



# artisan

HOMEOWNERS ASSOCIATION NEWSLETTER

NOVEMBER 2022



Da Vinci



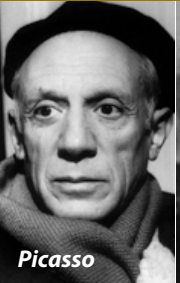
Monet



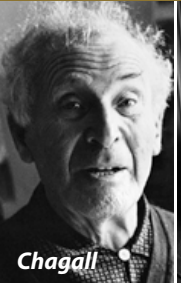
Van Gogh



Matisse



Picasso



Chagall



Dali

## PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



Our next Board Meeting is scheduled for this coming Friday, October 28th, and will begin at 9:30 am. A ZOOM invitation and final agenda will be sent to all homeowners on Monday, October 24th. As always, we encourage homeowners to attend our HOA meetings where you are given the opportunity to offer your input and suggestions during the *Homeowner's Forum*.

Our 2023 Budget is expected to be approved at our next Board meeting. Based on the Finance Committee's recommendations, our monthly assessment for 2023 is expected to be \$300, a \$25 increase over this year which equates to a 9% increase. Our largest expense is the Mission Hills Country Club (MHCC) membership (38%) and our Reserve Fund contribution (25%). MHCC has increased its monthly dues by 12% and our Reserve Fund is increasing by 9%, based on this year's Reserve Consultant's recommendations.

In addition, our contractors have increased their expenses based on the current inflation environment. We have done our best to minimize the overall assessment increase by taking steps to hold down additional budget increases through planned monitoring of our 2023 expenses.

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.

All the best to your family and friends during the coming **Holiday Seasons**.



## DRAFT AGENDA — NOVEMBER BOARD MEETING

Below is the *Draft Agenda* for the November Board meeting which will be held on Friday, October 28th.

The final Agenda will be posted on the *Montage Bulletin Board* and emailed to all Homeowners on Monday, October 24th.

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)  
October 28, 2022 at 9:30 am (approximately)**

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- **HOMEOWNERS FORUM**

- **UNFINISHED BUSINESS**

1. Approve revisions to July 8th Board Minutes: item 3 – Filing System Records Management Project update; item 4 – Database Management Report update by Scott Reese.

- **NEW BUSINESS**

1. Approve the 2023 Reserve Study update submitted by SCT Consultants.
2. Approve the 2023 Budget developed by the Montage Finance Committee.
3. Approve investment of \$90,000 in CDs for one year at the best return on investment.
4. Approve proposal from GDY Consulting for the 2023 Arborist study of the remaining perimeter original date palms for \$1,475.
5. Approve proposal from Conserve LandCare for pruning three (3) mesquite trees in the detention basin for \$750.
6. Approve requested 2023 contract increase from Laguna Falls Pools for maintenance of the fountains to \$300 per month.
7. Appoint Inspector of Elections.
8. Review preliminary 2023 Voters List and Candidates List – Scott Reese
9. Approve proposal from Claudia's Painting to patch, prime, and paint the Gerald Ford/Da Vall corner wall and signage for NTE \$1,900.
10. Discuss change from "Coupon Books" to "Email Statements" for Homeowner Dues.
11. Report on Ownership of Common Area Lot F (Landscape area from Da Vall gate south to Rancho Village property line) — Scott Reese

- **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. Gate Access Committee Report — Thomas Harp
7. Website Committee report — Scott Reese
8. Welcome Committee report — Frank San Juan

## TREASURER'S MESSAGE

BY THOMAS HARP, Board Treasurer



Hello Montage neighbors and friends. As we finish out the year your Board of Directors is busy planning for next year. One of our main responsibilities is to make certain that we are financially sound and prepared for current and future obligations.

Some of the monthly and ongoing obligations include gate maintenance, landscaping, water, electricity, insurance, perimeter lighting, HOA-maintained yard lights, street sweeping, and *Mission Hills Country Club* membership. Some of our future obligations include maintaining and replacing our streets, fountain maintenance, and palm tree replacement. Neither of these lists are complete but you get the idea—our monthly dues pays for a lot of things. All these obligations keep our Community looking great, well maintained, and our property values up.

We recently completed a Reserve Study done by an independent outside agency. This is required every three years. The good news is, due to the expert guidance of our past treasurer Tom Tousignant, we are in good financial standing. One of the recommendations coming out of the report was to slightly increase our Monthly/Yearly Reserve Account contribution to pay for needed future improvements and replacements. To that extent, the Board is recommending a \$25 a month increase for 2023, placing our dues at \$300 a month. Please note that \$121 of our HOA assessment is due to a larger than expected increase in our *Mission Hills Country Club* dues for this coming year. The remaining increase is based on the Reserve Study recommendations and increases in the costs of goods and services.

We feel confident this nominal increase will ensure that we are able to meet our current and future financial obligations and help maintain our Community at the level we've come to expect and appreciate.

## WHAT IS A RESERVE ACCOUNT?

Homeowners may be wondering “What exactly is a Reserve Account and why do we need one?”

The **Montage at Mission Hills Reserve Account** is a savings account that was set aside by the Homeowners Association (HOA) to cover the repair, replacement, or restoration of the Association's Common Area assets—such as our streets, mailboxes, entrance gates, signage, etc. This Account is replenished each month through a portion of the HOA dues paid by all Homeowners.

Funding of the Montage Reserve Account, and maintaining it at a healthy level, is considered to be a part of the Board of Director's fiduciary responsibilities.



# ANNUAL MAILING TO HOMEOWNERS

BY TOM TOUSIGNANT, Board Member



As required by State law we will be sending out the *Montage Annual Mailing* to all our homeowners of record—on or before—December 1, 2022. The mailing will contain two required parts:

## ANNUAL BUDGET REPORTS:

- 2023 Operating Budget
- Summary of Reserves
- Reserve Funding Plan
- Major Component Repair Statement
- Anticipated Special Assessment Statement
- Reserve Funding Mechanism Statement
- Procedures for Calculating Reserves Statement
- Outstanding Loan Statement
- Insurance Summary
- Foreign Check Processing

## ANNUAL POLICY STATEMENTS:

- Association's Designated Recipient to Receive Official Communication
- Right of Notice to Two Addresses
- General Notice Location
- Right to Receive General Notice by Individual Delivery
- Right to Receive Board Minutes
- Assessment Collection Policy
- Notice Assessment and Foreclosure Default Policy
- Governing Document Enforcement and Fine Policy
- Dispute Resolution Procedure Summary (IDR and ADR)
- Architectural Guidelines and Procedures
- Charges for Documents
- Overnight Payment Mailing Address

## ADDITIONAL DOCUMENTS:

- Architectural Improvement Request (AIR)
- Current Architectural Improvement Requirements
- Current Rules and Regulations
- Current Board Policies



# 2023 BOARD OF DIRECTORS NOMINATIONS

BY SCOTT REESE, Inspector of Elections



The Montage HOA is seeking members to fill three positions on the Board of Directors to start two-year terms of office beginning on March 18, 2023.

As one of five Board members, you will meet six to eight times annually on the second Friday of the month

to consider routine business. Meetings generally last two hours and are currently being held virtually using the “Zoom” platform to simplify attendance and improve homeowner engagement. Some meetings may be held at the office of Personalized Property Management in Cathedral City. To better understand Board meeting activities, review past meeting minutes on the Montage website by [Clicking Here](#).

Our past Boards, in concert with our property management company, have successfully elevated Montage to one of the Coachella Valley’s premier organizations and highest-quality neighborhoods, as evidenced by Montage’s superb appearance, continued increase in property value, and the pace of property sales. These efforts have brought recognition from the *Coachella Valley Chapter of the Community Associations Institute*, which awarded Montage the coveted [Medallion Award](#), distinguishing Montage as the preferred place to live among all Coachella Valley neighborhoods.

Any current homeowner or interested Candidate can make Candidate nominations. To apply, you must be a homeowner in good standing and have been a resident for a minimum of one year at the time nominations close. A copy of the invitation and a Board of Directors Application can be found on the Montage website by [Clicking Here](#). The completed nomination must be received by Wednesday, December 28th, 2022, at 5:00 pm at the offices of Personalized Property Management, 68950 Adelina Rd, Cathedral City, CA 92234, Attn: Shelly Ruegsegger, or Candidates may email their electronic documents directly to [sruegsegger@PPMinternet.com](mailto:sruegsegger@PPMinternet.com).

The Board will certify candidates at the January Board Meeting. Should the number of nominees received by the close of nominations be equal to or less than the three positions up for election in 2023, the Board of Directors may declare an *Election by Acclamation* as provided in the new Election Rules, and the new board could be seated as early as the January Board Meeting. Should there be more than three candidates for the Board, the traditional election Board process will continue; ballots will be distributed in early February, and balloting will continue until the polls close at the March 18, 2023, **Annual Homeowners Meeting**.

Montage Election Rules and the entire election schedule can be viewed and downloaded from the Election 2023 page at [montageatmissionhills.org](http://montageatmissionhills.org) or by [Clicking Here](#).

**Montage**  
*At Mission Hills*  
HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS APPLICATION**

Please complete this form electronically or by hand and submit the following Four (4) documents following the instructions at the bottom of this page:

- 1. Board of Directors Application
- 2. Biographical Brief providing personal background (one page double spaced)
- 3. Candidate Statement providing qualifications/point of view (one page double spaced)
- 4. Headshot image of yourself. (a JPEG, TIFF or hardcopy personal image)

Provide each of these documents on a separate page or piece of paper. For additional information about Montage Board elections, including election rules and regulations, election calendar, forms, board roles and responsibilities, and sample application materials, visit the Montage at Mission Hills website at <http://montageatmissionhills.org/2023-election-info/>.

To be considered for the 2023 Board election, your complete application must be received by 5:00 P.M., on December 28, 2022. You will receive written acknowledgment your application has been received within ten days of its receipt by the property management company.

(TO COMPLETE BY COMPUTER (insert cursor in shaded area, enter the info, and tab to next line.)

YOUR NAME (Print)	PHONE NUMBER
EMAIL ADDRESS	ALTERNATE PHONE
MONTAGE ADDRESS (Applicant must be an title to property)	
MAILING ADDRESS (if different than Montage address)	
OCCUPATION (or retired)	

YEARS RESIDENT:  YEARS  FULL TIME  PART TIME

RESIDENCY STATUS

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

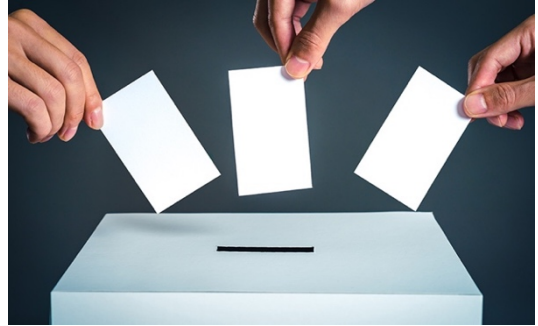
- I have owned a residence and been a member in good standing in the Montage at Mission Hills Homeowners Association for a minimum of one (1) year.
- I have no delinquent dues/assessments or current violations of the governing documents, and I am not subject to any suspension of membership rights.
-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

SIGNATURE (Signature required. Electronic signature acceptable) DATE

Please mail or deliver hard copies of the completed and signed application documents to Personalized Property Management, 68950 Adelina Road, Cathedral City, CA 92234. ATTN: Shelly Ruegsegger or email electronic documents to [sruegsegger@PPMinternet.com](mailto:sruegsegger@PPMinternet.com)

## 2023 MONTAGE ELECTION CALENDAR

The **Annual Homeowners Meeting and Election** will be held March 18th, 2023. The Board, at their September meeting, approved a draft **Election Calendar** to assure compliance with State law (2020) and Montage meeting and Election policy and procedures. The following **Election Calendar** is being provided to inform our Homeowner Voters and potential Candidates of key upcoming dates. *(Dates are subject to change.)*



- **September 9**

Board approved the date for the **Annual Homeowners Meeting and Election**.  
Board appointed Scott Reese as **Acting Inspector of Elections**.

- **September 23**

*Acting Inspector of Elections* distributed **Board of Directors Application**.  
**Self-Nomination Form** due to *Personalized Property Management* by 5 pm, December 28th.

- **October 28**

Board approves the preliminary **Homeowner Voter and Candidate Eligibility lists**.

- **December 28**

**Board of Directors Application** due to *Personalized Property Management* by 5 pm.

- **January 13**

Board approves Candidates and Election Ballots.

- **January 16 – February 15**

**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**

*Inspector of Elections* mails Election Ballots to voters.

- **March 18**

**Annual Homeowners Meeting**. Homeowner's last opportunity to return ballot.  
*Inspector of Elections* opens, counts, certifies votes and announces election results.



## GET TO KNOW YOUR 'MONET' STREET ARTIST

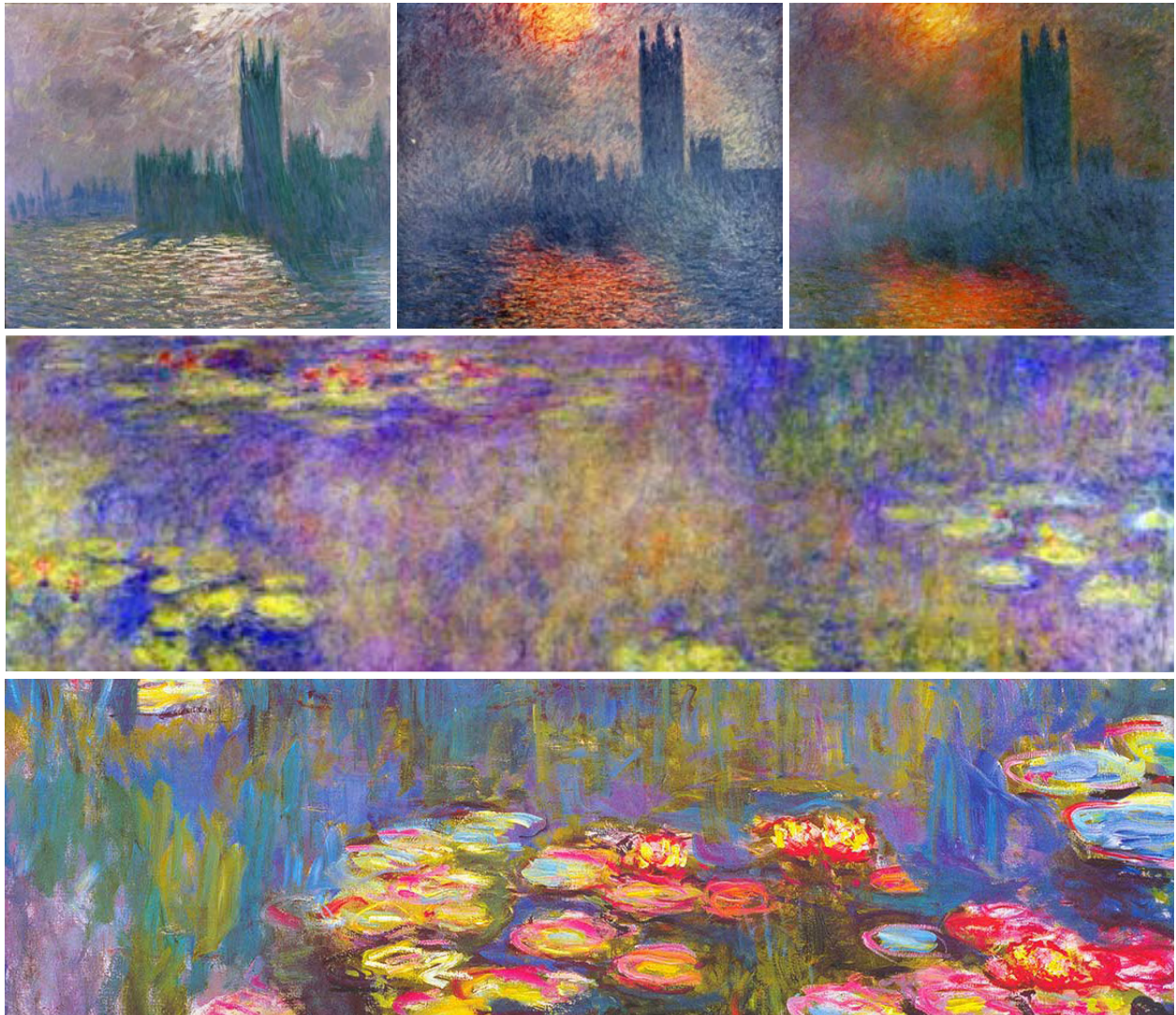
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### CLAUDE MONET (1840–1926)

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Claude Monet was a French painter and a founder of French Impressionist painting. He was the most consistent and prolific practitioner of the movement's philosophy of expressing one's perceptions before nature, especially as applied to *plein air* landscape painting. The term "Impressionism" is derived from the title of his painting *Impression, Soleil Levant* (*Impression, Sunrise*), which was exhibited in 1874 in the first independent exhibition mounted by Monet and associates.

Monet's ambition of documenting the French countryside led him to adopt a method of painting the same scene many times in order to capture the changing of light and the passing of the seasons. From 1883, Monet lived in Giverny, and began a vast landscaping project which included lily ponds that would become the subjects of his best-known works. He began painting the water lilies in 1899. A series of large-scale paintings would occupy him continuously for the next twenty years of his life.



## ARCHITECTURAL REVIEW COMMITTEE (ARC)

BY NORM GIERE, Chair



Based on our Governing Documents, the “ARC” is charged with maintaining the aesthetic qualities of our community through a process of review and peer approval. It is our goal to maintain and enhance the overall harmony and aesthetic beauty of Montage. We believe that our Committee has helped keep Montage looking great.

One of the Committee’s responsibilities is to conduct a quarterly review of residential lighting to ensure that is in compliance with the Governing Documents. During this inspection we look at the garage lights to make sure they are on; address light to make sure it is illuminated, can be seen from the street, and has all five address numbers installed. We also look at your yard lighting to make sure it is on and working properly.

We completed our inspection in October and some homeowners have received notifications from PPM indicating necessary lighting fixes.

Remember, an AIR is required for all exterior home and landscape improvements. The Committee meets on the first Friday of each month and posts Agendas on the Monday prior to our meeting. AIRs need to be on our Agenda for consideration, so please submit your projects the Friday before the meeting.

Further information can be found on our website or by contacting Norm Giere or Tony Michaelis (contact information on last page of the newsletter). In addition, minutes of our meetings are posted on our website and all homeowners are welcome to attend.

***Time to trim Mesquites and Palo Verdes—*** You’ve probably noticed the majority of yard trees in our Community have been pruned in the last month. The ARC thanks all homeowners who have been proactive in handling this task. This pruning not only helps protect our trees from wind damage but also allows the street sweeper to get closer to the curb on the Friday cleanings.



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

## STAY INFORMED

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



## EMERGENCY PREPAREDNESS COMMITTEE

BY CHUCK MIDDLETON, Chair



The Committee, while it is focused primarily on our Earthquake Preparedness, is also concerned with providing information on other types of emergency preparation. For instance, Crime Prevention info that individuals might find useful to know.

While crime is low in Montage it is not unheard of. If you are interested in learning more, the *Mission Hills Community Network Committee* will be hosting a **Crime Prevention Tips** session at the Mission Hills Country Club on Monday, November 7th at 4 pm. Officer Kyle Albenesius, Community Service Officer for the Riverside County Sheriff's Department, will present tips to help homeowners be "Security Prepared." Admission to the session is free,

but to help facilitate the room setup, please reserve your participation by contacting Lee Allen at: [leeallen200@gmail.com](mailto:leeallen200@gmail.com) or call his Cell at: 209-601-8488.

On another matter, the Committee is looking for volunteers to serve as *Street Captains* in the recently announced Earthquake Preparedness protocol. If you would be willing to serve, please let me or Barbara Little (email) know. This is about the easiest volunteer opportunity imaginable as it will take no more than one hour (yes folks, that's 1 HOUR!) of your time each year. Get to know your neighbors and be part of an important community activity if needed. **And have fun in the process.**

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)

## WELCOME COMMITTEE

BY FRANK SAN JUAN, Chair



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

• **Robert and Dawn Williams at 69791 Van Gogh Road**

Robert and Dawn are coming back to Montage after a few years away. We are so glad to see them back in our Community.



***We wish you peace and enjoyment in your new home!***

## HOLIDAY LIGHTING GUIDELINES

**BY NORM GIERE, Board Member**

It's hard to believe that the Holidays are fast approaching—and for many that means it's time to decorate the tree and put up the outdoor lights. We want to remind owners

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

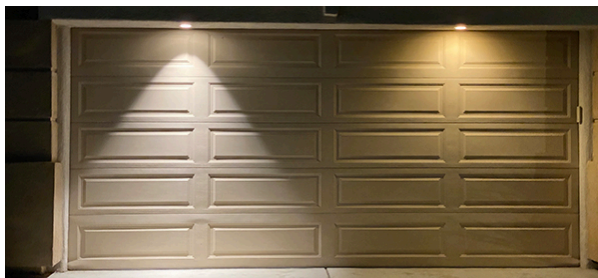


## QUARTERLY LIGHT INSPECTION

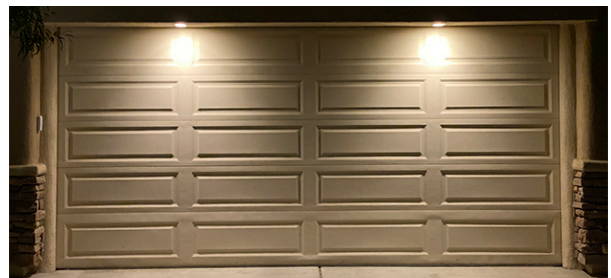
The Architectural Review Committee (ARC) conducted our quarterly light inspection in October. During our evening inspection we looked for the following compliances: 1) Garage lights were illuminated with “**soft white**” color bulbs and the spread matched. (When replacing a burned-out bulb please replace both bulbs at the same time for light

consistency); 2) Address sign working and visible from the street (not covered by plants, and had complete address with no missing numbers); 3) Front yard landscape lighting was working properly.

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



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



**CORRECT: Light colors and spread match**

## DROUGHT-TOLERANT SOLUTIONS

It looks like Montage Homeowners are taking the California drought seriously. Within the last month several of our Homeowners have replaced their grass lawns with xeriscape (landscape design that utilizes drought-tolerant plants to conserve water), or with artificial turf (to maintain the look of a green lawn). Both types of conversions prevent future water runoff and save precious water.

In addition, the Homeowners took advantage of the Coachella Valley Water District (CVWD) **Residential Turf Conversion Program** rebate of \$3.00 per square-foot.

Below are examples of some of the homes within Montage that have recently completed their yard conversion to a drought-tolerant application.



**Xeriscape — Drought-tolerant planting with water-efficient irrigation**



**Artificial Turf — Drought-tolerant planting with water-efficient irrigation**

## “FREE” BULKY ITEM PICKUP

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



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



## FUTURE BOARD MEETINGS



Our November **ZOOM** Board Meeting will be conducted on Friday, October 28th at 9:30 am. The Agenda and meeting instructions will be emailed to all homeowners who have provided the **Consent Form** for receiving electronic documents (required by State law) on Monday, October 24th. If you don't receive this information please contact Tom Tousignant at [td2znot@aol.com](mailto:td2znot@aol.com) to receive the **Consent Form**. Our January **ZOOM** Board Meeting will be on Friday, January 7th at 9:30 am. Email instructions will be sent prior to the meeting.

Meeting notices and Agendas are posted on the **Community Message Board**, located on the wall at the Da Vinci/Van Gogh curve. Homeowners are encouraged to observe the Board meeting and are invited to participate during the **HOMEOWNERS FORUM** portion. Please understand that the Board cannot act on any items that are 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— Treasurer  
[rthomasharp3@gmail.com](mailto:rthomasharp3@gmail.com)  
(916.296.1563)

Tom Tousignant—Secretary  
[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)

Gary Roman—Board Liaison  
[grroman@aol.com](mailto:grroman@aol.com)

### 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)

Norm Giere—Board Liaison  
[giereARC@gmail.com](mailto: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](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.