



# artisan

HOMEOWNERS ASSOCIATION NEWSLETTER

MARCH 2023



Da Vinci



Monet



Van Gogh



Matisse



Picasso



Chagall



Dali

## PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



Our next **Board Meeting** is scheduled for March 10th at 9:30 am. An agenda and **Zoom** invite will be sent to homeowners on Monday, March 6th. We will also be sending a reminder email with the agenda and zoom link the morning of our Board and Annual meetings moving forward as a way to encourage participation and provide easy access to our meetings.

The **Annual Homeowners Meeting** will be on Saturday, March 18, 2023 at 9:30 am. At this year's meeting we are filling three Board of Directors positions. In addition, we will be reviewing the Association's activities over the past year with a budget overview, Committee reports, and a Homeowner Forum to provide input and feedback to the incoming Board.

Following the Annual meeting, we will be holding our second annual **Block Party** from 2-5pm. This year it will be located on **Monet Court**. A big thank you goes to our

*Welcome and Social Committee Chair, Frank San Juan, Board Liaison Norm Giere, and Committee member David Leytus for their hard work and preparation for this great opportunity to gather with neighbors and friends to celebrate our Community.*

I have spoken with several homeowners regarding a billing error at Mission Hills Country Club (MHCC) where a \$13 dues balance continues to be present on our MHCC statements. This charge is the monthly dues increase from 2022 to 2023. Montage made the correct dues payment but the MHCC system recorded the old dues amount for January, hence the \$13 discrepancy. I have spoken with MHCC managers, and they have told me that this is a clerical error on their end which will need to be resolved by manually going into each account and making an adjustment. This may take time because the error affects most MHCC members (not just Montage). I will continue to monitor the situation until it is resolved. If you have questions or concerns please give me a call.

Finally, our long-time Board member, **Tom Tousignant** is retiring from the Board and

is not seeking re-election this year. Tom has been a Member from the beginning, having served on the Board from 2005–2023. His volunteer service to our community, over so many years, is truly exceptional. He has been a mentor and friend to many of our Board members over the years. I want to personally thank Tom for his service and

the time he has given to educate and mentor continuing Board members to provide for a smooth transition of Board activities. We plan to honor Tom at our **Block Party**.

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

## MARCH BOARD MEETING — DRAFT AGENDA

**Below is the *Draft Agenda* for the March 10th 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 Homeowners on Monday, March 6th.**

**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)  
March 10, 2023 at 9:30 am (approximately)**

---

### **New Business**

1. Discussion on agenda for March 18 Annual Homeowners Meeting – Tony Michaelis
2. Retroactive approval of palm replacement proposals – Norm Giere/Tony Michaelis
3. Fountain issues/options – Norm Giere
4. Perimeter landscape update – Norm Giere
5. Gate access update – Thomas Harp/Gary Roman
6. Approve quote from Grayco Electric floodlights to light up new perimeter palms
7. Appoint Board member to fill current role of Tom Tousignant as one of the two Board liaisons in the Brown dispute
8. Appoint Tom Tousignant to an advisory committee role to assist the Association

### **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

## 2023 ANNUAL HOMEOWNER BOARD ELECTION

**BY SCOTT REESE, Inspector of Elections**

On January 13th the Board of Directors approved a slate of four candidates for the 2023 Board of Directors Election. Three positions are open. The four candidates running are Alan Horwitz, Lesley (Sue) Johnson, Tony Michaelis, and Gary Roman.



### OUR 2023 MONTAGE BOARD OF DIRECTOR APPLICANTS



**Alan Horwitz**  
(Homeowner)



**Lesley (Sue) Johnson**  
(Homeowner)



**Tony Michaelis**  
(Incumbent)



**Gary Roman**  
(Incumbent)

The Ballot package contains Ballot Instructions, Election Information, Board Candidate Bios, Official Ballot, and two Ballot envelopes required for use in returning Ballots. Also included is a preliminary agenda for the March 18, 2023 **Annual Homeowners Meeting**. Ballots **MUST** be returned in the envelopes provided. Please follow the Ballot instructions carefully to ensure your Ballot will be eligible for counting. Please note that the outer Ballot envelope **MUST** be signed by the Homeowner for the Ballot to be accepted and counted. Ballots must be received (by mail or hand delivery) by the **Inspector of Elections, Scott Reese**, by the close of the polls on the morning of March 18, 2023.

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

If you did not receive a Ballot package, please contact the **Inspector of Elections, Scott Reese**, immediately by email at [scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com) or by telephone at 408-482-8290. For more detailed information about the Montage Election Rules, nominations, and Balloting processes, please refer to the Montage website, **VOTE 2023 Election Info** or [CLICK HERE](#).



## GET TO KNOW YOUR "MATISSE" STREET ARTIST

---

### HENRI MATISSE (1869–1954)

---

**Henri Émile Benoît Matisse** was a French artist—he was a draughtsman, printmaker, and sculptor—but he is primarily known as a painter. Matisse is commonly regarded as one of the artists who best helped to define the revolutionary developments in the visual arts throughout the opening decades of the twentieth century, responsible for significant developments in painting and sculpture.

The intense color of the works he painted, between 1900–1905, brought him notoriety

as one of the *Fauves* (wild beasts). Many of his finest works were created in the decade or so after 1906, when he developed a rigorous style that emphasized flattened forms and decorative patterns. In 1917, he relocated to the French Riviera, and the more relaxed style of his work during the 1920s gained him critical acclaim as an upholder of the classical tradition in French painting. After 1930, he adopted a bolder simplification of form. When ill health in his final years prevented him from painting, he created an important body of work in the medium of cut paper collage.



# ARCHITECTURAL REVIEW COMMITTEE (ARC)

**BY NORM GIERE, Chair**



The Architectural Review Committee is responsible for approving all Montage home improvements.

**Improvements** as defined in our CC&Rs include home painting, exterior doors, landscaping, hedges, solar, systems, awnings, screens, driveway, etc.

Homeowners must submit an **Architectural Improvement Request (AIR)** and receive approval before proceeding with any Improvement. The **ARC** meetings to review **AIRs** is always on the first Friday of every month. The **AIR** form needs to be submitted by the Friday preceding the meeting date.



**Yearly date palm installation**—This year, after reviewing the arborist report provided by **GDY Consulting**, fourteen date palms were authorized to be removed on Gerald Ford and six date palms on Da Vall. In their place we are installing seven Mexican fan palm hybrids (*Washingtonia Filibustas*) on Gerald Ford and three along Da Vall. In addition, our lighting contractor, **Grayco Electric**, will be installing floodlights at each of the new palms.

The **Palm Installation Program** is all 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 and where to plant the replacement palms (*Washingtonia filibusta* hybrids).



**ARCHITECTURAL IMPROVEMENT REQUEST**

PROPERTY ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_

HOMEOWNER (Print Name—all Homeowners must submit request) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

HOMEOWNER (Print Name—all Homeowners must submit request) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

MAILING ADDRESS (if different than property address) \_\_\_\_\_

REQUESTED IMPROVEMENT(S) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

You are hereby advised that the work described above is proposed for the indicated property address and approval thereof is requested.

Attached are \_\_\_\_\_ set(s) of drawings of the work to be done and a complete description of all materials to be used.

A security deposit of \$1,000 is required on all swimming pool installations. Artificial turf installation requests require the Homeowner to fill out the **Artificial Turf Requirements** form that can be downloaded at [www.montageatmissionhills.org](http://www.montageatmissionhills.org). Please complete and attach it to this request.



**Montage at Mission Hills Corner Sign**—At the corner of Gerald Ford and Da Vall we gave the walls and sign a fresh coat of paint.

## EMERGENCY PREPAREDNESS COMMITTEE

BY CHUCK MIDDLETON, Chair



The recent earthquakes within Turkey and Syria have reminded us all of the inherent risks of communities situated on major faults. Experts tell us that we are going to have a major shakeout—not may have, not are likely to have—**WILL HAVE**. Preparedness is critical both to protect lives and to secure property.

In that regard the United States Geological Service (USGS) has recently issued the following two advisories. They contain much useful—indeed vital—information that all homeowners and their guests should have. The first deals with what to do during an earthquake [CLICK HERE](#). The second covers what to expect in our

homes when a major quake occurs and how to prepare for it [CLICK HERE](#).

Beginning this March 2023, the members of the **Emergency Preparedness Committee** will be walking around the neighborhood distributing materials to help you with your planning and preparation. Keep an eye out for us. And please volunteer to serve as a **Block Captain** (we need 10–12 people). To be successful we need your engagement. It will only require an hour a year of your time (more, of course, when the Big One strikes). On the positive side, you will meet many neighbors from around the Community 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 AND SOCIAL COMMITTEE

BY FRANK SAN JUAN, Chair



This year we are having our second annual **Block Party** from 2 to 5 pm on Saturday, March 18. The **Welcome and Social Committee's** main goals for the party are to bring the neighbors together, and encourage more engagement from the residents in Board and Committee activities.

We have invited our Councilmember, **Nancy Ross**, to introduce herself as an important resource for us. In addition, representatives from **Mission Hills Country Club** will be here to provide us with information about new activities and benefits as members of **MHCC**.

There will also be musical entertainment, munchies, drinks, a “dessert bar” featuring favorite desserts donated by the residents, and a raffle with several prizes.

**RSVP to Frank San Juan by March 5th.**

# BLOCK PARTY



**BLOCK PARTY — MARCH 18<sup>th</sup> — JOIN US**



# **BLOCK PARTY**

**Come meet the neighbors.**



**Saturday, March 18, 2023**

**2:00 pm to 5:00 pm**

**Monet Court cul-de-sac**

**RSVP to Frank San Juan by March 5th**

**[FrankCSanJuan@gmail.com](mailto:FrankCSanJuan@gmail.com)**

**Drinks, munchies & entertainment.**

## TOM TOUSIGNANT—A HEARTFELT THANK YOU



**Tom Tousignant** has broken all our records by being a member of the Montage at Mission Hills Board of Directors for over 18 years. Tom began serving on the Board in 2005 and is not seeking re-election this year.

The current Montage Board of Directors wish to acknowledge and thank Tom for his years of voluntary service to our community. We plan to honor him at our **Block Party** on March 18th.

As a Board member, you quickly come to appreciate the time, effort and dedication that Tom has put into overseeing our Homeowners Association. He's been President several times and has held all Board positions, including Treasurer where he steadfastly oversaw our finances for many years.

His thorough understanding of our property and his detailed documentation of ongoing activities provide a solid foundation for the continuing success of our Association and for future Board members.

Tom was born and raised in San Pedro, California. He has a BS in Civil Engineering and an MBA. He initially worked for the County of Orange but was drafted into the Army where he worked in the ***Cold Regions Research and Engineering Laboratory*** in New Hampshire and Alaska. He worked with scientists from around the world on innovative solutions to extreme environments.

Upon completion of his Army tour he returned to Orange County where he had a 40-year career, ending in 2002, in a variety of positions including *Transportation Planning Engineer, Manager of the Forecast and Analysis Center* and *Data Systems Operations Manager*. He designed and implemented the Data Center which came to be known as ***"The House that Tom Built"***!

Tom was on the Board of an Orange County HOA for 27 years and was active with the local school board and the Boy Scouts of America. Additionally, Tom was a general contractor and did philanthropic work as a contractor within the Coachella Valley.

Tom and his wife Donna moved to Montage in 2004. They have been married for 48 years, have three children (including a daughter from Tom's first marriage), and five beautiful grandchildren, ages 5–21.

Once again we thank Tom for his contributions to our Community and we look forward to his ongoing advice and insight as a mentor and an active Montage Homeowner.

**Thank You**

**for all your hard work  
and dedication**



## IN MEMORIUM — CHUCK THOMPSON



Chuck Thompson, a longtime resident of Montage, passed away on January 5, 2023 of leukemia. He leaves behind his loving husband of 52 years, Robert Fouyer, his brother, Steve Thompson, as well as many cousins. He also leaves behind his beloved Dachshund's, Greta and Angel, and his many, many friends. He loved people.

Professionally, he was in the floral industry for over 60 years. He won many awards over the years for his designs including his headdress designs that he made for the *Headdress Ball* events in Los Angeles years ago.

His favorite time of the year, however, was Christmas. He decorated the interiors of the many different homes he and Robert lived: in Los Angeles, San Diego, Palm Springs, and eventually settling in *Montage at Mission Hills* in Cathedral City. If there was a stationary object in the house he decorated it. After he tired of the floral business he took a position at a local escrow company, which he enjoyed. After 8 years he finally decided to retire for good.

Chuck was an avid greeting card sender and if you ever gave him your name and address and birthday you more than likely would get not just a birthday card, but cards for every holiday throughout the year. He was a very loving, gentle, and outgoing man.

Chuck was also a volunteer at the USO in Palm Springs for many years for which he recently received a *Lifetime Achievement Award*, signed by President Biden, for his lifelong commitment to building a stronger nation through volunteer service. He took great pride in this award and he will miss all the wonderful people he volunteered with there over the years.



## RULES AND REGULATIONS—YOU NEED TO KNOW



The **CC&Rs** and our **Rules and Regulations** are part of the Governing Documents of our Homeowners Association—known as the HOA. These documents protect, enhance, and maintain the homes and the common areas of the Community. The primary argument for HOAs is that they create and enforce rules that will preserve the value of your property.

A lot of our property's value comes from the homes that surround it, which is why keeping all homes in the Community up to the same standards can ensure that homes retain their relative value over time.

**Here are some of the most common rules to be aware of and to follow:**

**Garages**—lights must be on in the evening; doors only open for entering and exiting

**Driveways**—must be kept clean and free from automobile oil stains

**Improvements**—all improvements require an Architectural Improvement Request (AIR) to be submitted for review and Committee approval

**Landscaping**—yard must be maintained in a neat manner; hedges cannot exceed 9 feet; trees cannot overhang street

**Lighting**—garage lights, HOA yard lights, and address lights must be on in the evening; lights must be “warm white” or 2400K bulbs

**Noise**—we follow Cathedral City Municipal Code 11.96.030; sound needs to be limited between the hours of 10 pm to 7 am

**Painting**—solar external boxes, electrical panels, conduit, wiring, and cabling must be painted to match the exterior of the house

**Parking**—Owner's cars must be parked in driveway or garage; guests may park on the street for no more than 3 days

**Pets**—must be on a leash when outdoors; Owner's must pick up and dispose of waste promptly and properly

**Trash**—containers may be put out Monday and returned by Wednesday evening

### What are the PROs of our HOA?

- Home values benefit from the HOA rules and stability of the appearance as well as uniform maintenance of the property.
- Membership in **Mission Hills Country Club** provides access to additional amenities such as tennis and pickleball, swimming pool, gym, croquet, and clubhouse.
- Our property management company will mediate disputes between neighbors for property-related issues that violate rules such as obnoxious noise, pet issues, and any other regulations that are broken.

For more detailed descriptions concerning our rules and regulations please refer to the **CC&Rs** and **Rules and Regulations** which can be found on our website or [CLICK HERE](#).

## 'GOOD HOUSEKEEPING' TIPS

**Avoid rats in your citrus**—Citrus is ripening nowadays so it is important to pick fruit when it's ripe. Fallen fruit left on the ground will only be a calling card for rats and pests. Help keep our community a rat-free zone by picking fruit when it is ripe or has fallen.



**Dispose of dog waste properly**—picking up your animal's waste and then placing it in a neighbor's hedge is not considered "disposing of waste properly." Please be aware that this behavior is not only unacceptable but also it's contrary to our *Rules and Regulations*.



## FUTURE BOARD MEETINGS



Our March **ZOOM** Board Meeting will be conducted on Friday, March 10th 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 6th. If you don't receive this information please contact Tom Tousignant at [td2znot@aol.com](mailto:td2znot@aol.com) to receive the **Consent Form**. Email instructions will be sent prior to the meeting.

Meeting notices and Agendas are posted on the **Community Message Board**, located on the wall at the Da Vinci/Van Gogh curve. Homeowners are encouraged to observe the meeting and are invited to participate during the **OPEN FORUM** portion. Please understand that the Board cannot act on any items not on the posted Agenda.

## YOUR 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](mailto:tonymichaelis@icloud.com) for Board consideration. And if you would like to submit an article for the **ARTISAN** please send it to Norm Giere at [giereARC@gmail.com](mailto:giereARC@gmail.com). 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](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—Director-at-Large  
[grroman@aol.com](mailto:grroman@aol.com)

### Website Committee

Scott Reese—Webmaster  
[scott.o.reese@gmail.com](mailto:scott.o.reese@gmail.com)

### Welcome and Social 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.