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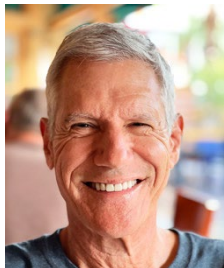
HOMEOWNERS ASSOCIATION NEWSLETTER

JULY 2023



PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



It looks like the extended mild weather may be coming to an end and we will begin our stretch of hot summer days. I've come to appreciate our summer season, with quieter days and a less hectic environment, if that's even possible! I hope you all have a healthy and enjoyable summer season!

Our next scheduled **Board Meeting** will be **Friday, July 14th at 9:30 am**. An agenda and Zoom invite will be sent to all homeowners by **Monday, July 10th**. We will also be sending a reminder email with the agenda and Zoom link the morning of our Board and Annual meetings moving forward to encourage owner participation and provide easy access to our online meetings.

The remaining 2023 Board meetings will be taking place on **Friday, September 15th** and **Monday, November 20th** due to scheduling requests from Board members. Please make a

note of these meeting dates. This information is also available on our website.

Although our July 14th Board agenda is not yet finalized, we will review our financials and provide updates on a variety of topics, including: asphalt and fountain maintenance, perimeter landscaping, palm trimming, gate access, mosquito abatement, and Committee reports. We encourage homeowners to attend and take advantage of the Homeowner Forum.

Your Montage Board of Directors will continue to provide ongoing financial and operational oversight for the Association and do our best to make decisions that maintain and position our Community for the long term.

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.



GET TO KNOW YOUR 'CHAGALL' STREET ARTIST

MARC CHAGALL (1887–1985)

Marc Chagall was a Russian-French modernist artist who was associated with several major artistic styles and created works in a wide range of artistic formats, including painting, drawing, book illustration, stained glass, stage sets, ceramics, fine art prints, and tapestries.

He had two basic reputations—as a pioneer of modernism and as a major Jewish artist.

Chagall's repertory of images, including massive bouquets, melancholy clowns, flying lovers, fantastic animals, biblical prophets, and fiddlers on roofs, helped to make him one of the most popular major innovators of the 20th-century School of Paris. He presented dreamlike subject matter in rich colors and in a fluent, painterly style that—while reflecting an awareness of artistic movements such as Expressionism, Cubism, and even Abstractionism—remained invariably personal.



ARCHITECTURAL REVIEW COMMITTEE (ARC)

BY NORM GIERE, Chair



Once again congratulations go out to all the Montage Homeowners who had their palm trees trimmed so promptly. This yearly cleanup avoids palm seeds and their flowers from messing up our yards and streets, and clogging our pool filters. The HOA thanks you and so do your fellow neighbors. We also want to thank all the palm tree climbers for their incredible work. What an amazing job they perform.



We also want to remind all of our 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.

Residential inspection completed

The ARC finished our semiannual Homeowner Inspection on June 6th and we are pleased to report that there were just a few issues that need attention. PPM has sent out emails to the responsible homeowners letting them know what needs to be corrected.

Front yard "nuisance" water runoff

Water is still continuing to run off on many front yards in our Community. Homeowners should make the necessary modifications to their watering systems to be in compliance.



Residential Turf Conversion Program now \$2 per square-foot (requires pre-approval)

Coachella Valley Water District rebates are now available at \$2 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 before you begin or complete your project.

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



History buffs and geologists alike know that it has been over 300 years since there has been a major earthquake on the southern portion of the San Andreas Fault, which runs right through the Coachella Valley. Some recent scholarship published by the United States Geological Service, however, may have pinpointed a plausible reason why: “A new study says that the drying of the nearby Salton Sea has postponed an earthquake, but warns refilling the inland body of water may pose unexpected risks.” Basically, the researchers concluded that as the water levels in the Salton Sea rise the likelihood of a major quake will go up as well. In this study, “the U.S.

Geological Survey estimates at least a 60 percent chance that an earthquake at a magnitude of 6.7 or greater could occur in the next 30 years in the Los Angeles area.” The full story can be found in *The Washington Post* of June 7, 2023.

To help residents prepare for this eventuality, Committee members will be hand delivering to each home materials on preparation for and reaction to a major shake out. If we miss you on the days we are out and about, we will be back. All new residents, in the future, will receive the material in their **Welcome Packet**.

Stay safe, keep cool, and enjoy your summer wherever you are experiencing it—around the block to around the world!

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

WELCOME AND SOCIAL COMMITTEE

BY FRANK SAN JUAN, Chair



On behalf of Montage at Mission Hills, we are thrilled to welcome the newest member of our Community, **Ethan Aiden Ratnayake**. His parents, Chandima and Dilangani (Dana) welcomed him to the world on June 20, 2023 at 10:49 am. He weighed 7 lb 7 oz and was 21.5 inches at birth. We congratulate Dana and Chandima on their new bundle of joy and wish them lots of love and happiness!

“A new baby is like the beginning of all things — wonder, hope, a dream of possibilities.”

—Eda LeShan



WATER RUNOFF IN MONTAGE IS "PROHIBITED"

On the **Coachella Valley Water District (CVWD)** website it states: *"Applying any water to outdoor landscapes in a manner that causes **runoff** such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures is **prohibited**."*

And in addition, in the **Montage Rules and Regulations** it states: *"Sprinklers shall be maintained and adjusted to minimize runoff or overspray onto curbs, streets, driveways, parked cars, windows or Residences."*

In the Board's recent meeting with an asphalt contractor we learned that a major contributing factor to our road decay is water runoff. And water runoff does not just occur at homes with grass lawns.



We are aware that Montage front yards are sloped. Below we have listed multiple ways to mitigate the issue of water runoff:

- 1) Residential Turf Conversion Rebate from CVWD is \$2 per square-foot
- 2) Install high-efficiency rotary nozzles
- 3) Install a Residential Smart Irrigation Controller
- 4) Water for shorter time periods to prevent runoff; increase number of times per day you water
- 5) Dig a trench along property edge and fill with gravel to eliminate runoff

Water runoff is now damaging our streets, and impacts all homeowners. It has become an issue within our Community that needs to be addressed and remedied.



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 City 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.

**Hot streets
can burn
dogs' feet.**



When it's in the high 80s, the pavement can be over 135 degrees!

On hot days, keep dogs in, or walk them only on the grass.

PETA

NEW CURBSIDE PROGRAM IS IN EFFECT

All of our Montage residents should have received the new three-bin color-coded system, which also includes the kitchen pail for food waste collection. If you have not received your bins please call Burrtec at 760-340-2113 to request delivery.

The **Gray** bin is for trash, the **Blue** bin is for recycled items, and the **Green** bin is for organic waste.

A kitchen pail is also included for food waste collection. Residents can transfer collected food waste to their green Organics bin prior to the regularly scheduled pick up by Burrtec. Food and yard waste collected will be recycled using composting facilities that make soil amendments—materials that are added to soil to change and improve it.



MANDATORY ORGANIC RECYCLING PROGRAM

California Senate Bill 1383 is a law that was enacted in 2022 and requires all residents to participate in the *Organics Recycling Program* in order to contribute to the reduction of greenhouse gas emissions like methane, by directing food scraps, soiled paper, yard

trimmings, and other organic materials to compost sites. Acceptable items are: Fruits and vegetables, meats (including bones), seafood, dairy, eggshells, bread, food scraps, food-soiled paper, and plate scrapings.



Collect food scraps in your lined pail, then toss your bag in the GREEN bin

KITCHEN PAIL TIPS

STAY MESS & ODOR FREE

-  Place your kitchen pail bag into the green organics bin frequently
-  Clean or wash your kitchen pail regularly
-  Sprinkle baking soda and essential oils below bag to eliminate odors

KEEP IT HANDY & EASY

-  Store your pail in the kitchen, on the counter, under the sink, or in the garage
-  Try freezing your food waste bag and carrying to your bin the next day

LINE THE PAIL

-  Use any kind of scrap containment in your pail. Plastic or paper bag, newspaper, liner
-  Try reusing store vegetable or grocery bags to line your pail, or purchase new bags

AEDES AEGYPTI—INVASIVE MOSQUITO SPECIES

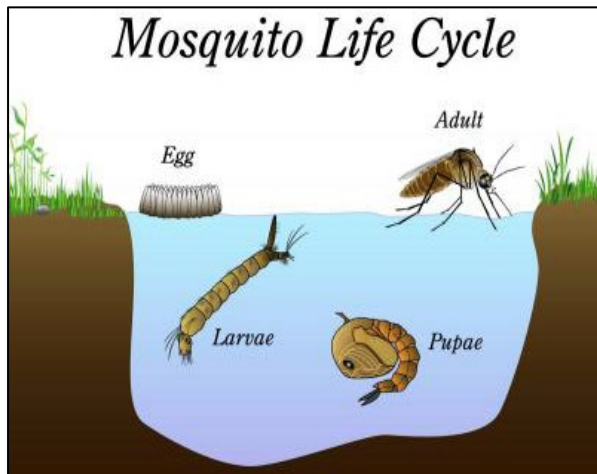
The ***Aedes aegypti*** mosquito is a dangerous nuisance that bites aggressively during the day. It is a public health threat because it can transmit serious viruses including—Dengue, Yellow Fever and Zika. **This invasive mosquito is present across the entire Coachella Valley and has been detected in our neighborhood.**

While there are no reported cases of local mosquito transmission of these viruses in California, the **Coachella Valley Mosquito and Vector Control District (CVMVCD)**



is working to eradicate the Valley of these mosquitoes before any local transmission does occur.

Aedes aegypti typically lays eggs on the sides of containers or stems of aquatic plants, and can develop in containers as small as a bottle cap with eggs able to survive in dry containers for months.



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***:

- Perform a weekly inspection of your property for improper irrigation (puddling), or broken sprinkler heads. Ask your gardener 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 call **(760) 342-8287 and Press 2** to schedule an inspection of your property to identify any potential water sources where mosquitoes can lay their eggs.

THANK YOU FOR THE OPPORTUNITY TO SERVE



BY SCOTT REESE, IoE

As I leave the position of **Inspector of Elections (IoE)**, a position where I was appointed by the Montage Board, in which I have served for the last five years, I do so with a great sense of satisfaction and accomplishment. I want to thank PPM, the Montage Board, the Election Committee and the many members of the Association who have assisted and supported me along the way—starting with my wife, Sherry, and Assistant IoE John Geary. I also want to recognize and thank Tom Tousignant, whose example of service to the Montage Community is without parallel and was a constant inspiration to me.

The Inspector of Elections is one of the most critical positions in the Montage organization, charged with facilitating the HOA's most important function, the selection of the Board. It is an unpaid position when filled by a volunteer Community member. It saves the Association the thousands of dollars that would be required to hire an election services provider as would otherwise be required by law. Previously, community management companies had provided these services but have since been precluded from overseeing these elections out of concerns of bias and partiality. The specific responsibilities of the IoE, can be seen by [Clicking Here](#).

With the significant lack of trust that has befallen the election processes in this county, it became essential to develop clear, concise, coordinative, and comprehensive election processes to preserve our faith in elections. The Board, the Election Committee, and the

Inspector of Elections have accomplished this over three years with a complete rewriting of the **Montage Election Rules**—triggered by changes in state law. There is now no better election process in the Coachella Valley. If you're interested, please check our website for **Association Election Information** by [Clicking Here](#), and **Election Committee** activity, sample documents, and archive of materials by [Clicking Here](#).

John Geary has volunteered to be the new Inspector of Elections and will be appointed at an upcoming Board Meeting. John was a part of the election team last year. He has extensive knowledge



of the Association, having served in other volunteer Committee assignments for the HOA, most notably the Architectural Review Committee. I know he will do a terrific job. John could certainly use some help with the process, especially at vote counting time, so I hope there will be volunteers among our Homeowners to aid in the election of our next Board. If so, please get in touch with John at jsgeary@aol.com

We can all agree on the importance of voting in any form of public election. Every election is determined by those who volunteer to facilitate the voting process and those who vote.

Thank you for allowing me the opportunity to feel the satisfaction and responsibility of personally facilitating the selection of Montage leadership. It was an honor I will never forget.

VOLUNTEER

RIO DEL SOL AD HOC COMMITTEE — UPDATE



BY SCOTT REESE, Chair

The work of the Rio Del Sol Ad Hoc Committee appears to be concluding after almost five years of collaboratively working with neighboring HOAs—

Aldea The Vistas and ***Rancho Village***—and the City of Cathedral City to find strategies to reduce the impact of the residential construction associated with Holt Development’s (Vancouver, Washington) building of the Montecito neighborhood of 50+ homes on Indian-owned land contiguous to Montage. Home construction is by GHA Builders, who built Montage. This project has been in development for over 25 years. Information about the development can be found by [Clicking Here](#).

As is often the case with activism of this type, the Ad Hoc Committee garnered valuable information about ***Montage at Mission Hills*** that was previously unknown. This new knowledge concerning property boundaries, subdivision grading, engineering, and historical documents related to Montage’s early development will become a valuable resource for future Boards. The information is archived on the Montage website and can be found by [Clicking Here](#).

A significant outcome of the Committee has been the development of relationships with individuals, local experts, Cathedral City Council members, and the Boards of neighboring HOAs. Nothing catalyzes relationships more rapidly than an emergency. Sometimes we meet the people we are supposed to meet when the situation is right.

Currently, our Committee is working with the developer on the third wall version. The

proposed two-wall design will reduce wall construction impacts and future residential impacts from the new neighborhood. The new wall may extend two to three feet above the current Montage wall due to elevation differences between the two communities. The new retaining wall will be built approximately a foot from the existing wall of the same slump-block material as our present wall. The cavity between the walls will be capped, and the new wall will be painted to match the existing wall. The most recent documents are under review and can be viewed on our website by [Clicking Here](#).

The wall must be completed before home construction begins. The City is reviewing the wall design documents, and some minor changes are expected. Upon completion of the review and revisions, building permits will then be issued, and materials will be delivered before construction begins, likely in late July or early August. The wall will be constructed in 300-foot sections starting at the southwest corner of ***Aldea*** and finishing along ***Rancho Village*** homes. The Montage wall will likely be built in the third and fourth stages, beginning along Picasso Court and then south along Monet Court. According to Jared Dusha, project manager, each of the six sections should take approximately three weeks from start to finish.

Final home construction will follow the wall construction—but when is dependent upon housing market conditions—perhaps as early as September, but likely later. In the 20 months since construction started in November 2021, twelve Montecito homes have been sold. One is on the market, three additional homes have been permitted, and five home permits are being readied.

A MONTAGE MYSTERY SOLVED!



BY SCOTT REESE, Webmaster

The devil is in the details, as the saying goes. So it is that almost 20 years after Montage was completed, it is finally about to take ownership of its beautiful

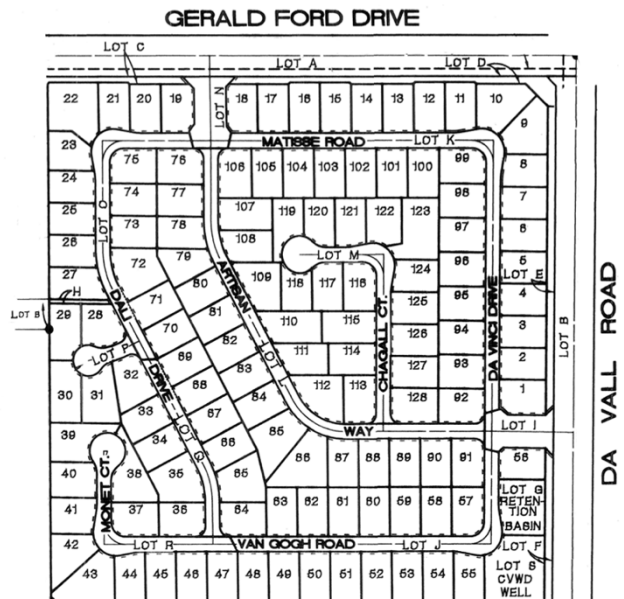
perimeter landscape areas running along Gerald Ford and Da Vall.

Last August, a startling discovery was made while preparing the association's Reserve Plan, which inventories all association's physical assets and provides a financial plan to maintain, renew and replace the improvements over their lifecycle. The discovery was that developer of *Montage at Mission Hills*, the Ford-DaVall Group, LLC, had not conveyed ownership of over an acre of landscape perimeter (Lots C, D, E, and F) nor 1.25 acres of street right of way for Chagall Court and Monet Court (Lots M and R) before partnership dissolution in 2012. You can find the location of the lots on the development tract map by [Clicking Here](#).

Preliminary indications based on a records research at the County Recorder's office clearly indicated that the City of Cathedral City owned the lots. The City was contacted, and a public records request was filed to clarify the matter. After six weeks of research of City documents, the Public Works Department staff, and the Director, concluded that the City did not own the lots. They did discover they were granted a landscape and sidewalk easement (from the street curb to the block wall) over the landscape lots. It is a little uncommon to grant such a wide easement. This easement gives the City certain rights of approval over the development and maintenance of the Montage landscape areas. The extent

of the conditions of the easement are still being investigated.

The Coachella Valley Water District assisted by providing a more detailed property title report for Lot F. The District is seeking a permanent easement from our Association to preserve a right to use the access drive that connects the Montage well site gate to Da Vall. The new, expanded report found that the property was still owned by the Ford-DaVall Group and had never been conveyed to the Association—as 13 other street and common area lots had been. After several months of discussions with GHA Builders, the only remaining entity from the Ford-DaVall Group, GHA hired an attorney to facilitate the lot conveyances and recording of a grant deed for the six lots to establish Montage as the valid owner and averting potential tax and liability concerns for the developer. The formal conveyance process will be no later than the September Board meeting and may be as early as the July Board meeting, closing a one year effort and mystery.



GARAGE DOORS CAN BE OPEN 12"



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.

FUTURE BOARD MEETINGS



Our May **ZOOM** Board Meeting will be conducted on Friday, July 14th 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 10th. If you don't receive this information please contact Tony Michaelis at tonymichaelis@icloud.com to receive the **Montage Consent Form**. Email instructions will be sent to Owners 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 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 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. We encourage Homeowners to get involved by volunteering for one of our Committees. After all, your input is invaluable!



MONTAGE CONTACT INFORMATION

Association Board Members

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(916.296.1563)
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Gary Roman—Director-at-Large
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Architectural Review Committee

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Lesley (Sue) Johnson—Board Liaison
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Emergency Preparedness Committee

Chuck Middleton—Chair
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Gary Roman—Board Liaison
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 Department
(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
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Fax: 760.325.9300

Community Management Contacts

Shelly Ruegsegger—Sr Community Manager
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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.