



artisan

HOMEOWNERS ASSOCIATION NEWSLETTER

MARCH 2022



Da Vinci



Monet



Van Gogh



Matisse



Picasso



Chagall



Dali

PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



Our next Board Meeting is scheduled for March 11th at 9:30 am—please join us on ZOOM. The following week on Saturday, March 19th at 9:30 am we will be having our **Annual Homeowner**

Meeting and later that day our *Welcome and Social Committee* will be hosting a **BLOCK PARTY** from 3 pm to 6 pm in the Chagall Court cul-de-sac. This will be an excellent opportunity to come and meet your neighbors after a very long COVID hibernation.

The draft Board agenda is included in this newsletter and a final agenda and ZOOM invite will be sent out by March 7th.

You should have received your General Membership election mailing which includes the **2022 Election Ballot** for this year's Board of Directors election.

It is very important for all homeowners to participate in the voting process in order to guarantee a quorum and avoid unnecessary

costs of a second election process. **PLEASE SEND IN YOUR BALLOTS** and make sure you **sign the outer mailing envelope**.

Please attend the **2022 Annual Homeowner Meeting** on March 19th. This meeting will provide an overview of all HOA activities and an opportunity to provide input on any issues you believe the HOA should be addressing.

I am proud to report that Montage received the **2021 Community Association (HOA) of the Year** award by the Coachella Valley Chapter of the CAI (Community Associations Institute) at their January meeting. In addition, earlier in the year, we received the **Medallion** award for HOA best practices, and this further recognition confirms that we are on the right track. These awards are made possible due to our volunteer Board, Committee members, and Property Manager—who put in the time to help make Montage a well-run HOA.

I am also thankful to all of the residents for the support and cooperation in helping to keep Montage a beautiful and vibrant community.

If you have any questions or comments please free to contact me.

MARCH BOARD MEETING — DRAFT AGENDA

Below is the *Draft Agenda* for the March 11th 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, March 7th.

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)
March 11, 2022 at 9:30 am (approximately)

Old Business

1. Authorize the distribution of the proposed **2023 Election Rules** to homeowners for the required 28-day comment period.
2. Approve the proposed Montage Volunteer Program Guidelines.

New Business

1. Review and approve proposed Agenda and presentations for Annual Homeowners Meeting March 19th.
2. Approve extension of retainer agreement for another year beginning March 30, 2022 with Fiore Racobs & Powers for \$1,000.
3. Approve 2021 Financial Review by Beck & Company CPAs Inc. and authorize filing of proposed tax returns.
4. Approve proposal for 2022 *Reserve Study Proposal* by SCT Reserve Consultants Inc. for Service, Level I (*on-site, full*), for \$1,400.
5. Discuss Brown Lawsuit status and potential impact of changes to City ordinance.
6. Approve proposal from Mercer's Low Voltage for replacing the Da Vall telephone circuit board for \$2,896.84.
7. Approve proposal from Grayco Electric for the purchase of 6 SLG perimeter floodlight fixtures for \$582.

New Business

1. Architectural Review Committee Report – Norm Giere
2. Detention Basin Committee Report – Scott Reese
3. Rio del Sol development – Scott Reese
4. Election Committee Report – Scott Reese
5. Emergency Preparedness Committee Report – Chuck Middleton
6. Gate Camera Committee Report – Tony Michaelis
7. Website Committee Report – Scott Reese
8. Welcome Committee Report Block party update – Frank San Juan

2022 ANNUAL HOMEOWNER ELECTION

BY SCOTT REESE, Inspector of Elections

On January 14 the Board of Directors approved a slate of three candidates for the 2022 Board of Directors Election. Two positions are open to be elected. The three candidates for election are Norman Giere, Thomas Harp and Alan Horwitz. Informational bios for each candidate are provided in the ballot package.



2022 MONTAGE BOARD OF DIRECTOR APPLICANTS



Norm Giere
(Incumbent)



Thomas Harp
(Incumbent)



Alan Horwitz
(Past Board Member)

The week of February 14, 2022 Election Ballots were sent to all eligible homeowners as identified on the Montage *Voters List*. The *Voters List* includes all members of the Association as of the date the ballot package was mailed. You may verify that your name is on the *Voters List* by contacting the Property Manager or the Inspector of Elections.

The ballot package contains ballot instructions, election information, board candidate bios, official ballot and two ballot envelopes required for use in retuning ballots. Also included is a preliminary agenda for the March 19, 2022 Annual Meeting. **Ballots must be received at the offices of Personalized Property Management by 3:00 P.M. on March 16, 2022 or delivered by hand to the Inspector of Elections, Scott Reese by the close of the polls on the morning of March 19, 2022.** Ballots must be returned in the envelopes provided. Please, follow the ballot instructions carefully to assure your ballot will be eligible for counting.

The ballot opening and counting will be streamed live online during the Zoom meeting and the results of the election will be announced during the meeting. The results of the election will then be certified and the final results transmitted to the membership within 15 days following the election.

If you did not receive a ballot package please contact the Inspector of Elections immediately by email, scott.o.reese@gmail.com or phone, 408-482-8290. For more detailed information about the Montage election rules, nominations, and balloting processes, please refer to the Montage website, **VOTE 2022** Election Info here montageatmissionhills.org/election-info/

ANOTHER FEATHER IN OUR CAP

BY NORM GIERE, Board Member

Montage at Mission Hills, Inc. was awarded the **2021 Community Association (HOA) of the Year** by the Coachella Valley Chapter of the CAI (Community Associations Institute).

At their Annual Awards Ceremony on January 28th, the Community Associations Institute–Coachella Valley Chapter (CAI-CV) presented Montage with this prestigious honor. Thomas Harp, Gary Roman, and Norm Giere were in attendance to represent the Board.

This acknowledgement reinforces our goals of protecting the interests of all homeowners by setting high community standards, listening to our neighbors, and working closely with our

property management company. We are grateful to the entire Montage community for their support. We fully understand that this recognition is a result of the dedication of many of our homeowners who graciously volunteer to serve on committees to help build a cohesive and supportive community.

In addition, we must also acknowledge our support team at Personalized Property Management (PPM), which includes Shelly Ruegsegger, *Senior Community Manager*, and Nick Evans, *Co-Community Manager*. Their support and guidance has been an invaluable asset and cannot be underestimated. We share this award with PPM.

And it also complements our **Medallion** award.



GET TO KNOW A MONTAGE 'ARTISAN'

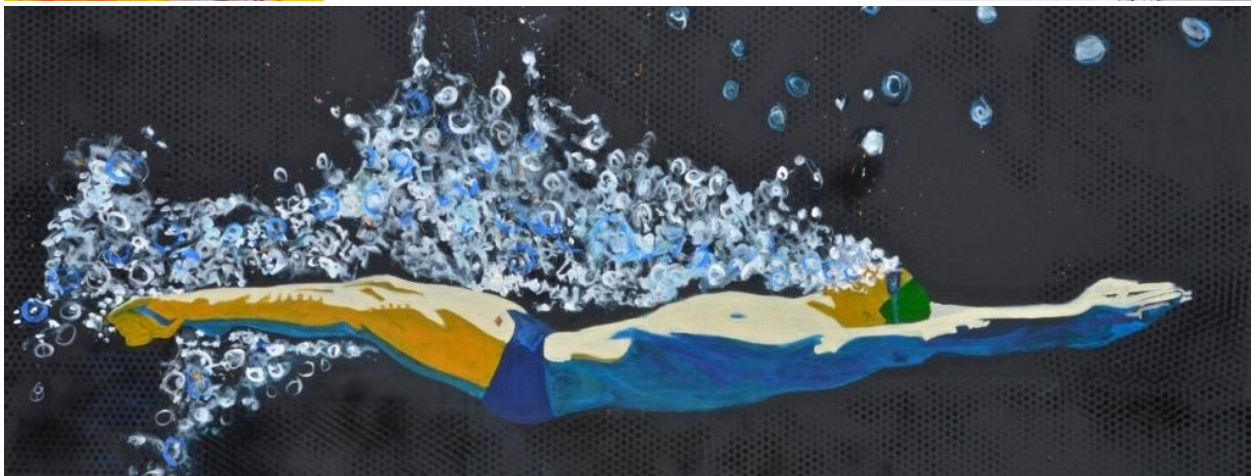
NATALIE SILVA, Artist on Artisan Way

Because my family moved a lot, I was exposed to many different languages, cultures, and lifestyles. Thus, I instinctively developed an ability to see things with a different perspective and appreciate the differences.

I moved to Milan to attend Bocconi University. While still at Bocconi, I embarked on an entrepreneurial journey to express my passion for art, design and food and opened five critically acclaimed restaurant/bars in Milan and on the Italian Riviera.

I became impassioned with life's continuous struggles in an everchanging society. My art sought to delve into the psychological, social and economic factors that come together in our attempts to communicate our rage, love, discontent, desires, needs, and disappointments with and in each other.

To me, my art is like music, so physical. The brush strokes take over—like a dance. My hand is guided until the music stops and the painting evolves. Painting directs my vision...I step back... I observe...I feel it take form...then I know I have it.



ARCHITECTURAL REVIEW COMMITTEE (ARC)

BY NORM GIERE, Chair



When entering the Gerald Ford and Da Vall gates you may have noticed our new signage. The ARC designed the signs and had them fabricated and installed by *Signarama*. Our goal was to create a cohesive look and

incorporate our recently earned *Medallion Award*. The Committee is very excited about earning the *Medallion* designation because we realize that we play a very important role in making sure Montage lives up to the high standards that have been set by the HOA.

Yearly date palm installation—This year, after the Board reviewed the arborist report provided by **GDY Consulting**, a total of nine date palms were authorized to be removed along Gerald Ford and Da Vall, and four Mexican Fan Palm hybrids (*Washingtonia Filibustas*) were installed west of the Gerald Ford entrance. In addition, we had electric lighting contractor, **Grayco Electric**, install floodlights at each of the new palms.

The palm installation program is all a part of our 10-year palm replacement plan, and we are proceeding on schedule. Next year, after another arborist report, the Board will decide on which palms should be removed.



New signage at the two entrance gates



New palms being installed on Gerald Ford

Conserve maintenance—In late January we had *Conserve*, our landscape contractor, perform an irrigation retrofit to our palms in both Gerald Ford and Da Vall entrances. They also removed a Mesquite tree along the Da Vall perimeter due to poor health.

Landscape rebate programs—Coachella Valley Water District's (CVWD) outdoor rebate programs are designed to assist homeowners who want to reduce their outdoor water usage by converting their lawn to more desert-friendly landscaping, installing smart irrigation controllers, or improving the efficiency of their systems. Reducing your outdoor usage is the best way to meet your monthly water budget.

BELOW ARE TWO REBATE PROGRAMS BEING OFFERED:

CVWD Residential Landscape Rebate Program (requires pre-approval)— For residential customers, Coachella Valley Water District (CVWD) rebates are available at \$2 per square foot up to a maximum of 10,000 square feet per program year (July 1- June 30). Applications for this program should be made through the online portal and are reviewed on a first-come, first-served basis. This program requires pre-approval. If you begin or complete your project before applying and receiving pre-approval, your project is not eligible for a rebate. [CLICK HERE](#) or go to cvwd.org Rebates.



CVWD Residential Rotary Nozzle Rebate Program (requires pre-approval)—

The Coachella Valley Water District (CVWD) offers a rebate for conversion from less-efficient, traditional fixed or adjustable arc spray nozzles to the high-efficiency rotary nozzles. Water is applied more slowly and uniformly to lawn and turf areas preventing misting, overwatering which can cause runoff, and allows more water to soak into the soil. The rebates are \$4.00 per nozzle conversion up to a maximum of \$2,000. This program requires pre-approval. If you begin or complete your project before applying and receiving pre-approval, your project is not eligible for the rebate. To learn more about the program [CLICK HERE](#) or go to cvwd.org Rebates.



Remember, an **Architectural Improvement Request (AIR)** is required for all exterior home and landscape improvements. **Our 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 by the Friday before the meeting.

WELCOME AND SOCIAL COMMITTEE

BY FRANK SAN JUAN, Chair



The HOA Board approved the name change from the *Welcome Committee* to the ***Welcome and Social Committee***. This change came about because of the new and expanded responsibilities that the

Committee will begin to undertake. These responsibilities are reflected in our new Mission Statement: *“The Welcome and Social Committee will welcome all new homeowners with a Welcome Packet and a personalized welcome to our Community to help make their transition easier and smoother. We will also plan and host events, activities and social functions in order to strengthen community bonds, foster greater community spirit, and encourage owner involvement in our HOA.”*

These past two years have seen us use Zoom, Nextdoor, Twitter and Facebook for our community interactions, and there have been some great benefits to this technological socialization. However, it is hard to manage a community on a personal level when in-person connections are limited or lacking. Our Committee is hoping to help develop meaningful and deeper relationships through community socialization. We hope to bring an increased level of positive communication between residents and to promote personal camaraderie and pride in our community.

After over two years of not being able to have large in-person gatherings—social isolation and limited interactions with one another due to the pandemic—many residents have expressed a strong interest in having social events. They have been looking forward to once again venturing out and reconnecting with old friends and neighbors, as well as meeting the many new residents who have moved into our beautiful community.

For our first Community event, and with enthusiastic support from the residents, the *Welcome and Social Committee* is excited to be hosting the neighborhood **Block Party on March 19th from 3:00 pm to 6:00 pm at the Chagall Court cul-de-sac**. Based on input from the residents, we are trying to keep the event as safe as possible for everyone by continuing to follow Covid-19 safety protocols and having the event outdoors to support physical distancing. As an added precaution, in order to prevent and limit any food borne illnesses, we are trying to keep the preparation and serving of foods as safe and sanitary as possible. Also, we kindly request that all “fur babies” be left at home because they may not be accustomed to large numbers of people and may be frightened or display signs of aggressive behavior. Don’t fret, we will be having a social event for them in the near future.

We look forward to seeing you all and having fun at the neighborhood **Block Party!**

BLOCK PARTY



A DAY TO JUST RELAX AND ENJOY!

By now you are probably aware that we will be having a **BLOCK PARTY** for all residents in Montage. This is the first event sponsored by the HOA and Welcome and Social Committee and already the homeowner response has been overwhelming. We look forward to meeting our neighbors and having a memorable day. See you there!



BLOCK PARTY

Come and meet your neighbors.

Saturday, March 19, 2022
3:00 pm to 6:00 pm
Chagall Court cul-de-sac

Please RSVP to Frank San Juan by March 10th
FRANKCSANJUAN@gmail.com
Our HOA will provide food, soft drinks and water.



MONTAGE 'CROQUET DAY' — A BIG SUCCESS

BY CAROL BALLESTY, Montage Homeowner

On behalf of the Mission Hills Croquet Club we would like to thank all the Montage residents who came out to learn and play croquet, many of you for the first time. We had over thirty enthusiastic folks grab a mallet and give it a try. We heard from so many of you that you had fun and we felt the day was a big success. For those who have an interest in learning more about croquet, and especially those who may have missed this event, there is a free Croquet Clinic every Tuesday at 1:00 pm—no membership required, no sign-ups required. You can find more information about the



Croquet Club's activities on our website at missionhillscroquet.com along with an application form for those of you interested in joining. Some residents have already taken advantage of our end-of-season savings. We are planning a "bootcamp" for later this month to accommodate all the new members. So if you're interested take advantage of this opportunity—it will be informative and a lot of fun.

We have been members of the Croquet Club for over 4 years, and it has provided us with a community of friends who are supportive, inclusive, and who love to have a good time. Thank you all again for coming to the *Montage Croquet Day* and making it a big success.



2023 ELECTION RULES UPDATE—COMMENT PERIOD

BY SCOTT REESE, Inspector of Elections



The current proposed revisions to the **2023 Montage Election Rules** will be distributed to the membership for a 28-day review and comment period the week of March 20, 2022. The revisions to the Election rules are the result of changes in state law made during the last legislative session. An overview of those changes was provided in the January Newsletter which can be viewed by [Clicking Here](#). Inspector of Elections, Scott Reese, will provide a brief presentation about the proposed rule updates at the March 19th General Meeting. Shortly following the meeting information regarding the proposed rules changes will be available on a new 2023 Election page on the Montage website.

The proposed changes include provisions for an “election by acclamation,” an increased time period for the nomination of Board candidates, additional election notifications, elimination of nominations from the floor including write-in candidates, changes to requirements for nomination acknowledgements, and clarifications to rules related to candidate disqualifications. There are many other minor changes and clarifications that are required by new state laws, which took effect January 2022, and will impact the 2023 Board of Directors election.

The 28-day comment period is required by law and it allows the membership the opportunity to review the proposed changes and provide comments back to the Election Committee and the Board of Directors. The Election Committee will hold a Zoom meeting on April 14, 2022 at 10:00 am to hear the members’ comments. Comments can also be sent by email to the Inspector of Elections, Scott Reese, at scott.o.reese@gmail.com until April 19.



These dates are tentative and subject to change. See the review instructions to be transmitted with the proposed rule changes upon receipt.



RIO DEL SOL — CONSTRUCTION UPDATE

BY SCOTT REESE, Ad Hoc Committee Chair



Model construction and the first phase of the 25 homes being built in the Montecito and Palazzo neighborhoods began in early February. It has been more than three and a half years since modifications to the planned unit development were approved in June/July 2018. The initial phases of work have included the surveying and leveling of building sites and installation of home foundations. Home construction in the first phase should take four to six months to complete. Subsequent phases will depend upon home demand. For more information about the development go to the Rio Del Sol Committee webpage on the Montage website by [Clicking Here](#).

In recent weeks the new alliance of HOAs, including Montage, Aldea The Vistas, and Rancho Village, has been engaged with the developer, The Holt Group Inc. and their representative Noel Humphrey, to mitigate construction noise and dust impacts while working on other project impacts. The highest wind period of the year in the Coachella Valley is from February to April.

If you are experiencing distress from construction-site dust and/or flying debris impacting your breathing or eyes, excessive debris and dirt on your pool surface, dirt coating of your solar panels, or annoying grime on your patio furniture and walkways, you have three important options to help in securing some relief from the problem. Here is the project information and contacts necessary to report your concerns and request relief.

**Project: Rio Del Sol — Tract 28561-1
Grading Permit Number — GT19-069**

For immediate response or action call the contractor's dust control subcontractor.

**Construction Site Dust Control
Contractor** — Silver (person)
(760) 851-4842

If you do not get a response within one hour, contact the City of Cathedral City Building Department.

Cathedral City Building Department —
(760) 770-0367

You may register a complaint online via South Coast Air Quality Management District.

**South Coast Air Quality Management
District** — (800) 288-7664

To file a **Dust Control Complaint** email —
www3.aqmd.gov/webappl/complaintsystemonline/NewComplaint.aspx

Additional air quality related links are:

- South Coast AQMD Advisory Updates:
www.aqmd.gov/advisory
- To subscribe to air quality alerts, advisories and forecasts: AirAlerts.org
- To view current air quality conditions in an interactive map:
www.aqmd.gov/aqimap
- For real-time air quality information, maps, notifications and health alerts in your area, download the South Coast AQMD app:
www.aqmd.gov/mobileapp
- For Air-Quality forecasts:
www.aqmd.gov/forecast
- For High-Wind forecasts for the Coachella Valley call (909) 396-2399 or 1-800-CUT-SMOG

MONTAGE REMINDERS

Speeding—We have received many *Concerns* from homeowners noting cars and trucks speeding within our Community. Remember the official speed limit is 25 mph, and it is clearly posted on our two entry gates.



Those of you walking during the night, please consider wearing light-colored clothing and carrying a flashlight so you can be seen in the dark. Montage doesn't have street lights so we must rely on our front yard and garage lights for added safety—so please make sure they are operating properly.

PLEASE SLOW DOWN! Be aware that there are young kids as well as pedestrians using our streets during daytime and nighttime hours.



Dogs off leash—We have received *Concerns* from residents that there are dogs in the Community that are not being leashed. Our *Montage Rules and Regulations* 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.*”

You may believe your pet is so well mannered that there isn't a need for your dog to be on a leash. Or you may feel that your “fur baby” is so small that a leash isn't necessary. The “leash rule” is in effect so you can protect your pet from unexpected hazards and threats.

While in a gated courtyard or backyard your pet does not need to be leashed. However, if your pet is in your open front yard the “leash rule” takes affect.

Please be a responsible pet parent and respect your neighbors by following this established rule and avoid being contacted by PPM with a violation letter.



CVWD OFFERS 'PROPER TREE CARE' WEBINAR

On March 10th from 12:00 pm to 1:00 pm our water utility, **Coachella Valley Water District (CVWD)**, will be conducting a free Zoom webinar on **PROPER TREE CARE**. To register [CLICK HERE](#) or go to cvwd.org

You'll learn how to care for your trees using proper pruning and irrigation techniques. There will be a discussion on maintaining trees during dry conditions such as drought.

Please take advantage of this opportunity to further understand your plants requirements here in the Coachella Valley.



**COACHELLA VALLEY
WATER DISTRICT**

FUTURE BOARD MEETINGS



Our March **ZOOM** Board Meeting will be conducted on Friday, March 11th at 9:30 am. The Agenda and instructions will be emailed to all homeowners who have provided the **Consent Form** for receiving electronic documents (required by State law) on Monday, March 7th. If you don't receive this information please contact Tom Tousignant at 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 AND 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 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 reflective of our Community.



MONTAGE CONTACT INFORMATION

Association Board Members

Tony Michaelis—President

tonymichaelis@icloud.com
(213.200.4274)

Norm Giere—Vice President

giereARC@gmail.com

Thomas Harp—Secretary

rthomasharp3@gmail.com
(916.296.1563)

Tom Tousignant—Treasurer

td2znot@aol.com
(760.321.9271)

Gary Roman—Director-at-Large

grroman@aol.com
(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—

(Non-Emergency)—760.770.0300

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—Sr Community Manager

sruegsegger@ppminternet.com

Nick Evans—Co-Community Manager

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
(916.296.1563)

Gary Roman: 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

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.