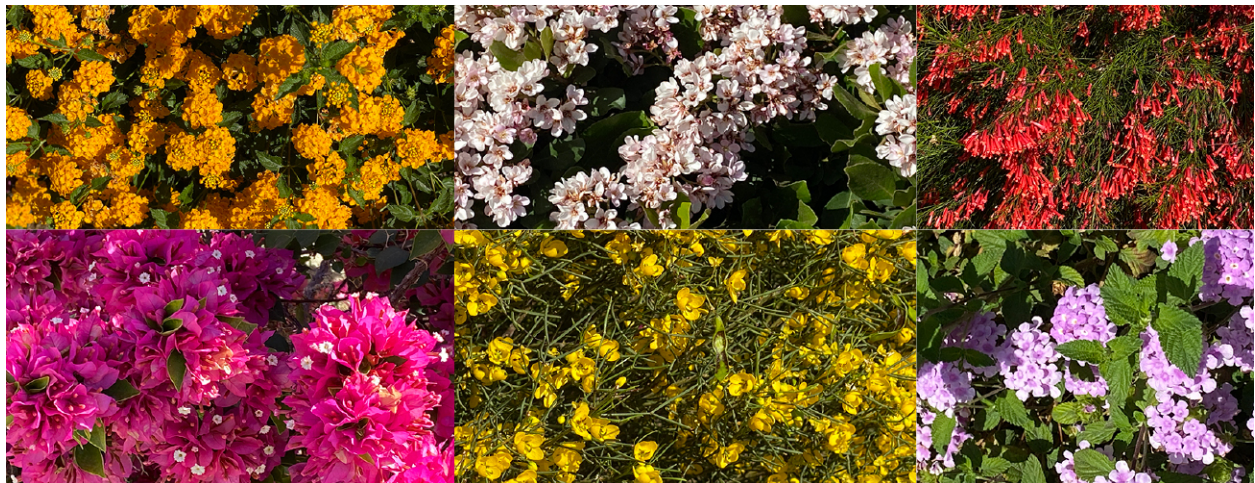
- *Andie Gast and Sue Johnson at 36171 Dali Drive*
- *Jed Nahum and Carol Vogt at 36121 Da Vinci Drive*
- *Anita Anderson and Brandie Baker at 36347 Monet Court*

In order to foster a greater community spirit, please take the time to reach out and say “Hello” to our new neighbors.



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

IT'S SPRING — ENJOY THE COLORS OF MONTAGE



HOMEOWNERS SAY 'YES' TO NO STVRs



On Thursday, March 18, 2021, the Riverside County Registrar of Voters certified the results of Cathedral City's Special Election regarding Short-Term

Vacation Rentals, defined as "dwelling units rented for 30 consecutive days or less." The final vote totals were 5,006 votes for "Yes" and 2,940 votes for "No."

The certification means that City *Ordinance 842*, passed unanimously by the city council last fall and now ratified by the electorate, will remain in effect. *Measure B* upholds the City's adopted Short-Term Vacation Rental (STVR) regulations and restrictions as modified in September 2020, after a year of community engagement and feedback to address identified resident concerns and priorities including:

- Improving neighborhood safety
- Reducing potential criminal activity associated with STVRs
- Reducing noise impacts of STVRs
- Preserving neighborhood character

The ordinance was temporarily suspended when a group of STVR operators and real estate investors filed a petition to repeal portions of *Ordinance 842* via a paid signature gathering process. Upon receipt of the petition, the City Council decided to put the matter to a community referendum to decide the issue. Results of the election can be viewed by [CLICKING HERE](#).

Of the more important components of *Ordinance 842* which will continue as a result of the YES vote is the provision which stipulates that STVRs are only be allowed within

neighborhoods with a homeowners' association that permits STVRs or elsewhere if the STVR is a "home share" where the primary resident remains on site during short-term rental. Existing City permitted STVRs that are not home shares or in a qualifying homeowners association may continue to operate until January 1, 2023 when the use must terminate. During the phase out period all stays must be a minimum of 4 days and 3 nights in length. The ordinance also limits the number of occupants based on the number of bedrooms with a maximum occupancy of 10 at any time. Additionally, the ordinance prohibits use of outdoor amenities between 10 pm and 8 am.

NEIGHBORHOODS ARE FOR *NEIGHBORS*

By State law, homeowner associations are required to establish certain documents (CC&Rs, Bylaws, Rules and Regulations) to govern the association at the time of association creation. HOA residents are bound by contract, when purchasing their home, to abide by the governing documents. City ordinance precludes operation of STVRs in the City without the express permission of the HOA in which the proposed STVR is located.

The Montage at Mission Hills Homeowners Association's governing documents specifically preclude the operation of any Short-Term Vacation Rentals in Montage.

If you have any questions regarding this issue please contact Personalized Property Management at (760) 325-9500.

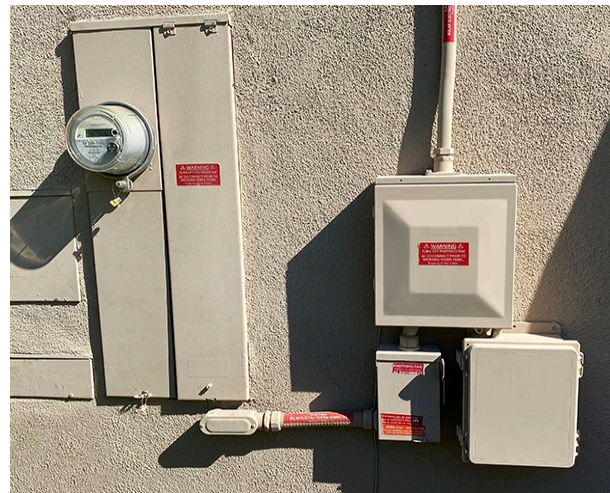
MONTAGE HOUSE PAINTING POLICY

During the semiannual Home/Landscape inspection conducted by the ARC in April we noticed many homes in our community not in compliance with an existing policy. Our **Montage Exterior Paint Policy** and **Solar Requirements** state: *"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.)" This requirement must be enforced to keep our community looking great. So if you received notification from PPM regarding this issue, please take it seriously and have your units painted. It really makes an impact on the overall aesthetics.



INCORRECT: Electrical panels need to be painted



CORRECT: Electrical panels and conduit are painted

TOO HOT FOR YOU? TOO HOT FOR YOUR DOG!

Summer is definitely here and it's extremely important to be aware how hot our streets can get. If you have a dog, and have been taking it on daily walks, you need to adjust your schedule during the summer months due to the increasing heat. Remember, dog's feet can burn just like yours. Here are some helpful tips to keep your dog safe:

- 1) Before walking touch the pavement with the back of your hand. If the surface is too hot for you, then it's too hot for your dog's paws.
- 2) Walk your dog in the early morning hours before the streets are hot.
- 3) Walk your dog in the evening when the streets have begun to cool.



POOL “SKIMMER BASKET SOCKS”— A TESTIMONIAL

BY SCOTT REESE, Webmaster



I remember standing in my living room while 25–40 mph wind gusts blew debris into my pool. Frustrated, I would go out with the basket and pole to skim the pool surface and remove those brown palm leaf sheaths from the trunks of the Mexican Fan Palms, the dead palm fronds, and the tiny palm flower casings. It was a battle I knew I could not win.

I remembered reading in a previous year’s Montage newsletter about options for stopping the accumulation of debris (especially small palm flower casings) from jamming the pool pump filter basket and pool filter. The article had suggested using a “skimmer basket sock” to filter out debris and dirt. I decided to try the insert and I couldn’t be happier with the results.



Skimmer basket sock collects gunk and debris.

You can find them locally at Leslie’s and they are available online from Amazon. They are so easy to install. Remove and empty your skimmer basket, pull the elastic sock over and around the rim, and then replace the basket. Check the basket routinely and replace the sock as necessary. No need to attempt to remove debris and clean the sock, the socks are so economical to purchase. One large package should easily last a year if you use them judiciously during those periods when you expect the most pool debris loading.

Since this is the time of year when we will be seeing flower spikes on our palms, it also means that the flowers will begin to fall directly into our pools. If you or your neighbors are waiting for the palms to be pruned, in the meantime try the “skimmer pool sock.” For a link to Amazon [CLICK HERE](#)



Skimmer basket sock ready to be replaced in ground.



Empty skimmer basket shows no debris penetrated the sock.



DO YOU HAVE A HOME WITH A FLAT ROOF?

BY JOSEPH SILVA, Montage Homeowner

Many of the homeowners in Montage have homes with flat roofs. If you own one of these homes, when was the last time someone went up to inspect it? These flat roofs are susceptible to collecting blown sand and debris. In addition, the sand and time will damage your exhaust and gutter outlets. These roofs are approaching 20 years old and may need repair of the exhaust and gutter outlets. The sand will build up and will need constant removal;

especially after the windy season which is happening now. I recommend a yearly inspection, cleanup, and repair as necessary. A failure of your outlets and gutters may cause significant roof damage and cost.

I recently had my roof cleaned and repaired as needed. It took two men 8 hours to complete all the work. With the recent winds I am sure there is plenty of sand and debris again on the roof. My advice: "Be proactive and check your roof!"

FUTURE BOARD MEETINGS



Our May **ZOOM** Board Meeting will be held on Friday, May 14th 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, March 8th. If you haven't received this information please contact Tom Tousignant at td2znot@aol.com to receive the *Consent Form*.

Meeting notices and Agendas are posted on the Community Message Board, located on the wall at the Da Vinci/Van Gogh curve. Owners 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 for Board consideration. If you would like to submit an article for the **ARTISAN** send it to Norm Giere at giereARC@gmail.com. We always encourage and welcome our Homeowner's participation.



MONTAGE CONTACT INFORMATION

Association Board Members

Tony Michaelis—President

tonymichaelis@icloud.com

(213.200.4274)

Norm Giere—Vice President

giereARC@gmail.com

(310.804.3761)

Curtis Beyer—Secretary

curtbeyer@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

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

Nick Evans—Assistant Community Mgr

nevans@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.