



# artisan

HOMEOWNERS ASSOCIATION NEWSLETTER

JANUARY 2022



Da Vinci



Monet



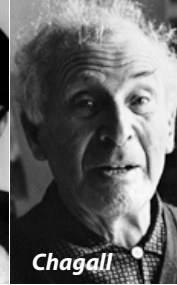
Van Gogh



Matisse



Picasso



Chagall



Dali

## PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



On behalf of the Board of Directors, I would like to wish all Montage residents a happy and healthy New Year. As this year comes to a close, I would like to take this opportunity to thank all the homeowner volunteers of the various standing and ad hoc committees who have contributed their valuable time, efforts and ideas to making Montage a safe and beautiful community within the Coachella Valley.

Our next Board Meeting is scheduled for Friday, January 14th at 9:30 am. An agenda and ZOOM invite will be sent to all Montage homeowners by January 10th, 2022.

# 2022

HAPPY NEW YEAR

The following list is a summary of our 2021 activities and accomplishments:

- A significant portion of the year was dedicated to updating our rules and regulations. An ad hoc committee was formed, of homeowners and two Board members, to complete a first draft and then conduct a Zoom workshop. This was followed by an initial 28-day homeowner comment period which allowed the Board to receive thoughtful input and then prepare an updated draft which was sent out for another 28-day homeowner comment period. An updated *Rules and Regulations* document will be considered for adoption at our January 14th Board meeting. At this time I would like to thank those who participated and contributed in developing this document.
- The Montage 2022 Budget and Reserve Study was approved by the Board at our November 12th meeting, and our annual mailing providing specific details was sent out on December 1st, 2021.

(continued on page 2)

- The Board and Committee members spent portions of each week dealing with ongoing HOA maintenance and oversight. These activities included making sure our contractors (e.g., landscape, electrical, gates, property management ) performed as agreed upon per our contracts, periodic home and light inspections, addressing individual homeowner concerns, and ongoing financial oversight.
- Short-term vacation rentals (STVRs)—An update from our attorney is included in this newsletter for your review.
- We continue to evaluate new ideas presented to the Board (e.g., detention basin enhancement, Welcome Committee responsibilities and mission) and are also evaluating any improvements that we can make to our ongoing maintenance (e.g., irrigation, gates).
- We have engaged a certified arborist for this year’s perimeter palm replacement assessment. This evaluation, conducted by a risk assessment palm tree specialist,

on the status and proper maintenance of each palm will help the Board to make informed decisions on how to move forward with the replacement project.

- Montage was presented with the **Community Associations Institute-Coachella Valley (CAI-CV) Medallion Award** for HOA best practices. This award provides a confirmation that our HOA management and oversight maintain high standards and are on the right track.

This Board, of volunteer homeowners, is committed to doing our part to provide oversight and day-to-day management of our HOA with full transparency and homeowner input. In this regard, I would like to ask each homeowner to provide your comments and feedback to the Board in a thoughtful manner. We are ready to listen, evaluate, and work to continuously improve our HOA. I believe our efforts to date have proved beneficial, improving the quality and aesthetics of our community as we move toward Montage’s 20th year anniversary.

## NEW DUES PAYMENT FOR 2022

**BY TOM TOUSIGNANT, Board Treasurer**

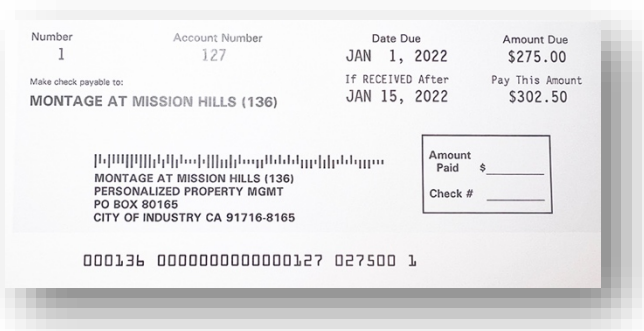


The Finance Committee, consisting of the five Board members, met in October to develop the **2022 Annual Budget and Reserve Study Updates**. Both of these updates, by unanimous consent, were

approved at the November Board meeting.

The HOA dues increase is primarily due to the 2022 increases in the following expenses: Mission Hills Country Club Social and Sports Membership, Conserve LandCare, utility fees, and Personalized Property Management. It should be noted that Montage still has one of the lowest HOA fees in the Coachella Valley.

You should have already received your 2022 payment coupon book in the mail for use if you pay monthly by check.



If you remit through auto payments you need to update the payment amount beginning in January to \$275 in order remain current.

## JANUARY BOARD MEETING — DRAFT AGENDA

Below is the *Draft Agenda* for the January 14th Board meeting. Topics and issues to be discussed are listed. The final Agenda will be posted on the Montage Bulletin Board on the Da Vinci/Van Gogh curve, and emailed to all Owners on Monday, January 10th.

Pursuant to changes in state law the Montage Board of Directors will continue to meet virtually during declared emergencies but will not provide any in person meeting space. Members are requested to attend or engage in the meeting by phone, tablet or computer. If you have any questions, please contact the Community Manager.

### Regular Board Meeting (Virtual Zoom Meeting) January 14, 2022 9:30 am (approximately)

---

#### Old Business

1. Approve the draft update of the Montage *Rules and Regulations*
2. Accept report from GDY Consulting on the status of the remaining original date palms on the perimeter and recommendations for actions to be taken during 2022.
3. Approve Election Committee draft of revised Election Rules and authorize submittal for attorney review and revision.

#### New Business

1. Consider recommendations from the *Welcome Committee*:
  - a. Approve new Mission Statement
  - b. Allow communication from the Committee directly to homeowners
  - c. Propose Committee name change to *Welcome and Social Committee*
2. Discuss Arborist report and potential removal of perimeter date palms for 2022 and direct PPM to request proposal from Conserve LandCare for Board consideration at the March Board meeting.
3. Consider the following recommendations from the Inspector of Elections:
  - a. Approve certification of Association members Norman Giere, Thomas Harp and Alan Horwitz as candidates for the 2022 Board Directors Election.
  - b. Approve the proposed 2022 Board of Directors Election Ballot and authorize the Inspector of Elections to distribute the Ballot and candidate materials for the March 19, 2022 election.
  - c. Approve of the Inspector Elections' recommendation to certify the *Montage 2022 Voters List*.
4. Approve the proposed *Montage Volunteer Program Guidelines* for use in authorizing, recruiting, organizing and working with association members in service to the Community.
5. Approve appointment of Gary Roman to the *Emergency Preparedness Committee*.

## 2022 ANNUAL HOMEOWNER ELECTION

BY SCOTT REESE, Inspector of Elections

The complete **2022 Montage Election Calendar**, in compliance with California State law (2020) and Montage meeting election policy and procedures, is provided on the Montage website to inform our homeowners and potential candidates of key dates.



As of the closing of nominations on December 29th there were three candidates who submitted applications for two available positions on the Board of Directors—serving terms from March 2022 to March 2024. The nominees will be certified at the January 14th regular Board meeting. Detailed candidate information and election materials, including ballots, will be sent out the week of February 14th. Ballots must be returned, per the ballot instructions, by the close of balloting on Saturday, March 19th. For more detailed information about the Montage election rules, nominations, and balloting processes, please refer to the Montage website, **VOTE 2022** Election Info here <http://montageatmissionhills.org/election-info/>

### 2022 MONTAGE BOARD OF DIRECTOR APPLICANTS



**Norm Giere**  
(Incumbent)



**Thomas Harp**  
(Incumbent)



**Alan Horwitz**  
(Past Board Member)

## 2022 ELECTION CALENDAR—KEY DATES

- **January 14, 2022**

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

- **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.

## 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.

## GET TO KNOW A MONTAGE 'ARTISAN'

---

### JEAN RANGE, Artist on Dali Drive

---

Jean resides in Montage and Santa Barbara with her husband Bill, and since kindergarten she has been involved in the arts.

Jean has a Bachelor of Fine Arts from the Rhode Island School of Design with a major in printmaking. Her degree program at RISD included one semester working in intaglio at *Atelier 17* in Paris, a studio known for its collaborative atmosphere, where artists shared ideas on technique and aesthetics.

Jean's work has been exhibited at the Albany Institute of History and Art, the Carr

House Gallery in Providence, Rhode Island, and is held by private collectors around the world. She is a member of *Southern California Artists Painting for the Environment (SCAPE)*.

Jean earned a Professional Designation in Business Management from UCLA, which served her well during her careers as a Graphic Designer, Director of Publications at University of California Santa Barbara, and Marketing Communications Specialist for the City of Santa Barbara.

Now in retirement, Jean has returned to her passion of fine arts. She currently works in ceramics, oils and acrylics.



## ARCHITECTURAL REVIEW COMMITTEE (ARC)

BY NORM GIERE, Chair



Through a process of review and peer approval it is the goal of our Committee to maintain the overall feel and aesthetic beauty of Montage. The **ARC** has one guiding principle—to keep Montage looking great so it continues to be regarded as an excellent place to reside in the Coachella Valley.

One of the Committee's responsibilities is to conduct a 4-month review of homeowner exterior lighting. We completed our review in November and some homeowners have received notifications from PPM indicating required fixes. It's important to note that the Committee conducted all of the light inspections as a group. And there was always group consensus before recording a violation or listing needed improvements.

One of the recurring issues we noted was aging address signs. Most of the address signs are original, and therefore they are around 15 years old. It is probably time to replace the old fixture with the new LED



technology. 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.

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.

**Yearly date palm inspection**—This year, for our arborist report, we contracted with Gregston Young of *GDY Consulting*. With



over 40 years of experience, Gregston specializes in palm tree care, maintenance and assessment. He is also *ISA Tree Risk Assessment Qualified*. Gregston will be providing the Board with a rigorous analysis of our remaining date palms on the perimeter and within the detention basin. His report and recommendations will enable the Board to update our palm tree replacement plan.

**Conserve maintenance**—In December we had *Conserve*, our landscape contractor, do the annual trimming of our mesquite trees in the detention basin. This pruning is not only meant to maintain the health of the trees, but also to add to the aesthetics and overall beauty of Montage.



**Above: A tree pruned in the Detention basin.  
Below: Gustavo, from Conserve, repairing a broken irrigation pipe at the Gerald Ford gate .**



**A Special Thank You**—As the Chair of the Architectural Review Committee I want to personally acknowledge and thank the ARC Committee volunteers for their continued dedication, contribution and support they have given throughout the year. They are an amazing group and a tremendous asset for our community—**Tony Michaelis, Dave Busick, John Geary, Sue Johnson, David Leytus, Richard Meyerson, and past member Dennis Nello**—*Thank You.*

I also want to thank another homeowner who has given his time and expertise to improve the functioning of our Committee. **Scott Reese** has been an invaluable resource for the ARC. His professional input and suggestions are greatly appreciated, and his tireless effort to make Montage a premier living experience in the desert doesn't go unnoticed. *Thank you* Scott for sharing your excellence with us.

Another Montage resident who needs a big *Thank You* is **Mark Antosz**. On a daily basis Mark has been walking on our perimeter and collecting trash. Every day he collects cups, bottles, poop bags, broken glass in his bag and then disposes of it properly. *Thank you* Mark for helping Montage to look great.





## EMERGENCY PREPAREDNESS COMMITTEE

---

**BY CHUCK MIDDLETON, Chair**

---



Our Committee met on November 12th and we were pleased to welcome Gary Roman, a current Board member, to join our membership.

Our main purpose at this meeting was to continue discussions about developing lists of basic earthquake survival supplies and practices to be given to all new residents, and perhaps on a one-time basis to all current homeowners.

We also are developing for discussion a concept of neighborhood clusters which would go into action after a major shake out. This concept is predicated on the reality that in such an event each homeowner would be primarily responsible for being prepared to deal with the emergency, from a few days up to two weeks, with little outside contact or assistance from others. *The basic idea is for neighbors to help each other in time of need.* This would take advantage of the personal relationships that each homeowner has in Montage and to utilize these connections,

which are among the outstanding features of community life here in Montage, to provide mutual support and assistance should it be necessary. This practice is common both formally and informally in HOA's across California and is manageable with minimum association-wide engagement on the issues that would arise in a major emergency—not just earthquakes. We expect that the details of putting this concept into action in Montage will roll out for discussion, first at the Board level, and then at their discretion more generally sometime in the spring of 2022.

Finally, as we look forward to the New Year, we ask all residents to establish as one of their New Year's resolutions a goal to take at least one action to assure by the end of January that they are stocked up with basic supplies such as water and food reserves for use in case of an emergency.



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)

## WEBSITE COMMITTEE

---

**BY SCOTT REESE, Webmaster**

---

**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.

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

Board and Committee agendas, including the Finance, Rules and Regulations, and

Architectural Review Committee Agendas are posted in the Blog Section four days before their 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 make our detention basin more accessible and beautiful for our community to enjoy.

## WELCOME COMMITTEE

**BY FRANK SAN JUAN, Chair**



During these past two years of the COVID-19 pandemic, which limited in-person gatherings, the primary responsibility of the *Welcome Committee* was to develop, assemble and update the *Welcome Packets* and to personally distribute and communicate information provided in the packets. In addition, we also welcomed a new member to our Committee, David Leytus.

While we are still following COVID-19 safety protocols (getting vaccinated and boosted, socially distancing, wearing masks, etc.), many residents have expressed an interest in having social activities/events for the Community. With the Board's approval, the *Welcome Committee* is looking to expand its responsibilities to communicating with our residents about the types of events that would build community cohesion and uplift spirits after this long period of isolation and limited gatherings. Currently, the Committee is discussing various ideas for a "Spring Fling"

gathering, an end-of-year Holiday party, block party, or some other type of neighborhood activity to get the Community together.

We hope to assist in this process by taking polls to ask residents if they are interested in a particular event, and another poll to narrow down the event date or venue. We would also oversee making the official announcement with a mix of traditional communication methods and digital media such as flyers, signs at the Community Bulletin Board, an email blast, and newsletter announcements.

Our proposed expanded responsibilities led to the impetus of changing the name from the *Welcome Committee* to the *Welcome and Social Committee*. Our goal is to help our HOA ensure that activities/events are well-planned and run smoothly, encourage more homeowner involvement and participation in committees and events, and build enthusiasm and pride of ownership within Montage.

We look forward to building on our initial scope of duties and responsibilities and are excited about increasing the Montage spirit through our event planning and promoting interest in the social activities.

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

• *Rick and Myra Wenzel at 36189 Artisan Way*



*We wish all our Montage residents a New Year filled with Peace, Happiness and Good Health!*

## DISCLOSURE OF MONTAGE LITIGATION

---

### BY FIORE RACOBS & POWERS, Law Corporation

---

This firm serves as legal counsel to Montage at Mission Hills, Inc. (“Association”). The purpose of this letter is to disclose to the members of the Association the status of litigation involving the Association.

On March 28, 2018, Nancie Brown (“Brown”) filed a complaint against the Association (Riverside County Superior Court, Case No. PSC 1801783) (“Lawsuit”), alleging claims for Breach of CC&Rs, Breach of the Implied Covenant of Good Faith and Fair Dealing, Breach of Fiduciary Duty, and Declaratory Relief, in relation to the Association’s adoption of an express short term rental restriction, by way of Rule M in the Rules and Regulations and Section 2.3 of the CC&Rs (recorded January 24, 2018).

The gravamen of Brown’s case is that she believes that Civil Code section 4740(a) does not permit the Association to enforce any rental restrictions against her, because she owned her property prior to the adoption of Rule M and the current CC&Rs. The Association does not believe that Civil Code section 4740(a) has this effect and so has opposed the Lawsuit.

Brown moved for summary adjudication on her claim for declaratory relief, based upon the issue of the interpretation of Civil Code section 4740(a). On August 28, 2019, the trial court ruled in the Association’s favor on Brown’s motion for summary adjudication. While Brown’s motion for summary adjudication was pending, the Association filed its own motion for summary judgment as to the entirety of the Lawsuit, based on the same issue as was raised in Brown’s motion for summary adjudication. On October 8, 2019, the trial court ruled in the Association’s favor on its motion for summary judgment.

On November 20, 2019, the trial court entered judgment in favor of the Association.

Brown appealed the trial court’s judgment against her (Court of Appeal, Fourth Appellate District, Division Two, Case No. E074341) (“Appeal”), arguing that the trial court erroneously interpreted Civil Code section 4740(a).

On August 20, 2021, the Court of Appeal issued its opinion in this matter, which was to reverse the trial court’s rulings, ordering that the Association’s motion for summary judgment should be denied and Brown’s motion for summary adjudication should be granted, with the matter remanded to the trial court for further proceedings.

The Appellate Court’s opinion states that Civil Code Section 4740(a) essentially provides grandfathering rights to owners, like Brown, who owned their properties prior to the Association’s adoption of the short-term rental restriction. While the Association is permitted to impose some restrictions on such owners, the Court of Appeal was not specific as to which restrictions could be placed, but was clear that a restriction that would impact the duration of the term of a rental would not be permitted to be enforced against such owners.

The opinion of the Appellate Court has been published, so it is now the law (not just for this Association). Thus, the current status is that owners who purchased their properties prior to the recording of the most recent CC&Rs, in January of 2018, cannot be prohibited from engaging in short-term rentals—at least, not by the Association. Please note that the City of Cathedral City has its own rules. To the extent those rules prohibit short-term rentals (or may prohibit them at some point in the near future), the City can enforce its own ordinances, even while the Association cannot enforce its restrictions.

The Association filed a Petition for Review with the Supreme Court of California, asking that body to review the opinion of the Appellate Court, as the Association believes it was wrongly decided, and that the original decision of the trial court was the correct interpretation of Civil Code Section 4740(a). On November 17, 2021, the Supreme Court denied the Association's Petition for Review. Consequently, the Appellate Court's opinion stands, and the matter has now been remitted to the trial court for further proceedings.

Brown has additional claims for Breach of CC&Rs, Breach of the Implied Covenant of Good Faith and Fair Dealing, and for Breach of Fiduciary Duty. The Association retains

additional possible defenses to these claims, which were not adjudicated as part of the original motions, discussed above. Now that the matter has been remitted to the trial court, the Association will renew its defense of the matter as to these other remaining claims.

The contents of the Lawsuit are public records that are available for inspection at the Riverside County Superior Court (Palm Springs Branch) and through the Riverside County Court of Appeal, Fourth District, Division Two, and the Supreme Court of California.

Submitted by:  
Julie R. Balbini  
Shareholder and Managing Attorney  
for the Coachella Valley Office



## POSTAL SERVICE ISSUE

BY NORM GIERE, Board Member



Recently we received concerns from several homeowners that there have been mail issues that need to be addressed. The main concern is in regards to mail being mistakenly placed in the wrong homeowner's mailbox. Not only is this annoying but it is problematic if the neighbor is out of town for an extended period of time. Since this issue has affected too many homeowners in Montage we reached out to the Cathedral City Post Office Supervisor and spoke with Patrick Lucas. His first step to resolve the ongoing issue is to label all 128 mailboxes with the address prominently displayed—which has already begun.



### INFORMED DELIVERY BY USPS

An excellent service that lets you know what mail to expect is called [Informed Delivery](#) by USPS. This is a free and optional notification feature that gives residential consumers the ability to digitally preview grayscale images of your letter-sized mail and manage your packages scheduled to arrive soon. [Click Here](#) for more information.

## MONTAGE CROQUET DAY AT MISSION HILLS

### Join us for “*Wine and Wickets*”

As a Montage homeowner are you aware that **Croquet** is now included in our HOA yearly dues—so why not give it a try! Please join the **Mission Hills Croquet Club** for **Wine & Wickets** on Sunday, January 23, 2022. Meet at the Croquet lawns at 1:00 pm. And don't worry if you don't play Croquet, because our friendly members will teach

you the basics and get you playing. Don't be surprised if you come away with another New Year's resolution.

Join us for **Wine and Wickets** and please **RSVP to “The Carols” at (949) 295-8353 or [brigadoon@twc.com](mailto:brigadoon@twc.com)** so we know how much wine to pour.



## DROUGHT UPDATE

As of October 19th, Governor Newsom expanded the state's drought emergency order to all 58 counties urging Californians to step up their conservation efforts.

Be aware that the most common causes of water waste in the Coachella Valley are overwatering, runoff and leaks.



While water supplies remain sufficient in the Coachella Valley, CVWD (Coachella Valley Water District) encourages residents to continue to use water efficiently to keep supplies stable.



## MONTAGE REMINDERS

**Trash**—Tuesday is our trash pickup day. Our rule states: “trash bins shall not be put out earlier than 24 hours prior to pickup and brought back in within 24 hours after pickup.” If you are a part-time resident please consider the roll-out service provided by Burrtec.



**Bin wheels blocking water flow**



**Bin wheels are on black asphalt**

We want you to be aware that Burrtec’s pickup time fluctuates on Tuesday. In order to make sure that your trash is collected you should have it on the street by 7:00 am on Tuesday morning. If you put your trash out later than that you may miss the pickup. Please don’t put your trash bins in the gutter, it blocks the flow of water to our detention basin. Place your bins on the black asphalt.

**Front yard lighting**—Please be aware that your front yard “original fluorescent fixtures” are the responsibility of the HOA to maintain. If you notice your lights are not coming on in the evening or staying on all day, contact Nick Evans at PPM [nevans@ppminternet.com](mailto:nevans@ppminternet.com) to be put on the monthly lighting repair list.

**Garage lighting**—Garage lights, including garage wall sconces, must always be on, even when the homeowner is not in residence. These lights are needed for safety as well as aesthetics. Also, always replace lights with a “warm white light appearance” bulb between 2700K–3000K. Daylight bulbs greater than 3000K are not acceptable. This requirement is in our new *Rules and Regulations*.

**Dogs off leash**—It has been observed that there are dogs in the Community that have been roaming around the streets unleashed and unattended. Our Montage rules state:



*“Pets shall not be permitted to run at large and shall be on a leash held by a person capable of controlling the animal.”*

Regardless of the size of your pet a leash is required when your pet is outdoors. Please be a responsible pet parent and follow this established rule and avoid being contacted by PPM with a violation letter.

**Noise**—Lately PPM has received homeowner *Concerns* regarding noise after 10 pm. It is the Cathedral City Ordinance 11.96.030 that we follow—excessive outdoor noise is restricted from 10 pm to 7 am daily. Please be a good neighbor and “keep it down” after 10 pm.

**TURN  
DOWN  
THE  
NOISE!**

## HOLIDAY LIGHTING GUIDELINES

It's hard to believe that the Holidays are over—but they are and so we need to remind owners that “Holiday Decorations” must be taken down by January 10th. We

know some of you can't bear to part with your reindeers, Santas and elves, and we hate to be *Humbugs*, but remember they can all come back next year.



## FUTURE BOARD MEETINGS

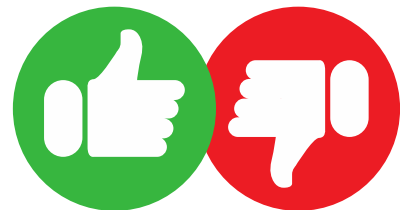


Our January **ZOOM** Board Meeting will be conducted on Friday, January 14th at 9:30 am. The Agenda and instructions will be emailed to all homeowners who have provided the *Consent Form* for receiving electronic documents (required by State law) on Monday, January 10th. If you don't receive this information please contact Tom Tousignant at [td2znot@aol.com](mailto:td2znot@aol.com) to receive the *Consent Form*. 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 Tony Michaelis at [tonymichaelis@icloud.com](mailto:tonymichaelis@icloud.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—Sr Community Manager  
[sruegsegger@ppminternet.com](mailto:sruegsegger@ppminternet.com)  
Nick Evans—Co-Community Manager  
[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 \$45 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.