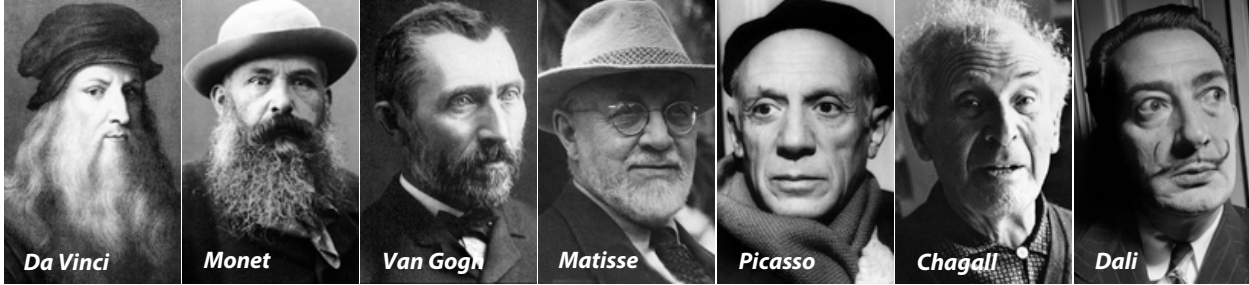




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HOMEOWNERS ASSOCIATION NEWSLETTER

MARCH 2024



PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



Our next **Board Meeting** is scheduled for March 8th at 9:30 am. A final agenda and **Zoom** invite will be sent to homeowners on Monday, March 4th. We will also be sending a reminder email with the agenda and **Zoom** link the morning of our meetings—moving forward—as a way to encourage participation and provide easy access to our meetings.

The **Annual Homeowners Meeting** will be held on Saturday, March 16, 2024 at 9:30am. This year, it was not necessary to have an election because we had two Board openings and two applicants. Details about the election can be reviewed in the article below by John Geary, our Inspector of Elections. Our **Annual Meeting** will be an opportunity for our Board and Committee volunteers to provide brief reports on the year's activities and to get Homeowner input on any issues you would like to share.

Following the **Annual Meeting**, we will be holding our third annual **Block Party** from noon to 3 pm. This year it will be located on **Chagall Court**. A big thank you goes out to our **Welcome and Social Committee Chair**, Frank San Juan, Board Liaison Norm Giere, and Committee members David Leytus and David Hale—for their hard work and preparation for this great opportunity to get together with neighbors and friends.

The major projects ahead for 2024 include: the next phase of the Palm Replacement Project, asphalt repair and seal coating, and fountain cleaning and restoration. Details will be reviewed at our March Board meeting and Annual Homeowners Meeting.

I also want to thank the Board and our Homeowner volunteers for stepping up to make sure we continue to provide ongoing property and financial oversight, so Montage continues to shine.

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

2024 ELECTION NEWS—UPDATE

JOHN GEARY, Inspector of Elections (IoE)



This year Montage met the requirements for an **Election by Acclamation** because only two self-nominated candidates filed Board Applications for the two available Board positions. As a result, no ballots were needed to be sent out to Homeowners. Norman Giere and Thomas Harp will continue to serve as members of the Board effective March 16, 2024.



In past years, we have also had a carryover income vote on the ballot. However, it has been determined that this requirement is not needed based on our tax filing status.

If you have any questions about this year's election process, please raise them at the **Annual Meeting**, which will be held via **Zoom** on March 16th. You will receive meeting materials and a link before the meeting.

2024 MONTAGE BOARD OF DIRECTORS

The faces below should look familiar to you, since the two incumbents, Norm Giere and Thomas Harp, were reelected as members of the Board of Directors. Their two year terms will begin at the March 8th Board Meeting. It is at this meeting when the Board of Directors makes the decision what positions each member will hold. It is

definitely gratifying to know that our Homeowners genuinely appreciate all the contributions that the Board has been making in keeping Montage one of the most desirable places to live in the Coachella Valley. We want to thank these Homeowner volunteers for the excellent job they have been doing on behalf of our Community.



Tony Michaelis



Norm Giere



Thomas Harp



Sue Johnson



Gary Roman

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 can be downloaded from our website by [Clicking Here](#), and it needs to be submitted by the Friday preceding the meeting date.



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. Please complete and attach it to this request.



Yearly date palm installation—This year, after reviewing the arborist report provided by **GDY Consulting**, fourteen date palms were authorized to be removed on Da Vall and four date palms on the corner of Gerald Ford and Da Vall. And in their place we are installing seven Mexican fan palm hybrids (Washingtonia Filibustas) along Da Vall.

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.

Montage Address Light Sign—Owners it's 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 used in our Community is the **PLHN4LED**. If you are interested in the new light you can [CLICK HERE](#) and you will be taken directly to their website.

WELCOME AND SOCIAL COMMITTEE

BY FRANK SAN JUAN, Chair



We hope that all of you are taking advantage of the beautiful weather and all that the Coachella Valley has to offer during the “High Season.”

On behalf of the *Welcome and Social Committee*,

we want to acknowledge our new residents who are joining our Community—**Kenneth Fontenot and Harry Walker at 69903 Van Gogh Road.**

The **WELCOME AND SOCIAL COMMITTEE** is pleased to announce that we will be hosting our **3rd Annual Block Party** on March 16th from 12 noon to 3:00pm at the Chagall Court cul-de-sac.

Cathedral City Councilmember and Mayor Pro Tem—Nancy Ross—will be at our event to provide us with current information regarding our local Community. In addition,

representatives from Mission Hills Country Club will be bringing us exciting new information about the Club’s Sports and Dining activities. We will be providing a light lunch, desserts, and a raffle with several prizes.

And as a welcome addition to the festivities, we have invited some of our talented resident artists to showcase their artwork.

We hope to strengthen Montage’s community bonds and spirit by fostering meaningful and increased levels of positive communication between residents. We also want to encourage participation in a wide variety of Community socialization and physical activities offered by Mission Hills Country Club.

We look forward to getting together and having a good time at the neighborhood **2024 Block Party!**

Please email RSVP to Frank San Juan at frankcsanjuan@gmail.com by March 2nd.

ABI CARTER IS ON AMERICAN IDOL

If you attended our first **Block Party** in March 2023 you might remember we had a young woman perform for the crowd. She was accompanied by Montage homeowner, Mac Huff. She was an instant hit with us.



And now she has gone on to appear on this season’s American Idol. We are keeping our fingers crossed that she does well. [Click Here](#) to see her outstanding performance on *American Idol*.





HOMEOWNERS ASSOCIATION

BLOCK PARTY

Come meet the neighbors.



Saturday, March 16, 2024

12:00 pm to 3:00 pm

Chagall Court cul-de-sac

RSVP to Frank San Juan by March 2

FrankCSanJuan@gmail.com

Food, Drinks and Fun.

BUILDING PERMITS—WHAT YOU NEED TO KNOW

SCOTT REESE, Montage Homeowner

The **Architectural Review Committee's** review and approval of any proposals, plans, or other submittals for your proposed Improvements does not constitute approval of or compliance with any city, county, or state building permit process. The **AIR** form contains language to remind homeowners that they should determine if a building permit is required and then act accordingly.



Why are building permits important

The City issues permits to monitor construction projects for safety and to ensure that improvements will meet the minimum construction standards. A permit is generally required when you erect, construct, enlarge, alter, move, improve, connect, or demolish any building or structure or perform any substantial grading. Permits are also required for plumbing, electrical, sewage, and mechanical installations or alterations.

Permits are mandatory for exterior improvements, such as swimming pools and hot tubs, fire pits, solar panels, flag poles over six feet, air conditioners, anything attached to the exterior of your home, outdoor kitchens and appliances, retaining walls, some block garden walls, trellis structures, some awnings and fabric shade sails, and outdoor primary water and gas lines.

These lists may not contain all the items requiring permits. If you have a question about whether a building permit is necessary, you can read more about permitting in Cathedral City on the City's website by [Clicking Here](#). Or you can

- **Visit** the Building Department at City Hall
- **Send** your question via e-mail
- **Call** the Building Department 760-770-0340

Failure to secure a building permit, where required, is against the City Code and can be penalized with a fine, non-approval of the project plans, and a requirement to remove non-permitted plans. In addition, the discovery of non-permitted improvements at the time of the home sale can stop the home sale and require the removal or reconstruction of the improvements.

While most licensed contractors understand the need and importance of permits, they may ask whether the homeowner would like to pull a permit or not. The reality is permits add time and expense to the project. A contractor doing work requiring a permit without pulling it risks losing their license and/or a fine. A non-licensed contractor cannot secure a permit, which provides some protection to the homeowner against fraudulent or inexperienced workers and poor work quality. To check contractors' licenses, go to the Contractors State Licensing Board website by [Clicking Here](#).

To see if a building permit has been issued. Make a public records request (PRR) for all building permits issued for a particular address during a specific period. You may find that a business has previously requested all permits for a particular period. [Click Here](#) to start a Public Records Request.

[Click Here](#) for the full text of this article on the Montage website.

WATER PRESSURE REGULATOR—OFTEN OVERLOOKED

SCOTT REESE, Montage Homeowner

An important and frequently overlooked part of your home's infrastructure is the **water pressure regulator valve (PRV)**, installed where the main water line enters your house, just after the main shutoff valve. This is where you turn the water off when repairing your plumbing and irrigation.



The purpose of this device is to reduce water pressure if it is too high. High pressure can cause significant damage to valves, faucets, appliances, pipes, and plumbing fittings. Water pressure from the street can run 125 PSI to 175 PSI. Usually, homes want a water pressure between 40 and 80 PSI, so you understand the importance of this device. If you want to check your water pressure, buy a hose connection-type pressure testing gauge from eBay for \$12 and \$25. [Click Here](#) to see some options.

What happens when the water pressure regulator valve goes bad?

When the pressure becomes too much, weak points within the water system give out, and

you suddenly face a plumbing leak. Most plumbing leaks are small, which makes them difficult to detect at first, but eventually, they can cause severe damage.

How do you adjust a residential water pressure regulator?

The screw at the top acts as a water pressure regulator. If you tighten the screw, the water pressure will be more, and if you loosen the screw, the water pressure will be less. Turn the screw clockwise to tighten it and increase the pressure, or turn it counterclockwise to decrease the pressure.

When do you replace a water pressure regulator valve?

Water pressure regulator valves need to be replaced about once every 4 to 12 years, and some may last longer than others.

Manufacturers recommend replacing your regulator at least once every five years to prevent damage. It depends on how much use the PRV gets, which depends on the pressure in our water system. There are some warning signs your PRV is going bad—such as water leaking from the valve itself or from the handles on your faucet (even when the faucet is turned off), a sudden loud thumping or banging inside your walls when you turn your water off, or low water pressure.

What is the estimated cost of replacing a water pressure regulator valve?

The valves cost between \$75 to \$150 on average but can hit \$200. On average, you should expect to pay between \$250 and \$450 to replace a PRV. You may reduce the cost by bundling the replacement with other plumbing work. For a video of the replacement process, [Click Here](#).

PLEASE BE RESPECTFUL—AND PICK UP!

FRANK SAN JUAN, Montage Homeowner

It has come to the attention of the Board that there has been a lot of dog waste found in some of our residents' yards, in the street, and on the outside perimeter of our Community.

We would kindly like to remind homeowners, their guests, and temporary residents of our Community that they are responsible for all dog waste clean-up **and should carry pet waste disposal bags when walking their pets in the Community.**



We also refer our dog owners to the Cathedral City ordinance 10.10.020 which states that **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.**

Dog poop can become quite noxious and toxic, as well as posing a health risk to our Community. Dog poop left uncollected can transmit bacteria, viruses, and parasites to humans and other animals. Also, dog poop can also be carried into waterways and contaminate our water supply. The unsightliness of dog poop can also cause ill feelings and irritation between neighbors, negatively impact the aesthetics of our Community, and possibly affect attracting new Homeowners.



Please Be Respectful and abide by our Pet Policy and keep everyone safe and our Community looking beautiful!

Thank You!

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—yards 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.



Close your garage door—In our *Rules and Regulations* it states that “garage doors shall not be left open, except for short-term projects (i.e. cooling, cleaning, organizing) as long as excessive noise does not emanate from the garage.” **Please keep doors closed.**



FUTURE BOARD MEETINGS



Our March Board Meeting will be conducted on Friday, March 8th at 9:30 am. The Agenda and instructions will be emailed to all our Homeowners who have provided the **Consent Form** for receiving electronic documents (required by State law) on Monday, March 4th. 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 Homeowners 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.

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 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. 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)
Sue Johnson—Secretary
lsjohnson231@gmail.com
(562.3046370)
Gary Roman—Director-at-Large
grroman@aol.com
(310.600.4279)

Architectural Review Committee

Norm Giere—Chair
giereARC@gmail.com
Sue Johnson—Board Liaison
lsjohnson231@gmail.com

Emergency Preparedness Committee

Chuck Middleton—Chair
cmiddleton@roosevelt.edu
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—
(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 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, local news, senior services, and dining options.