



artisan

HOMEOWNERS ASSOCIATION NEWSLETTER

JULY 2021



Da Vinci



Monet



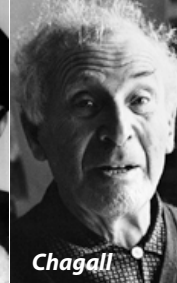
Van Gogh



Matisse



Picasso



Chagall



Dali

PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



I hope this finds you and your families doing well. As we move into post pandemic life and the warm days of summer, life is ever changing and should always be appreciated.

Last month, we were saddened by the sudden passing of Curt Beyer. Curt was a friend, colleague, and mentor to me. His many years volunteering on the Board along with active participation in many other organizations, including Mission Hills Country Club, was always inspiring and appreciated. I know many Montage homeowners and friends have reached out to support Ken Niemeyer, Curt's husband, during this difficult time and we will continue to be there for him. Please take the time to read the article on Curt's life.

Our next Zoom Board Meeting is coming up on Friday, July 9 at 9:30 am. I hope you will be able to attend. Either way, I hope you will take the opportunity to review the Board Agendas for each of our meetings, since they provide a

good overview of the projects and finances of our HOA. The draft July 9, 2021 Board Agenda is included in this newsletter for your review.

A lot gets done during bimonthly Board meetings. In the interim, Board members and Committee volunteers meet and work on a variety of projects.

We also work very closely with our Community Managers to get all these things done. A big thank you goes to Shelly Ruegsegger and Nick Evans — our primary contacts at Personalized Property Management (PPM).

Our Ad Hoc Rules Committee is now finalizing a revised rules document for Board review. The document is reorganized and provides additional details which add clarity in rule requirements and oversight. Stay tuned for updates later this year.

These activities provide our HOA with the opportunity to maintain the overall harmony and aesthetic of the community in a fair, reasonable, and transparent manner.

I genuinely appreciate all the effort that goes into making our HOA function smoothly.

Please feel free to contact me with any questions, comments, or issues of concern.

DRAFT BOARD AGENDA — JULY 9

Regular Board Meeting (Virtual Zoom Meeting) July 9, 2021 9:30 am (approximately)

Internet Link Click here or enter to join:
<https://us02web.zoom.us/j/84537450274>

Meeting ID: 845 3745 0274
One tap mobile 1 669 900 9128

For assistance to join the meeting email Shelly Ruegsegger at:
sruegsegger@ppmineternet.com
15 minutes before the meeting start.

Old Business

1. Presentation and discussion of **Community Security** by Gate Camera Committee (Robert Green and Jean-Guy Poitras)
2. Proposal to install perimeter plants per May 7 walk-through with Conserve LandCare — NTE \$2,400 (Norm Giere)

New Business

1. Appointment of new Board member to replace Curt Beyer
2. Proposal to replace Gerald Ford exit gate hinges by Mercers Low Voltage, Inc — NTE \$1,674.11 (Tom Tousignant)
3. Proposal to replace Gerald Ford exit gate operators and loop detectors by Mercers Low Voltage, Inc — NTE \$8,496.66 (Tom Tousignant)
4. Proposal to provide and install sticker tag access systems at both gates and provide 50 sticker tags by Mercers Low Voltage, Inc — NTE \$7,831.77 (Gary Roman)
5. Report and recommendations related to the election process (Scott Reese)
6. Proposal for 2022 Reserve Study for Montage at Mission Hills HOA by STC (Tony Michaelis)
7. Proposal to replace 6 existing entrance signs at Gerald Ford and Da Vall gates by Signarama — NTE \$664 (Norm Giere)
8. Proposal to replace the corner Montage sign with a Lit Lettering sign by Signarama — NTE \$4,351 (Norm Giere)
9. Proposal to install power for the lit lettering sign by Grayco Electric — NTE \$576 (Norm Giere)
10. Proposal to purchase 6 spare SLG light fixtures to minimize delays in installation of new and/or replacement fixtures by Grayco Electric — NTE \$546 – (Norm Giere)
11. Approval of reimbursement for mailbox light electricity to homeowners whose lights are connected to their Landscape lights (Tom Tousignant)
12. Approve 2021 Annual Homeowner Meeting draft minutes and post on the website
13. Approve official name change from **Disaster Preparedness and Safety Committee** to **Emergency Preparedness Committee** (Chuck Middleton)
14. Proposal to update Emergency Preparedness Committee Mission Statement (Chuck Middleton)

CURTIS BEYER (January 21, 1951–June 4, 2021)



On behalf of the Montage Board, we are saddened to report that our fellow Board member, Curt Beyer, passed away on June 4th. We send our sincere condolences to Ken Niemeyer, Curt's husband.

Curt and Ken moved to Montage from Glendale in 2009, having retired from careers in the public and private sectors. With Ken's support, Curt immediately became an active member of HOA governance, having served on the Board for nine years, in positions as Secretary and Treasurer, as well as four years as President.

On cool mornings or temperate evenings, Curt and Ken could often be found walking their dogs around the neighborhood, frequently stopping to visit with other dog walkers, strollers, and residents working in their yards. Curt always had a kind word and a hearty laugh, and was interested in you and what you had to say about Montage. He frequently brought the insights and observations from those walks back to share with the Board.

Curt's contributions to the Board and Association were many. The Montage Board has a reputation as an astute and well-run organization, in part thanks to Board stalwarts like Curt who have provided stability and continuity of leadership to the Association. Curt brought strong business acumen, common sense and empathy to his work on the Board. His meetings were always run with efficiency and purpose.

Curt did his best to keep current on issues that were important for our Association, while at the same time speaking effusively of all the good qualities of Montage living and the many positive attributes of its residents. He was Montage's greatest ambassador—representing our Association enthusiastically at Mission Hills functions and as a contributing member of some of its committees, in City emergency preparedness training, and the Coachella Valley Chapter of the *Community Associations Institute (CAI)* events and trainings.



In addition to serving our community, one of Curt's favorite things was gardening. He was an avid gardener and a Master Gardener, having received his certification from the *University of California Riverside Master Gardener Program*, which he vigorously supported as a volunteer and instructor. In that regard, should you wish to recognize Curt in some way, you are encouraged to make a donation to the **UCR Master Gardener Program** in his memory or [CLICK HERE](#) and under the **Tribute Gift** section check the box that says **Please notify the following person of my gift and type in Kenneth Niemeyer, 69903 Van Gogh Rd., Cathedral City, CA 92234.**

GET TO KNOW YOUR “CHAGALL” STREET ARTIST

MARC CHAGALL (1887–1985)

Marc Chagall was a Russian-French modernist artist who was associated with several major artistic styles and created works in a wide range of artistic formats, including painting, drawings, book illustrations, stained glass, stage sets, ceramics, tapestries and fine art prints.

He had two basic reputations—as a pioneer of modernism and as a major Jewish

artist. Chagall’s repertoire of images, including massive bouquets, melancholy clowns, flying lovers, fantastic animals, biblical prophets, and fiddlers on roofs, helped to make him one of the most popular major innovators of the 20th-century School of Paris. He presented dreamlike subject matter in rich colors and in a fluent, painterly style that—while reflecting an awareness of artistic movements such as Expressionism, Cubism, and even abstraction—remained invariably personal.



ARCHITECTURAL REVIEW COMMITTEE (ARC)

BY NORM GIERE, Chair



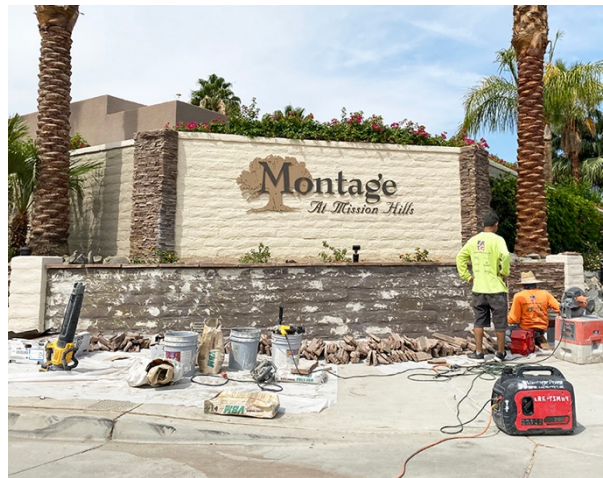
Are you getting ready to make an Improvement to your home or yard? Before you break out the miter saw and shovel make sure to get your plans approved by our Association's Architectural Review Committee (ARC), and please submit an Architectural Improvement Request (AIR) for review and approval.

The Architectural Review Committee looks out for the entire community. Aside from stopping residents from painting pink polka dots on their houses, the committee's job is to make sure that the size and style of the project, the type of building materials being used and the overall look of the proposed improvement adheres to the Association's design requirements. Not only does this keep the community looking cohesive, it also helps to keep property values up by preventing individual structures from standing out. Of course, it's also important to note that unapproved structures might legally have to be removed at the owner's expense, so save yourself money and headaches by getting approval before proceeding.

So when you're ready to start your new project, or if the design of your project changes midway through building it, send your plans to the Architectural Review Committee first so that we can make sure they're in compliance with the Association's design standards. If we do find any issues, we'll let you know what they are and try to help you come up with other options. We appreciate all the hard work residents have done to make their homes and this community beautiful—help us keep this association looking great by keeping us in the loop of all your Improvement projects.

Improvements at our two gate entrances—

Recently you may have noticed some improvements to our gate entrances at Gerald Ford and Da Vall. Our Mexican Fan Palms have new spotlights which create a dramatic effect when entering in the evening hours. And at Gerald Ford we added stacked stone to the two planter walls. Not only is this visually appealing, but it will also cut down on the yearly maintenance of the walls needing paint and repair. We want to thank *Vantage Point Construction* for doing an excellent job.



In the morning—grinding and prep work begins



In the afternoon—the wall is finished

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Architectural Review Committee (ARC) wants to thank Montage homeowners for pruning their palm trees in a timely manner. When you look around you will notice that our Community has done an outstanding job in managing our palms, and in being considerate to our neighbors. Our May newsletter said that the “Safe Date” for trimming the Mexican Fan Palms was June 15th, and the majority of homeowners followed that suggestion. The Montage community looks amazing. Pride of ownership is obvious. Kudos to you all.

The next “Safe Date” for pruning the California Fan Palms is July 15th. There are only a few homes in Montage that have this type of palm

and since they flower after the Mexican palms it is necessary to prune these palms later.



EMERGENCY PREPAREDNESS COMMITTEE

BY CHUCK MIDDLETON Chair



We have been busy over the past two months completing a survey of the material on the Montage website and comparing those documents with current, state-of-the-art practices of other HOAs in the Coachella Valley and beyond. Our conclusion is that we need to engage the community in a discussion about many matters for keeping residents safe and informed, including the current plan for after a major event occurs.

Accordingly, we have prepared for Board approval of two requests. First, to change the official name of the committee from the original title of *Disaster Preparedness and Safety Committee* to the *Emergency Preparedness Committee*, which the Association

has been informally using for some time. Second, we have proposed an updated and current committee Mission Statement. We will need this in order to have a clear template of expectations for our work and guidance for community-wide discussions that may follow upon future recommendations in this area.

We would welcome additional members of the committee to help assure that all views are fully discussed as we develop these new protocols for dealing with emergencies of all sorts, principally but not exclusively earthquakes.

BE PREPARED

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.

- *Ron Ruise and David Ferraro at 36273 Da Vinci Drive*
- *Anita Anderson and Brandie Baker at 36347 Monet Court*
- *Ken Fortin and Marc Cadieux at 36383 Artisan Way*
- *Artur Margaryan at 69885 Matisse Road*

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

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

IDA MAY (“Sami”) LOMAX (May 5, 1939–May 2, 2021)

On behalf of the Montage community we wish to express our sincere condolences to Linda Crane on the loss of her loving partner, Sami. Sami spent most of her adult life in southern California—Burbank to be exact, but always loved the desert. So, in May 2015 Sami and Linda made a life change and moved into Montage. A move Sami never regretted. Besides loving Linda, Sami loved children and dogs. Please make any donations in Sami’s memory to the *Boys and Girls Club of Cathedral City* at www.bgcccity.org or to dog rescue *Rescuing Cujo* at rescuingcujo.com.



MONTAGE DETENTION BASIN—FUTURE USE



BY SCOTT REESE, Webmaster

From time-to-time the Board receives questions about the purpose, value and potential use of the Montage detention basin.

The basin is situated at the corner of Da Vinci and Van Gogh and is one of Montage's largest and most important common area assets. The rectangular 15,000 square-foot parcel was built to provide open space and to collect stormwater runoff from rooftops, yards, and surrounding streets—hold the water temporarily and then release it slowly to be naturally absorbed into the aquifer and the Whitewater River channel. It helps protect downstream lands from flooding. The basin partially fills with rainwater four-to-five days a year and is periodically wetted by resident swimming pool water. To view a movie of the basin [Click Here](#) or paste this link into your web's browser: youtu.be/bcKZPUNZk3U



A report responding to some of the more important resident and Board questions and concerns—related to the detention basin—and potential to accommodate expanded uses was presented at the May 2021 Board meeting. The full report is posted on the Montage website and can be viewed by [Clicking Here](#). Information related to the Detention Basin Ad Hoc Committee can be found by [Clicking Here](#).

Below is a summary of the findings:

Can the detention basin be improved as a parklet, mini-park or open-space area to enhance its scenic value or introduce passive recreational uses? Yes, according to *Director of Public Works, John Corella*, the City maintains several “multi-use” detention basin areas that also function as active recreational areas in City parks, and there are many detention basin recreational areas in other City residential developments.

Would installation of small-scale improvements or passive recreation amenities impact HOA insurance costs and/or HOA fees? No, according to *Ryan Gasell, Montage insurance agent* as long as the improvements are similar to the types of improvements already covered on the Montage insurance policy. It is likely most small-scale improvement costs would be included in the annual operating budget, as is the current practice.

What type of use is possible without significant construction or maintenance costs or triggering insurance-related costs or issues? Improvements such as pathways, landscaping (trees, shrubs, ground cover or grass), signage, benches, lighting, irrigation and fencing would involve minimal site grading and would not reduce basin volume or change the hydraulics of the basin.

What do you think? The Detention Basin Ad Hoc Committee would like to know what you think about this matter and has prepared a brief survey exploring ideas and opinions. The results of the survey will be posted at montageatmissionhills.org on September 1.

Please participate in our brief five question survey by [Clicking Here](#) or by pasting this link into your web's browser:

www.surveymonkey.com/r/MV6KWHP

The Survey will close on July 20, 2021.

MONTAGE EARNS “BEST PRACTICE COMMUNITY”

Montage has been designated as a **CAI-CV Medallion Community**. Medallion Communities are recognized as a preferred place to call home when compared to other Coachella Valley neighborhoods. This recognition positions Montage along with only three other HOAs in the Coachella Valley to have been so recognized.

Realtors will recognize our HOA’s efforts to preserve and enhance home values. Residents will recognize the HOA’s efforts to protect their assets, to provide a secure and friendly environment, and to promote community spirit. As a **Medallion Community**, our



HOA Board knows it is fulfilling its fiduciary duties fairly and transparently, and understands that they represent the interests of the entire community.

This award, in large part, is a result of our close working relationship with Personalized Property Management (PPM), our property management company. PPM has been an invaluable asset for our Association—from facilitating

and documenting Board meetings, to soliciting competing bids from vendors for maintenance and upgrades

MEDALLION COMMUNITIES

- Preserve and enhance the character of the community
- Protect and enhance property values
- Exceed expectations of owners

FIREWORKS ARE “PROHIBITED” IN CATHEDRAL CITY



With the July 4th holiday fast approaching we need to remind Montage homeowners that fireworks are prohibited in Cathedral City—and this rule includes the Montage community. It states on the Cathedral City

website: “The use or possession of fireworks is illegal and will result in a \$1,000 fine for the first offense. A subsequent offense will cost \$2,000 more for a total of \$3,000. Property owners that allow guests to use illegal fireworks may also be subject to fines as well.”

Fireworks jeopardize the health and welfare of those around you, including veterans suffering from PTSD, relatives, neighbors, friends, and our pets.

If you see someone shooting off fireworks, please contact the Cathedral City Police non-emergency number at (760) 770-0300.

IS IT TIME TO REPLACE YOUR ADDRESS LIGHT?

The Montage at Mission Hills development began in 2003, so that means most of our lighted address signs are about 18 years old. And you may have even noticed that some address lights, especially along Dali and Van Gogh, aren't wide enough to accommodate the 5 address numbers. (see Example A)

If you would like to spiff up the front of your home with a new lighted address sign we suggest the LED fixture from Aero-Lite. The model is **PLHN4LED** and features a warm

white LED strip that improves light dispersion. If you are interested in the new light you can [CLICK HERE](#) and you will be taken directly to the website. (Example B)

Many of our homeowners in Montage have already installed this LED fixture and they have received many compliments. Remember that it is money well spent—the new LED will last years, and will aid emergency vehicles in finding your address.



EXAMPLE A: Sign too small and numbers don't fit



EXAMPLE B: Brighter LED light and numbers fit

CATHEDRAL CITY NOISE ORDINANCE

Zone	Time	Maximum dB(A) Level
Residential—Exterior Noise	7 am – 10 pm	65
	10 pm – 7 am	50

At Montage we must comply with the official Cathedral City Noise Ordinance, which is **Cathedral City Municipal Code 11.96.030**. Owners, Owner's family members, tenants, lessees, guests, and invitees shall not produce or permit any unreasonably loud noise, loud or unruly children, vibration, music or similar sounds that may emanate from their residence, Lot or Common Area and this rule shall be strictly

enforced from 10:00 pm to 7:00 am. Some homeowners, however, aren't aware that during the day, between the hours of 7 am to 10 pm, there is a maximum decibel level allowed in the Cathedral City Code (which is shown in the chart above).

We know it's summertime and we all want to enjoy the outdoors and our pools.

Please be a considerate neighbor.

STVRs ARE PROHIBITED IN MONTAGE

Just a reminder, in case you weren't aware, STVRs (Short Term Vacation Rentals) are prohibited in Montage—and after approval of Measure B they are also prohibited within Cathedral City effective January 1, 2023. An STVR is defined as “a Residence rented for less than thirty (30) days.” Our CC&Rs state that a lease may only be “for a term not less than 30 days.”

If you are renting or leasing your residence for 30 days or more you must follow the regulations in our CC&Rs under Article II, 2.3, (a), (ii) that states: “Not less than five (5) days before the commencement of a rental

or lease of a Lot, the Owner shall report the tenancy to the Association and provide the Association with a copy of the lease or rental agreement...”

In addition, Article II, 2.3, (a), (iii) states: “Prior to commencement of a rental or lease of a Lot, the Owner shall provide the tenant with a copy of the current *Rules and Regulations* of the Association and the Association with a signed statement that this has been completed. To view the current Montage *Rules and Regulations* document [CLICK HERE](#) or go directly to the Montage website at www.montageatmissionhills.org

FUTURE BOARD MEETING



Our July **ZOOM** Board Meeting will be held on Friday, July 9th 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, July 5th. If you have not 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)

Vacant—Secretary

TBD

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.