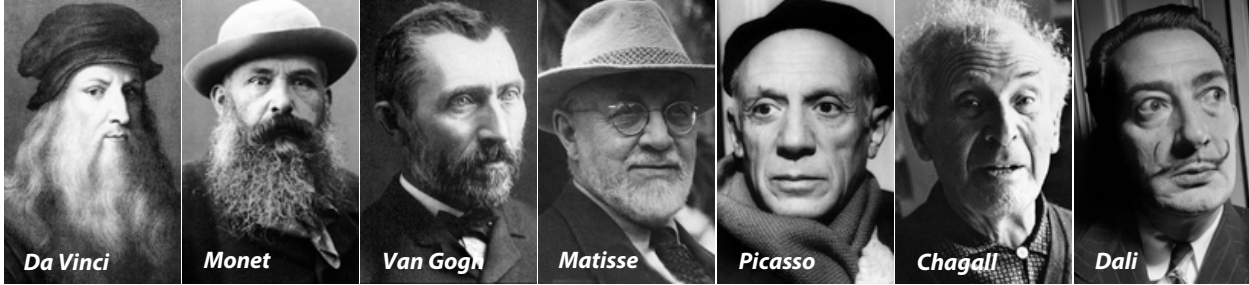




# artisan

HOMEOWNERS ASSOCIATION NEWSLETTER

NOVEMBER 2021



## PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



Our next Board Meeting is scheduled for 9:30 am on Friday, November 12th. A final agenda and ZOOM invitation will be sent to all homeowners by Monday November 8th.

The following is a summary of several issues and projects that have been at the top of our agenda in the last several months:

- An updated *Rules & Regulations* document will be considered for approval at the Board meeting which will then go out for a homeowner comment period. The *Rules & Regulations* update is based on written homeowner comments and input from the October 8th ZOOM workshop. Thanks to those homeowners who submitted written comments and those who attended the workshop.
- The *Montage 2022 Budget and Reserve Study* will be considered for approval at the Annual Board meeting. The Finance Committee, met several times over the past month under the continuing leadership of Tom Tousignant, to prepare next year's budget, complete an asset component survey, and update our Reserve Study. Special thanks to Nick Nickerson and Tom Tousignant for their invaluable engineering expertise.
- Spectrum outages – The Board established an ad-hoc committee to address the ongoing internet outages. We have been in contact with City officials and Spectrum representatives to begin the process of getting more transparency on the reason for outages and what can be done to minimize significant disruptions.
- Short-term Vacation Rentals (STVRs) – You should have received our attorney update on the STVR lawsuit. We hope to prevail in the lawsuit but will continue to pursue other options to mitigate negative effects of STVRs, including working with Cathedral City in relation to their STVR ban and Montage Rule enforcement.
- Montage's HOA received the *Medallion* award from the *Community Associations*

*Institute-Coachella Valley* (CAI-CV) and our Community was the feature article in their *Quorum* magazine. Montage homeowners and guests have continued to comment on our well-maintained homes and common areas. That's a tribute to our HOA—the Board of Directors, Property Management, Homeowners, and Committees. Thank you all for your continuing efforts.

My husband Frank and I wish everyone a Happy Holiday Season and healthy New Year. Please feel free to contact me with any of your questions, comments, or concerns.



## ANNUAL MAILING TO HOMEOWNERS

**BY TOM TOUSIGNANT, Board Member**



As required by State law we will be sending out the *Montage Annual Mailing* to all our homeowners of record—on or before—December 1, 2021. The mailing will contain two required parts:

**Annual Budget Reports:**

- 2022 Operating Budget
- Summary of Reserves
- Reserve Funding Plan
- Major Component Repair Statement
- Anticipated Special Assessment Statement
- Reserve Funding Mechanism Statement
- Procedures for Calculating Reserves Statement
- Outstanding Loan Statement
- Insurance Summary
- Foreign Check Processing

**Annual Policy Statements:**

- Association's Designated Recipient to Receive Official Communication
- Right of Notice to Two Addresses
- General Notice Location
- Right to Receive General Notice by Individual Delivery
- Right to Receive Board Minutes
- Assessment Collection Policy

**Annual Policy Statements (continued):**

- Notice Assessment and Foreclosure Default Policy
- Governing Document Enforcement and Fine Policy
- Dispute Resolution Procedure Summary (IDR and ADR)
- Architectural Guidelines and Procedures
- Charges for Documents
- Overnight Payment Mailing Address

**Additional Documents Included:**

- Architectural Improvement Request (AIR) Form
- Current Architectural Improvement Requirements
- Current Rules and Regulations (does not include the current changes being considered by the Board)
- Current Board Policies



## DRAFT AGENDA — NOVEMBER BOARD MEETING

Below is the *Draft Agenda* for the November 12th Board meeting. Topics and issues to be discussed are listed. The final Agenda will be posted on the Montage Bulletin Board on Van Gogh and emailed to all Owners on Monday, November 8th.

### Regular Board Meeting (Virtual Zoom Meeting) November 12, 2021 9:30 am (approximately)

---

#### Old Business

1. Approval of proposal to provide and install sticker tag access systems at both gates and provide 50 sticker tags by Mercers Low Voltage, Inc.
2. Approve update to the Montage entrance signs being fabricated by Signarama to add Medallion Community signs for a new total of \$748.08

#### New Business

1. Approve the draft update of the Montage *Rules and Regulations*.
2. Receive report from Montage delegation that met with the City and Spectrum Cable to discuss June–July outages and measures being taken to ensure these are not repeated.
3. Approve 2022 Budget and Reserve Study update proposed by the Finance Committee.
4. Approve the Certified arborist to evaluate the status on the remaining original date palms on the perimeter and recommend actions to be taken during 2022.
5. Retroactively approve Hanover Insurance Company invoice for 2021/2022 Workers Comp insurance policy for \$364.
6. Retroactively approve authorization to *Big Sky Gate Keeper* to evaluate current gate entry system and make recommendations for NTE \$1,000. (Approved in September 10, 2021 Executive agenda – needs to be approved in Regular agenda)
7. Discuss Community security and suggestion to change Worker Gate Code.
8. Approve the draft changes to the Election Rules necessitated by new State laws.
9. Approve the creation of an Election Committee with Scott Reese as Chair.
10. Approve update to the Election Rules proposed by the Election Committee.
11. Approve the addition of David Leytus to the Welcome Committee.
12. Approve the addition of Leslie (Sue) Johnson to and deletion of Dennis Nello from the Architectural Review Committee (ARC).
13. Approve proposal from Conserve LandCare for removal of one tree on Da Vall and fall trimming of three (3) trees in the detention basin.
14. Reimburse Frank San Juan, Welcome Committee Chair, for the purchase of cleaning supplies and hand sanitizers as Welcome gifts for 4 homeowners for \$52.18.

## ANNUAL HOMEOWNER MEETING AND ELECTION

**BY SCOTT REESE, Inspector of Elections**

The Board of Directors, at their July meeting, set aside March 19, 2022 as the date for the *Annual Homeowner Meeting and Election*.

The Board also approved the **2022 Montage Election Calendar** in compliance with California State law (2020) and Montage meeting election policy and procedures. The detailed Election Calendar is provided on the Montage website to inform our homeowner voters and potential candidates of key upcoming dates. A copy of the detailed election calendar can be viewed and downloaded by [Clicking Here](#). Dates are subject to change.



### 2022 ELECTION CALENDAR—KEY DATES

- **October 1, 2021**

*Inspector of Elections* distributes [Board of Directors Application](#) form. In 2022 two Board positions are to be filled. The application must be received by December 29, 2021.

- **November 12, 2021**

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

- **December 29, 2021**

Last day to submit [Board of Directors Application](#) to Personalized Property Management. All applications will be acknowledged within 7 to 10 days after receipt.

- **January 14, 2022**

Board approves the **2022 Election Ballot** including Board Member candidates.

*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 17, 2022** (on or before)

*Inspector of Elections* mails **2022 Election Ballots** to voters.

- **March 11, 2022**

Last day for Homeowners to mail Ballots to PPM. After March 11, Ballots must be delivered in person to the *Inspector of Elections* by March 19—prior to the close of Elections.

- **March 19, 2022**

**Annual Homeowner Meeting.** Homeowner's last opportunity to return Ballot before close of Election. *Inspector of Elections* opens, counts, certifies votes and announces results.

# BOARD OF DIRECTORS APPLICATION FOR 2022

BY SCOTT REESE, Inspector of Elections



The Montage HOA will be seeking members to fill two positions on the Board of Directors to begin on March 19, 2022. An announcement and invitation for nominations was sent to the membership on October 1st. 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 Valley’s highest-quality neighborhoods. This statement is evidenced everyday by our increased home values and the overall appearance of the Community, and by recently winning the prestigious *Medallion* award from the *Coachella Valley Associations Institute* (CAI-CV).

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 29, 2021, 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 19, 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 19, 2022, when ballots are scheduled to be opened. For a copy of the full election schedule, visit [montageatmissionhills.org](http://montageatmissionhills.org) on the Election 2022 page or [Clicking Here](#).

**Montage**  
*At Mission Hills*

**HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS APPLICATION**

Please complete this Application Form electronically, or by hand, and submit the form with the following three documents according to the delivery instructions at the bottom of page:  
 A brief statement of qualifications and interest to serve as a Board member;  
 A half-page biographical brief to provide some personal background; and,  
 A head & shoulders close-up photo image of yourself.

Provide each document on a separate page or piece of paper. For additional information about Montage Board elections including election rules and regulations, calendar, and liens visit the Montage website at <http://montageatmissionhills.org/election-info/>.

To be considered for the 2022 Board election your complete application must be received by December 29, 2021. You will receive a written acknowledgement that your application has been received within seven days of its receipt by the property management company.

---

YOUR NAME (Print) \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_ ALTERNATE PHONE \_\_\_\_\_

MONTAGE ADDRESS (Application must be on title to property) \_\_\_\_\_

MAPPING ADDRESS (If different from Montage address) \_\_\_\_\_

OCCUPATION (if retired) \_\_\_\_\_ YEARS A RESIDENT  Yes  No RESIDENT STATUS  Full  Part  Not a Res.

In signing this application, I am confirming that I meet all of the following candidate legal requirements for election or appointment to a position on the Board of Directors:

- I have owned a residence and been a member in good standing in the Montage at Mission Hills Homeowners Association for a minimum of one (1) year.
- I have no delinquent dues/assessments or current violations of the governing documents, and I am not subject to any suspension of membership rights.
- I am not currently involved in any legal issues (including litigation) with the association.
- I am not in a marital relationship or a co-owner with any serving board member.
- I do not have any felony convictions.

SIGNATURE (Signature required. Electronic signature acceptable) \_\_\_\_\_ DATE \_\_\_\_\_

Please mail or deliver hard copies of the completed and signed application documents to:  
**Personalized Property Management, 6885D Adelina Road, Castrolina City, CA 92234**  
 ATTN: Shelly Rueschegg or email electronic documents to [shellyrueschegg@PPMinter.net](mailto:shellyrueschegg@PPMinter.net)

## MONTAGE FEATURE ARTICLE IN *QUORUM*

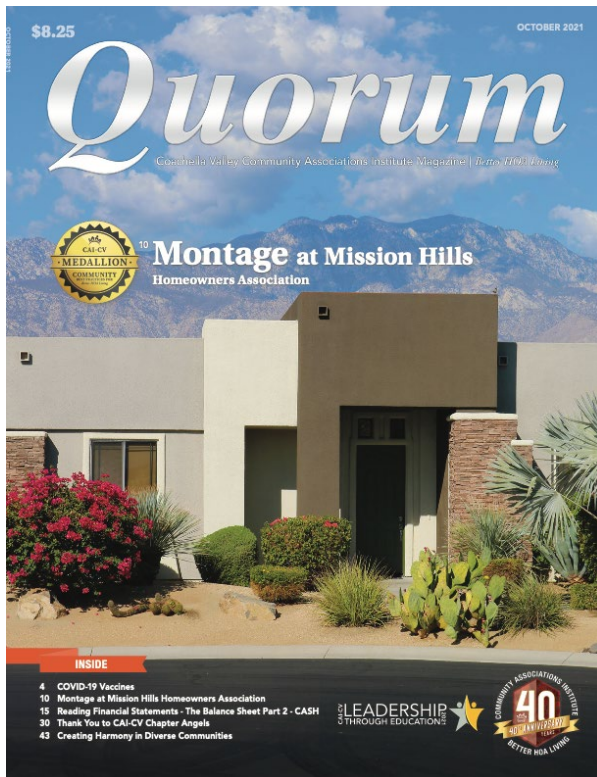
Montage was given the prestigious feature article in the October issue of the *Community Associations Institute—Coachella Valley (CAI-CV) Quorum* magazine.

CAI-CV is the leading source of education, advocacy and professional credentialing for Common Interest Developments (CIDs) in the Coachella Valley. CAI-CV is one of sixty CAI chapters in the U.S. and abroad with more than 33,000 members worldwide. CIDs are typically organized and managed as Homeowner Associations (HOAs). CAI-CV members include Homeowners, Homeowner Associations, HOA Board Members, Community Managers, Community Management Companies, and business partners and experts who provide services.

The *Quorum* article captures the essence of Montage, our residents, our active Board and committees, and the exceptional community management we receive from Personalized Property Management (PPM).

The article serves as a historical benchmark as Montage moves forward. It proves that good things do come to organizations that maintain high standards, listen to their community members and follow the good advice of their Community Managers. We have some terrific new projects coming in the next few years and look forward to telling those stories to our Community.

This article has been posted on our Montage website and for a direct link [Click here](#).



## GET TO KNOW A MONTAGE 'ARTISAN'

---

### STEVE CLIPPINGER, Artist on Matisse Road

---

Steve moved into Montage in 2007, and currently lives here with his husband Gene, his three dogs, and his horse, Leo Twix. (No, Leo doesn't live at Montage.)

Born in Fort Wayne, Indiana, Steve has a B.S. degree in Art Education from Ball State University and a Master of Fine Arts Degree from Rochester Institute of Technology.

While an Associate Professor of Art and Department Chairman at Daemen College in Buffalo, New York, he was named one of the *Outstanding Educators in America* in 1975.

In the late '80s the canvas of Steve's life drew him to the mountains of eastern Tennessee where he directed his creativity to landscaping, farming, and horses. There he served as the Hawkins County Representative for the Tennessee Cultural Advisory Board.

The colors in his paintings are bold and the strokes are very deliberate, yet fun at the same time—they command attention and invite creative interaction from the viewer. His works have a sense of being, energy and optimism.

Thank you Steve for sharing a taste of your art with us.



## 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.

Our next homeowner inspection will be conducted in mid-November. During this inspection we will be looking at exterior lighting. We want to make sure your garage lights are lit. Also, we look to see if your address light is working, not covered by plants, can be seen from the street, and has all five address numbers installed. We also look at your yard lighting to make sure it is working. Please take a look at your night lighting before the inspection and make any needed repairs so you don’t receive a notification from PPM.

Remember, an AIR is required for all 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 our meetings are posted on our website and all homeowners are welcome to attend.

### ***Stacked Stone completed at Gerald Ford—***

You’ve probably noticed that the two stacked stone planter walls at the Gerald Ford entrance are now complete and the Radiant Orange Lantanas are in full bloom. This Improvement means we won’t have the future expense of painting and repair.



***Concern form—***On the Montage website you can download a *Concern form* . If you see an issue in the Community that needs addressing submit the form with all the necessary information: date, address, issue. Also, include photos and the specific rule being violated in our Governing Documents.

The Committee continues to encourage all homeowners to keep us informed of any issues that you identify which can help us to maintain and improve our community. It’s our goal to maintain Montage as a premier residence in the Coachella Valley.



## EMERGENCY PREPAREDNESS COMMITTEE

---

BY CHUCK MIDDLETON, Chair

---



For the past month the committee has focused on issues that involve potential disasters which might affect Montage. With winter coming and hopefully more moisture, now is the time to anticipate potential flooding either locally or more generally. The city of Cathedral City advises all homeowners to clear drains so when the rains come water can drain or percolate properly. The City also reminds residents of the need to prepare their vehicles for winter. We pass this info along as flooding, though rare, is one of the potential emergency situations residents of Montage may have to deal with—and who needs to wake up to a dead battery when the temps dip into the 30s? In addition, we will be taking up the issue of security, should there be an extended period of time when the power is off for any reason and our gates remain open. Currently they are

set to open with loss of power and to remain in the open position until power returns. At the request of the Board President, we will be taking up this issue as part of our **Emergency Preparedness Plan** and we welcome any comments from homeowners. Please address them to me via email at the address below.

We have begun a complete review of the **Emergency Preparedness** section of the Montage website and we welcome any observations and/or suggestions about the experiences of residents in using the site.

If you want more information or would like to become a member on the **Emergency Preparedness Committee**, please email me at [cmiddleton@roosevelt.edu](mailto:cmiddleton@roosevelt.edu)

I have a limited number of **American Red Cross First Aid Plus kits**, ideal for dealing with any emergency but particularly well-suited for the days immediately following a major earthquake. They are \$35 each and include delivery to your residence in Montage. Please contact me directly for more information and/or delivery.

## WEBSITE COMMITTEE

---

BY SCOTT REESE, Webmaster

---

### **Board and Committee Agendas Added** [\(Click Here\)](#)

Board and Committee agendas, including the Finance, Rules, and Architectural Review Committees. Agendas are posted in the Blog Section four days before the meetings. Board Meeting minutes can be found by [Clicking here](#).

### **Detention Basin Enhancement Study Ad Hoc Committee** [\(Click Here\)](#)

Follow the Ad Hoc Committee as they explore the potential for no-cost/low-cost

enhancements to beautify and make our detention basin—one of Montage's largest and most important Common Areas—more functional and significant.

### **2022 Board Election Pages** [\(Click Here\)](#)

For continuing information about the 2022 Board elections, including links to the Board Member Application, Election Rules, and changes in State law.

### **Montage Website Committee**

Interested in learning WordPress and the Elegant Themes Divi Site Builder, please contact Scott Reese at (408) 482-8290 or [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com)

## WELCOME COMMITTEE

BY FRANK SAN JUAN, Chair



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

- *Brian Holt and Esther Rawner at 69702 Matisse Road*
- *Robert Skversky at 69849 Matisse Road*
- *Robert Cole Sliter at 36176 Artisan Way*
- *Tim Schwartz and Larry Labine at 69811 Van Gogh Drive*

Welcome  
home!

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

## 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 “Holiday Decorations” may be put up and lit on Thanksgiving Day, and must be taken down by January 10th. There aren't any restrictions on your front yard displays (Ornaments, Reindeers, Menorahs, etc.). *Create some Holiday Magic in Montage.*



## HOME/LANDSCAPE INSPECTION— OCTOBER

The Architectural Review Committee (ARC) conducted a semi-annual Home/Landscape inspection in October, and we are pleased to say that the majority of our homeowners are doing a great job in maintaining their properties. However, during the inspection it was also noticed that several homes are still not in compliance with the current paint policy. 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.”* 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 and conduit painted to match your homes color. It really makes an impact on the overall aesthetics.



**INCORRECT: Boxes and conduit are not painted**



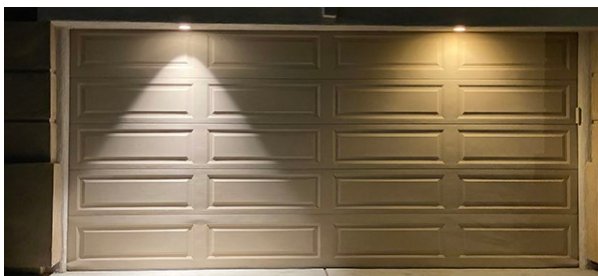
**CORRECT: Boxes and conduit are painted**

## QUARTERLY LIGHT INSPECTION—NOVEMBER

The Architectural Review Committee (ARC) will be conducting our quarterly evening light inspection in November. During our evening inspection we will be inspecting for the following compliances: 1) Garage lights are illuminated, and the color (soft white) and bulb spread match. 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 the complete address, with no missing numbers; 3) Front yard landscape lighting is working properly.

Our garage lights and yard lights must be operational at all times “to ensure the safety and aesthetic beauty to the Community.”



**INCORRECT: Light colors and spread don't match**



**CORRECT: Light colors and spread match**

## DETENTION BASIN AD HOC COMMITTEE

**BY SCOTT REESE, Ad Hoc Committee Chair**



An Ad Hoc Committee was approved at the Board meeting in September to do a study and provide a report, including concept plans at the March 2022 general meeting. Their decision was based upon the results of a July 2021

survey of residents showing support for further exploration of enhancements to the basin at the corner of Van Gogh and Da Vinci.

The Committee is organizing and in the early stages of its work. So far the Committee has compiled a preliminary list of resource persons and homeowners living near the site to engage in discussions. In addition, the Committee is developing an initial work program including a schedule and list of deliverables for Board and membership evaluation. Deliverables will include a design program containing a description of project objectives, identifying issues, opportunities, conceptual plans, and budgets.

“Right now, it appears as though there are some very cool low-cost and no-cost strategies that could be employed to enhance the appearance and utility of the basin working within the current Montage landscape maintenance budget,” according to Committee Chair Scott Reese, a twelve-year resident. Scott was formerly responsible for park development and maintenance in San Diego, San Francisco, San Jose, and Glendale at different times in his 40-year career.

The Committee is currently compiling a database of technical information, a library of images of similarly developed detention basins and design ideas, and mapping of the site. In addition, it will soon conduct a field trip to approximately 15 similar-sized basins located in developments within about a five-mile radius of Montage.

If you have ideas about what would make our detention basin a more valuable community asset, or would like to engage in this study and learn more about landscape architecture, park design, stormwater management and horticulture, please contact Scott Reese at (408-482-8290) [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com)



## MONTAGE ELECTION RULES — UPDATE FOR 2023

**BY SCOTT REESE, Inspector of Elections**

The 2021 California Legislative Session is ending, and the Governor has signed five new HOA-related bills, which are becoming law on January 1st. Assembly Bills [1101](#), [502](#), and Senate Bills [391](#), [392](#), [432](#) were signed by Governor Newsom in early October after passing the Legislature. Two of those bills, [AB-502](#) and [SB-432](#), will have an impact on future Montage elections and will require some changes to Montage Election Rules.

The provisions of [SB-432](#) provide clean-up language to help clarify some requirements of wide-sweeping [SB-323](#) that was approved by the Legislature and Governor in October 2019 and resulted in the creation of Montage's first consolidated set of election rules which the Montage Board adopted in December 2019, after a 30-day resident comment period and before the law coming into effect on January 1, 2020. You can find the current [Montage Election Rules](#) on the [Elections Page](#) of the Montage website or with the Montage [Governing Documents](#) by [Clicking Here](#).

The most significant changes are associated with implementing the provisions of [AB-502](#). Under the new law HOAs may, if they choose, utilize an acclamation procedure to elect members to their Board when the number of individuals running for the Board is equal to or less than the number of positions available. However, the process is subject to specific requirements that must be included in the HOA election rules and be satisfied during the pre-balloting process. Those requirements include (among others):

- 1—The HOA must have held a regular director election at least once every three (3) years;
- 2—The HOA must provide specified notices to the full membership of the potential for the

acclamation procedure to be utilized if the number of candidates does not exceed the number of board positions to be filled by the nomination closing date. That notice must be provided at least ninety (90) days before the nomination deadline, and another reminder notice must be provided between seven (7) and thirty (30) days before the nomination deadline;

3—The HOA must confirm receipt of a nomination within seven (7) business days of receipt and tell a nominee whether they are qualified to be a candidate. If not, the reason for the disqualification and the procedure to appeal the decision.

The provisions for “elections by acclamation” had been available to larger HOAs and resulted in significant savings on expenses by not having to prepare, mail, and tabulate ballots for an uncontested election. Those provisions are now available to all HOAs. Because almost 100% of Montage residents have consented to receive notices via email, Montage is in an ideal position to take advantage of the new law.

While AB-502 provides some relief from meaningless elections, this does not impact Montage's requirements to hold an annual meeting, it will just make the meeting a little more efficient and allow for the seating of new Board members as early as the January Regular Board meeting when the number of candidates is known, certified, and acclamation is made.

The Montage Board plans to implement these and other rule changes at the Board Election in 2023. These and other necessary changes to the Montage Election Rules will be proposed and first circulated to the membership for a 30-day comment period in February and March of 2022, and final presentation and approval at the Annual Homeowner Meeting on March 19, 2022.

## "NUISANCE WATER" RUNOFF — REMINDER

BY TONY MICHAELIS, Board Member



The Board conducted our annual asset component survey on October 1st. Four 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. It is extremely important to make sure we assure that the life expectancy and current condition of our roads are in line with our *Reserve Study* estimates.

"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 will contribute to a mosquito proliferation. To help mitigate the problem some suggestions include:

- **Installing artificial turf**
- **Installing Xeriscape landscaping**
- **Upgrading to efficient spray nozzles**

- **Installing artificial turf**
- **Installing Xeriscape landscaping**
- **Upgrading to efficient spray nozzles**

Coachella Valley Water District (CVWD) offers HOA customers a rebate to convert from less efficient, traditional fixed or adjustable arc spray nozzles to high-efficiency (MSMT) rotary nozzles.. [Click here](#) for more information on rebates from CVWD.

Major cracks were seen during the inspection and they will be crack-filled in May 2022.



**DROUGHT UPDATE:** On October 19, 2021, Governor Newsom [expanded the drought emergency proclamation statewide](#) to include Riverside. He re-emphasized that Californians should save water by voluntarily reducing their consumption by 15%.

## CVWD WATER 'TIPS' AND 'PROHIBITIONS'

### Here is a list of some water "Tips"

- 1-Don't use potable water in a fountain or other decorative water feature, except where the water is part of a recirculating system.
- 2-Run your irrigation system while home and watch each cycle to find any problems such as leaks or broken sprinkler heads.
- 3-Broken or leaking sprinkler heads must be repaired within 24 hours of notification.

### Here is a list of some water "Prohibitions"

- 1-Applying water to outdoor landscapes in a manner that causes runoff to adjacent property, roadways, etc., is prohibited.
- 2-Using a hose to wash autos, windows, solar panels, screens, except where the hose is equipped with a shut-off nozzle, is prohibited.
- 3-Watering hard surfaces including, drive-ways, sidewalks, and asphalt, is prohibited.

## “FREE” BULKY ITEM PICKUP

If you have large, bulky items that don't fit in your household trash bins you can contact **Burrtec** our service provider at (760) 340-2113, for **FREE** pickup. There are no additional charges to use this service, but you are limited to four (4) items per week.



On our trash and recycling day, which is Tuesday, simply place your bulky items at the curb by 6 am, and place the items at least five (5) feet from trash bins. Remember, you are only allowed to put the bulky items out on our scheduled trash day.



## FUTURE BOARD MEETINGS



Our November **ZOOM** Board Meeting will be conducted on Friday, November 12th 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 8th. If you don't receive this information please contact Tom Tousignant at [td2znot@aol.com](mailto:td2znot@aol.com) to receive the *Consent Form*. Our January **ZOOM** Board Meeting will be on Friday, January 7th at 9:30 am. Email instructions will be sent prior to 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 & 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](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. We encourage and welcome your participation and feedback to make our newsletter inclusive and reflect our Community.



## MONTAGE CONTACT INFORMATION

### Association Board Members

Tony Michaelis—President  
[tonymichaelis@icloud.com](mailto:tonymichaelis@icloud.com)  
(213.200.4274)  
Norm Giere—Vice President  
[giereARC@gmail.com](mailto:giereARC@gmail.com)  
Thomas Harp—Secretary  
[rthomasharp3@gmail.com](mailto:rthomasharp3@gmail.com)  
(916.296.1563)  
Tom Tousignant—Treasurer  
[td2znot@aol.com](mailto:td2znot@aol.com)  
(760.321.9271)  
Gary Roman—Director-at-Large  
[grroman@aol.com](mailto:grroman@aol.com)  
(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)

### Cathedral City Contacts

Cathedral City Emergency—911  
Cathedral City Police—  
(Non-Emergency)—760.770.0300  
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)  
Nick Evans—Assistant Community Mgr  
[nevans@ppminternet.com](mailto:nevans@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)  
(916.296.1563)  
Gary Roman: [grroman@aol.com](mailto:grroman@aol.com)  
(310.600.4279)  
Contact Gary Roman for purchase of a gate access remote control. The current cost is \$35 per unit.

### 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.