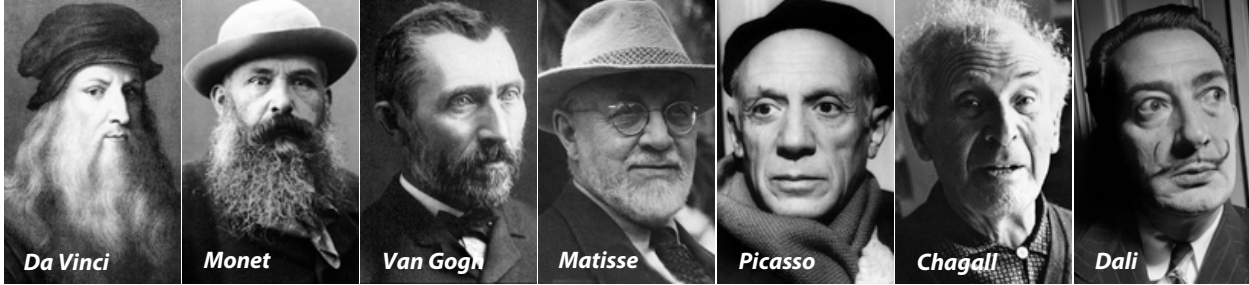




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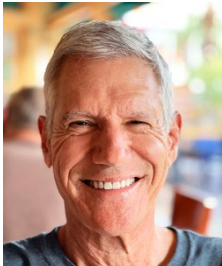
HOMEOWNERS ASSOCIATION NEWSLETTER

JULY 2022



PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



As we have moved into our summer season, it seems that Montage has become a sleepy village: quieter, less busy, with a more relaxed pace. Your volunteer Board and Committees, and our property management company continue to oversee and supervise our community activities — as outlined in our governing documents and *Rules and Regulations*.

Based on our Community's increasing property values, the positive impressions from new homeowners, and the semi-annual home inspection (which was completed this past week) it is evident that Montage homes and common areas are looking great. We will continue to do our best and strive to maintain these high standards.

Our next Board Meeting is scheduled for Friday, July 8th at 9:30 am. An agenda and ZOOM invite will be sent to all homeowners by July 4th. All homeowners are encouraged to join us.

By doing so you will have a better idea how the Board addresses and resolves issues regarding our Community. It's also a great opportunity for homeowners to share their thoughts and concerns in the "Open Forum" session.

In addition, the ARC (Architectural Review Committee) holds their monthly meeting on the first Friday of each month. The Committee requests that AIRs (Architectural Improvement Requests) be submitted by the Friday prior to the meeting to be put on the Agenda.

We look forward to continuing our ongoing supervision of HOA operations, and financial oversight in a pragmatic, open and transparent manner. We welcome and appreciate your active involvement and input during Board and Committee meetings throughout the year.

Please feel free to contact me directly with any questions, or comments. I am always available.



JULY BOARD MEETING — DRAFT AGENDA

Below is the *Draft Agenda* for the July 8th Board meeting. The final Agenda will be posted on the *Montage Bulletin Board* and emailed to all Owners on Monday, July 4th.

Members may attend or engage in the meeting by phone, tablet, computer or onsite at PPM's office at 69850 Adelina Road, Cathedral City, CA 92234.

Regular Board Meeting (Virtual Zoom Meeting)
July 8, 2022 at 9:30 am (approximately)

- HOMEOWNER FORUM

- FINANCIAL REPORTS

- OLD BUSINESS

1. Review comments received on the proposed Second Update to 2022 Election Rules to homeowners from the required 28-day comment period and consideration for approval.
2. Approval to amend SCT Reserve *Level I Reserve Study* price previously approved on March 11, 2022 from \$1,400 to \$1,500.

- NEW BUSINESS

1. Install Retro-Reflective Photo Eyes at Gerald Ford and Da Vall entrance gates by Mercer's Low Voltage.
2. Purchasing Policy Project Report update — Scott Reese
3. Filing System and Records Management Project Report update — Scott Reese
4. Database Management Report update — Scott Reese
5. Discussion on Board liaison to the Welcome and Social Committee
6. Discussion regarding overspray and mosquitoes in Montage — Norm Giere
7. Gate transponder project update — Thomas Harp

- COMMITTEE REPORTS

1. Architectural Review Committee report — Norm Giere
2. Detention basin Committee report — Scott Reese
3. Rio del Sol Ad Hoc Committee report — Scott Reese
4. Election Committee report — Scott Reese
5. Emergency Preparedness Committee report — Chuck Middleton
6. Website Committee report — Scott Reese
7. Welcome Committee report — Frank San Juan

- HOMEOWNER FORUM

GET TO KNOW A MONTAGE 'ARTISAN'

DAVID LEYTUS, Artist on Dali Drive

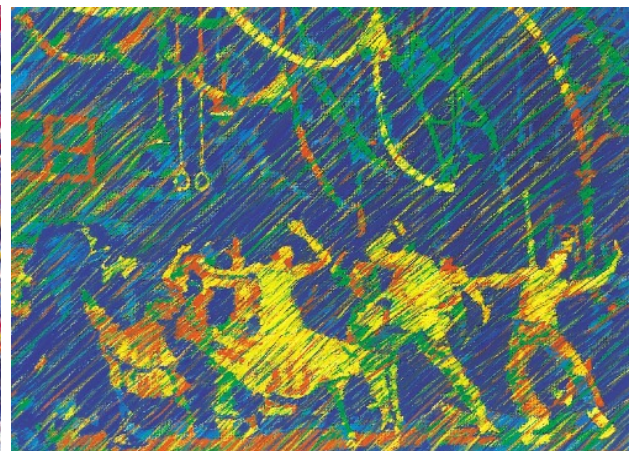
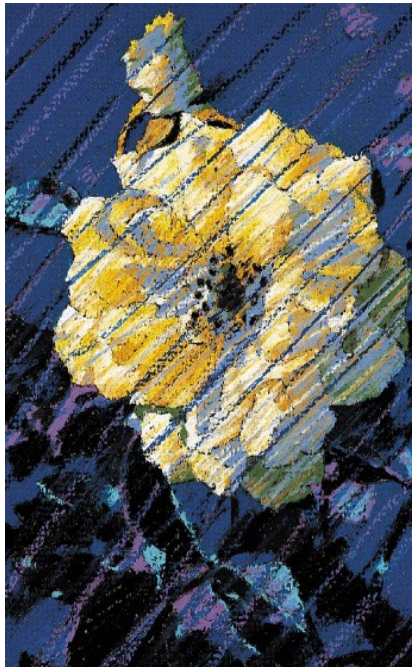
Oil pastel artist and designer, David Leytus, moved from the Monterey Peninsula to Montage in 2019 with his husband Mac—and their three dachshunds.

David's paintings feature classic imagery in his own contemporary impressionistic style. Long, bold strokes and short, staccato hits of color, thickly layered on textured board, vibrate in playful other-worldly palettes. Detailed and spontaneous; energetic and theatrical.

David was a member of *The American Society of Portrait Artists*, and his commissioned portraits and originals hang in private collections around the country.

Over the years he's received numerous awards and Blue Ribbons and has served as Judge, Master of Ceremonies, and Chair for the Greeting Card Association's annual awards show in Washington D.C. and New York City.

He's been interviewed in, editorialized about, written articles for most of the gift industry's leading lifestyle publications.



ARCHITECTURAL REVIEW COMMITTEE (ARC)

BY NORM GIERE, Chair



CONGRATULATIONS to all Montage Homeowners. We sent out our suggestion that the Mexican Fan Palms be trimmed in mid June and we have had 100% compliance. The HOA thanks you and so do your fellow neighbors.



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

I must compliment the Montage Homeowners who have submitted their AIRs for approval. These Homeowners have followed our CC&Rs and *Rules and Regulations* and have all been very respectful of the Committee's decisions.

The ARC finished our semiannual Homeowner Inspection on June 23rd, and we are pleased to report that there were just a few issues that need attention. PPM will send out emails to the responsible homeowners letting them know what needs to be corrected.

California's Drought is Real

Homeowners should be aware that California is in a severe drought situation. And it is our collective responsibility to take this issue seriously. The Coachella Valley Water District (CVWD) has recently implemented a rule that limits residential watering of lawns between the hours of **10 am to sunset**. Please adjust your automatic water timers accordingly.

Residential Turf Conversion Program now \$3 per square-foot (requires pre-approval)

For residential customers, Coachella Valley Water District (CVWD) rebates are available at \$3 per square foot up to a maximum of 10,000 square feet per project area. Applications for this program should be made through the CVWD online portal and are reviewed on a first-come, first-served basis. This program requires pre-approval. And if you begin or complete your project before applying and receiving pre-approval, your project is not eligible for the rebate.



Get Involved

We continue to encourage all homeowners to keep us informed of any issues that you identify which can help us to maintain and improve our Community. Our Committee is always looking for new volunteers. If you are interested in joining and would like to **GET INVOLVED** please contact Norm Giere or Tony Michaelis for more information.

EMERGENCY PREPAREDNESS COMMITTEE

BY CHUCK MIDDLETON, Chair



It is certain that there will be a major earthquake in the Coachella Valley in the future. No one can predict exactly when it will occur, but experts agree that it will happen sooner rather than later.

It is the current policy of the Montage HOA that each resident, not the Association, will be responsible for preparing for this emergency and providing for the safety and wellbeing of family and others in their home. It is likely that each of us will essentially be on our own with little or no access to public services for up to 14 days after the event occurs.

Advanced preparation is critical!

The **Emergency Preparedness Committee** has developed for Board consideration an update of the recommended procedures to be followed before and after an emergency event. This plan, which will be discussed at the July 8th Board meeting, is broadly based upon what we have learned from other associations in the Coachella Valley and elsewhere in California.

A key component is the post emergency event endeavor to ascertain the wellbeing and needs, if any, of our neighbors through a system of volunteer block captains located throughout Montage. This seeks to take advantage of the increasing community-wide coherence in Montage that we have all experienced, to one degree or another, and is conceptually modeled on the ***Neighborhood Watch Program***.

I want to thank Barbara Little and Gary Roman for their active participation in these deliberations. Residents and Owners who are interested in learning more should contact one of us or attend the upcoming Board meeting presentation.

Stay safe, keep cool, and enjoy your summer wherever you are experiencing it.

If you would be interested in joining the ***Emergency Preparedness Committee***, please contact me at the following email cmiddleton@roosevelt.edu.

BE PREPARED

2022 ELECTION RULES REVISION—COMMENTS DUE

BY SCOTT REESE, Inspector of Elections

At the May Board of Directors Meeting, the Board made additional changes to the March draft of the 2022 Election Rules sent to the membership for review in April. Those additional changes involved the removal of provisions related to the use of proxies for voting in HOA elections. In the approximately 20-year history of

the Association there is no record that a proxy has ever been used. The Board reasoned that the use of proxies has been made functionally unnecessary with the advent of virtual meeting attendance.

NEW RULES

The Board's May changes to the earlier draft then required recirculation to the membership for a new 28-day review period as required by the HOA Bylaws. The proposed revisions to *2022 Montage at Mission Hills Election Rules* were emailed to the Membership on June 7th. The notice included an announcement regarding a Zoom meeting on June 28th, 2022, at 10:00 am to hear the member's remarks. ***The member comment period concludes on July 6th at 5:00 pm.*** The

Board will then consider approval of the 2022 Election Rules at its July 8th Meeting.

Member comments as well as document markups of the draft Election Rules can be sent by email to the Inspector of Elections, Scott Reese, at scott.o.reese@gmail.com until Wednesday, July 6th. You can find more information regarding the proposed **2023 Board Election**, including the recommended Election Rules update, on the Montage website by [Clicking Here](#).

WELCOME AND SOCIAL COMMITTEE

BY FRANK SAN JUAN, Chair



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

- *Rich Hegstad and David Hale at 36269 Chagall Court*
- *Ed Schnapps and Dennis Spencer 36282 Dali Drive*
- *Thomas Corcoran and Robert Beattey at 36356 Da Vinci Drive*

And after an extensive home remodeling project we want to welcome back to Montage Ken Fortin and Marc Cadieu at 36383 Artisan Way.

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

We wish our new Montage residents peace, enjoyment and lasting memories in your new home!



WELCOME HOME



FIREWORKS ARE "PROHIBITED" IN CATHEDRAL CITY



With the July 4th holiday fast approaching we need to remind Montage homeowners that fireworks are prohibited in Cathedral City—this rule includes our Community.

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

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

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

HAPPY 4th OF JULY!

TOO HOT FOR YOU? TOO HOT FOR YOUR DOG!

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

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

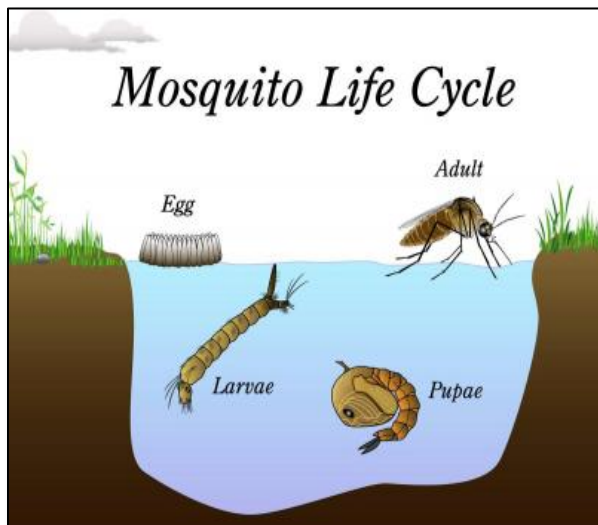


GOT MOSQUITOS? FIGHT THE BITE!

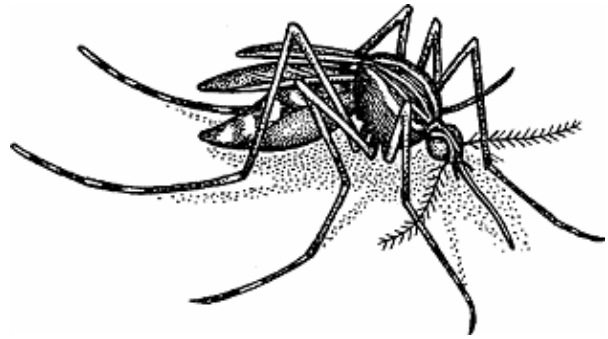
BY MARY YATES, Montage Resident

Over the past few years the Coachella Valley has seen a substantial increase in invasive mosquito populations. The **Coachella Valley Mosquito and Vector Control District (CVMVCD)** has reported that previously the valley averaged 1 Aedes Mosquito per trap, while this year we are seeing 3.5 mosquitos per trap. On June 7, 2022, CVMVCD detected West Nile Virus in Thermal, just 20 miles from our Montage community.

At our house on Dali Drive, we have never had an issue with mosquitos before this year. In speaking to other neighbors, we realized that the issue is not ours alone. We contacted Vector Control to do an inspection of our house and the immediate area surrounding our property. The detailed inspection included treatment of adult and larva control products, as well as a thorough walking inspection of our property for potential sources of standing water. The inspector also treated the sprinkler run-off water that gathers at the corner of Dali Drive and Picasso Court.



Life Cycle — about a week



The life cycle of a mosquito from egg to adult can be completed in less than a week, depending on water temperature and the species of mosquito. Eggs deposited on water surfaces usually hatch within a day or so, while those deposited in soil can hatch months or even years later depending on water availability. On average the female usually deposits from 100 to 150 eggs at a time. Over the life course the female mosquito may deposit three to four batches of eggs.

The CVMVCD offers the following guidelines to help in the control of invasive mosquitos such as the *Aedes aegypti* that we are finding on our property.

- Perform a weekly inspection of your property for improper irrigation (puddling), or broken sprinkler heads. Ask your gardener or property manager to do this inspection in your absence.
- Remove ALL containers and standing water sources, including plants that hold water such as bamboo and bromeliads.

Dump and drain standing water in bird baths, saucers, tires, toys, and other containers.

You can learn more at cvmosquito.org, or please call (760) 342-8287 for an inspection of your property.

AREN'T YOU TIRED OF THIS REMINDER?



Well, believe me we are tired of reminding people in the Community to collect their dog's waste and dispose of it properly. There is no excuse for failing to follow this common-sense rule and Cathedral City Ordinance. The handling of your pet's waste is not the responsibility of your landscape gardener, neighbors, or the HOA. It is the responsibility of the pet's caretaker or the pet's walker.



We live together in this Community and it is extremely important that we get along with our neighbors. Leaving dog waste in the streets or putting filled "poop bags" in your neighbor's yard or bushes is unacceptable and bad behavior. To avoid a \$250 fine, please carry "waste bags" with you so you can pick up after your pet. And please remember, **BE A GOOD NEIGHBOR!**

GARAGE DOOR — SHOULD IT BE OPEN A CRACK?



Our revised Rules and Regulations, dated January 14, 2022 state that garage doors shall not be left open, except for short-term projects. In addition to this rule, however, new language was added that says:

During summer months (June through September) garage doors are allowed to be kept open daily up to twelve (12) inches.

This rule was added to allow airflow during the hot summer and as a result of homeowner request. If you do keep your garage door open, however, please be aware that you risk insect and vermin infestation. After all, an open door is an invitation.

AVOID WATER DAMAGE WHEN AWAY



As you all are aware, it's summer, and it's hot in the valley. A lot of our residents have left during this period to "beat the heat" or return to their second homes. Hopefully, those owners who have left have given emergency contact information to a neighbor. Recently, two vacated homes in Montage had water connectors inside the house break—which caused severe water flooding. Luckily, at one of the homes the neighbor had keys and was able to shut off the broken line. But in the meantime significant damage was done. This is a good reason to shut off the main water line into your home when leaving for an extended period of time.

IMPORTANT NOTE: Before shutting off the main line to your home you must check to see if your swimming pool will still autofill with the main line shut off. Many of the pools in Montage take their water directly from the home's system, so shutting off the main line could cause problems with your pump due to evaporation. If this is the case **DO NOT** turn off the main water line when leaving. Instead, turn off the valves at their source. This includes all toilets, sinks, and the washing machine.

The suggestions above are from Montage homeowners. **Before implementing any of these suggestions please consult with your professional plumber.**



PEDESTRIAN GATE — MAGNETIC KEY CARD



Homeowners should have a magnetic key card to be used for entering through the pedestrian gate at the Gerald Fold or Da Vall entrances. This key card can be used at the kiosks to open the gates. All pedestrians should carry this key card with them when leaving. Pedestrians should not get into the habit of using the kiosk keypad to open the gates.



The problem is that the pedestrians can trigger the electric eye which stops the gates from closing. This can affect the electronics of the gates and cause them to malfunction.

Magnetic key cards are available for purchase from PPM. Interested owners should contact

Heidi Grasl at hgrasl@ppmineternet.com

MONTAGE WATER RESTRICTION REMINDER



Due to the fact that California is in its third year of drought, the Coachella Valley Water District (CVWD) in April implemented water conservation measures that affect Montage homeowners.

There is a ban on watering with outdoor sprinklers or spray irrigation between the hours of 10 am and sunset.

10am WATER LIMITS **Sunset**

This move is a result of the **State Water Resources Control Board** approving an emergency resolution requiring urban water suppliers to implement their “Level 2 demand reduction actions” by June 10th.

Please instruct your gardeners to reset the spray head-related irrigation zones on your irrigation controller to only water during the CVWD approved hours.

FUTURE BOARD MEETINGS



Our July **ZOOM** Board Meeting will be conducted on Friday, July 8th at 9:30 am. The Agenda and instructions will be emailed to all homeowners who have provided the **Consent Form** for receiving electronic documents (required by State law) on Monday, July 4th. 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 & 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 at giereARC@gmail.com.



MONTAGE CONTACT INFORMATION

Association Board Members

Tony Michaelis—President
tonymichaelis@icloud.com
(213.200.4274)
Norm Giere—Vice President
giereARC@gmail.com
Thomas Harp—Treasurer
rthomasharp3@gmail.com
(916.296.1563)
Tom Tousignant—Secretary
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 and Social 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.