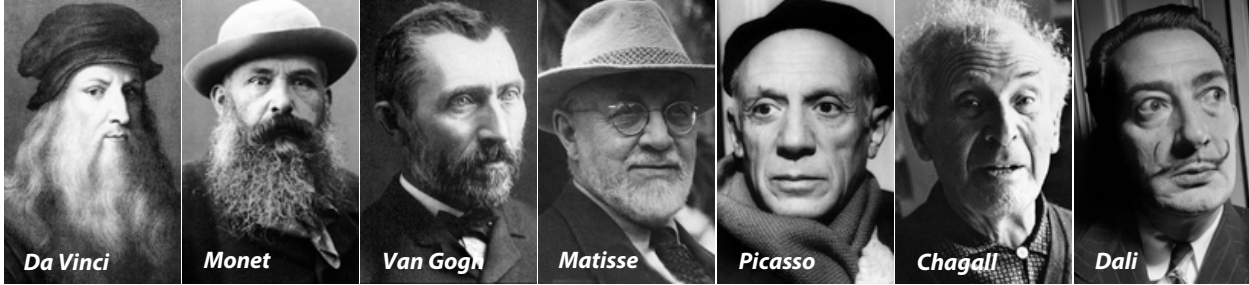




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HOMEOWNERS ASSOCIATION NEWSLETTER

JANUARY 2023



PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



2023

HAPPY NEW YEAR

Our next Board Meeting is on Friday, January 13th at 9:30 am. An Agenda and a ZOOM invite will be sent to all Montage Homeowners by Monday, January 9th. Please remember that all Montage Homeowners are welcome to attend our HOA meetings.

The **Annual Homeowners Meeting** will be held on Saturday, March 18, 2023 and the **Welcome and Social Committee** is planning to have their second annual **Block Party** on the same afternoon. Stay tuned for details of both events in the coming weeks.

I want to remind all Homeowners that our property manager, Personalized Property Management (PPM) has a **new association portal which now includes e-Statements**. It was announced earlier this year that e-Statements will take the place of coupon

books. You should have received your first statement along with access to the new web portal beginning in mid-December. If you did not receive these emails or have any questions about the new system, please reach out to PPM at 760-325-9500.

At the beginning of each year we have Board Elections. This year three out of the five Board positions are up for election. More information on the 2023 Election process and Calendar is included in this newsletter.

The Board will also be overseeing our annual date palm arborist study which leads to recommendations on the next phase of our Palm Tree Replacement Project. Other projects which will be on our 2023 agenda are:

- A reserve funding project to refresh the perimeter landscape—including the corner grass being impacted by drought restrictions;
- Entry fountains needing refurbishing and their impact on water and electricity costs;
- Improvements to our entry and exit gates

If you have any questions or comments or would like to discuss any HOA-related issues please give me a call or drop me an email.

HOA DUES PAYMENT FOR 2023

BY THOMAS HARP, Board Treasurer



The **Finance Committee**, consisting of all the Board members, met in October to develop the **Annual Budget & Reserve Study for 2023**. Both of these updates were approved at the November Board meeting.

The HOA dues increase is primarily due to the 2023 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.

As announced earlier this year, e-Statements will take the place of coupon books and you should have received your first statement along with access to the new web portal in mid-December. If you remit through auto payments you need to update the payment amount beginning in January to \$300.

JANUARY BOARD MEETING — DRAFT AGENDA

Below is the *Draft Agenda* for the January 13th 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 Homewners on Monday, January 9th.

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)
January 13, 2023 at 9:30 am (approximately)**

New Business

1. Report on follow-up with all parties regarding water bills — Tony Michaelis
2. Notification of investment of \$45,000 in one-year CD with JP Morgan Chase Bank at 4.75% interest — Tom Tousignant
3. Arborist report from GDY Consulting and recommendations for 2023 Palm Tree removals and replacements — Norm Giere

Committee Reports

1. Architectural Review Committee Report — Norm Giere
 2. Detention Basin Committee Report — Scott Reese
 3. Rio del Sol development Report — Scott Reese
 4. Election Committee Report — Scott Reese
 5. Emergency Preparedness Committee Report — Chuck Middleton
 6. Gate Access Committee Report — Thomas Harp
 7. Website Committee Report — Scott Reese
 8. Welcome and Social Committee Report — Frank San Juan
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2023 ANNUAL HOMEOWNER ELECTION

BY SCOTT REESE, Inspector of Elections

The complete **2023 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 28th there were four candidates who submitted applications for three available positions on the Board of Directors—serving terms from March 2023 to March 2025. The nominees will be certified at the January 13th regular Board meeting. Detailed candidate information and election materials, including ballots, will be sent out the week of February 13th. Ballots must be returned, per the ballot instructions, by the close of balloting on Saturday, March 18th. For more detailed information about the Montage election rules, nominations, and balloting processes, please refer to the Montage website page **2023 Election**. For more info [Click Here](#) or go to montageatmissionhills.org/2023-election-info/

OUR 2023 MONTAGE BOARD OF DIRECTOR APPLICANTS



Tony Michaelis
(Incumbent)



Gary Roman
(Incumbent)



Alan Horwitz
(Homeowner)



Lesley (Sue) Johnson
(Homeowner)

2023 ELECTION CALENDAR—KEY DATES

- **January 13, 2023**

Board approves **Candidates** and **Election Ballots**.

- **January 16 - February 15, 2023**

Voter List is available for viewing. (Homeowners may review the accuracy of their individual information on the **Voter List** at **Personalized Property Management's** office.)

- **February 13, 2023**

Inspector of Elections mails Election Ballots to Voters.

- **March 18, 2023**

Annual Homeowners Meeting. Homeowner's last opportunity to return ballot.

GET TO KNOW YOUR "VAN GOGH" STREET ARTIST

VINCENT VAN GOGH (1853–1890)

Vincent Willem van Gogh was a Dutch post-impressionist painter who is among the most famous and influential figures in the history of Western art. In just over a decade, he created about 2,100 artworks, including around 860 oil paintings, most of which date from the last two years of his life. They include landscapes, still lifes, portraits and self-portraits, and are characterized by bold colors and dramatic, impulsive and expressive brushwork that contributed to the foundations of modern art.

Van Gogh was not a commercial success, and his suicide at age 37 came after years of mental illness, depression and poverty.

During his very short lifetime he was considered to be a madman and a failure. He became famous after his suicide, and exists in the public imagination as the quintessential misunderstood genius.

Today, Vincent van Gogh's works are among the most expensive paintings to have ever sold, and his legacy is honored by a museum in his name—the *Van Gogh Museum* in Amsterdam..



ARCHITECTURAL REVIEW COMMITTEE (ARC)

BY NORM GIERE, Chair



As we are all aware this has been an extremely challenging year. And as the Chair of the ARC I want to personally acknowledge our Committee volunteers for their commitment, support and contributions throughout the year. They are an amazing group and a tremendous asset for our Community—**Tony Michaelis (the Board Liaison), Dave Busick, John Geary, Sue Johnson, David Leytus, and Richard Meyerson.** *Thanks again for sharing your insights and expertise.*

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.

Remember, an **Architectural Improvement Request (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.

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 light 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 their website.

Yearly date palm inspection—For our arborist report, we have again 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 analyses 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 tree maintenance—In October 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.

WELCOME AND SOCIAL COMMITTEE

BY FRANK SAN JUAN, Chair



The *Welcome and Social Committee* is excited to be hosting the **Second Annual Block Party** on March 18th from 2 pm to 5 pm at the Monet Court cul-de-sac.

The Neighborhood Block Party is a wonderful opportunity to meet new neighbors, visit with “old” neighbors, and have some fun. There will be music, food, desserts, prizes, entertainment—and more! The **Welcome and Social Committee** is looking forward to hosting and putting on this event with the goal of developing and improving neighborhood relationships to help foster and strengthen Montage’s community spirit.

We look forward to building upon last year’s successful **First Annual Block Party** and are counting on your continued support and participation in this event.



BLOCK PARTY



PLEASE OBEY OUR 25 MPH SPEED LIMIT



Lately, Homeowners have had concerns that our speed limit is not being followed. We know that Montage is a pedestrian-oriented community. To keep us safe and accident-free, all of us and our vendors must step it up in the “safe driving” department.

Our community does not have street lights, so that is the reason we have a rule in our **Montage Rules and Regulations** that states that our garage lights and wall sconces must be on in the evening hours—whether or not you are in residence; and all front yard lights must be lit and working properly.

PLEASE FOLLOW THESE SIMPLE RULES:

- 1) Obey the **25 mph** speed limit and remind your vendors to do the same.
- 2) Don't cut corners. Stay in your lane while navigating our curves, especially at night.
- 3) Do not engage in road rage, from your car or on foot.
- 5) Always give pedestrians the right of way.
- 6) Remember always **SAFETY FIRST!**

MONTAGE CORNER WALL REFRESH

At our October meeting the Board approved painting and patching the corner wall at Da Vall Drive and Gerald Ford Drive.

In addition, the Montage logo was repainted and the upside down “t” in the word “At” (for those of you who noticed) was fixed.



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 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.



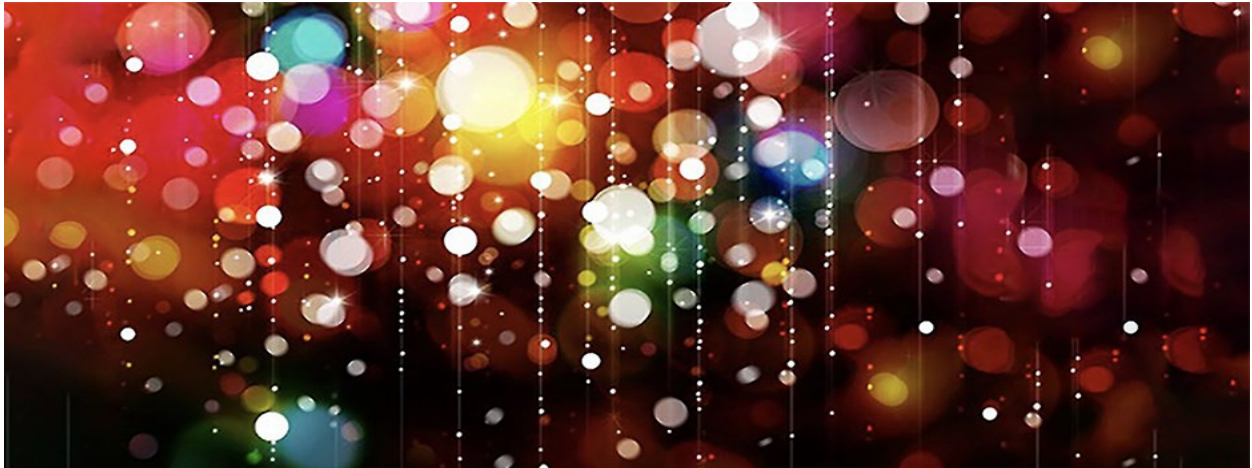
Our Detention Basin is not a toilet—Just a reminder that the Detention Basin is not a toilet for your dog to use. If your dog poops in the basin it is your responsibility to clean up the waste. Please be respectful and follow the Cathedral City Ordinance as well as our Montage rule that states: *“Owners shall not knowingly fail, refuse, or neglect to clean up their dog’s feces immediately and shall dispose of it in a sanitary manner whenever the dog has defecated upon public or private property.”*

Please be a responsible pet owner.

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 Board Meeting will be conducted on Friday, January 13th 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 9th. If you don't receive this information please contact Tom Tousignant at td2znot@aol.com to receive the 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. If you would like to submit an article for the newsletter please contact Norm Giere at gierearc@gmail.com. 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
(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
Gary Roman—Director-at-Large
grroman@aol.com

Website Committee

Scott Reese—Webmaster
scott.o.reese@gmail.com

Welcome and Social Committee

Frank San Juan—Chair
frankcsanjuan@gmail.com
Norm Giere—Board Liaison
giereARC@gmail.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.