



artisan

HOMEOWNERS ASSOCIATION NEWSLETTER

NOVEMBER 2024



Da Vinci



Monet



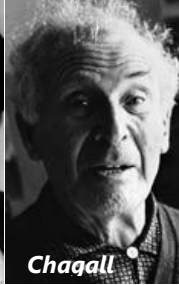
Van Gogh



Matisse



Picasso



Chagall



Dali

PRESIDENT'S MESSAGE

BY TONY MICHAELIS, President



Our next Board Meeting is scheduled for next Friday, November 8th at 9:30 am. An Agenda and **ZOOM** invite will be sent to all Homeowners 4 days prior to the meeting. Please mark your calendars for our

Annual Homeowners Meeting scheduled for **March 15, 2025**. We are also planning our **Fourth Annual Block Party**. Details on both events will be provided in due course.

The Board will be considering approval of the **2025 Budget** at our next meeting. The Finance Committee convened last month and is recommending a **2025 monthly assessment of \$340**, a \$15 increase over this year. Our Treasurer, Thomas Harp has an article on page 3 which provides additional details.

This past year, we completed our periodic asphalt maintenance project, refurbished the two entrance fountains and continued the palm replacement project. In the upcoming year, we plan to address entry gate access and perimeter

landscaping refresh. Details of all upcoming projects will be provided to Homeowners as they become available.

In addition to these major projects, your Board continues to provide ongoing property and financial oversight. This has allowed us to see significant savings in electricity and water costs as well as maintaining a healthy income statement and keeping expenses well within our budget.

I want to thank my fellow Board members, Committee Chairs and Committee Members for volunteering their time this past year in order to help make sure we make the best decisions for our Community.

If you have any questions or comments regarding the budget or would like to discuss any HOA-related issues, please email or call.

Since this is our last newsletter of the year, I want to wish all our Montage Homeowners a **Safe and Happy Holiday Season**.

Happy Holidays!

GET TO KNOW YOUR 'CHAGALL' STREET ARTIST

JUDITH FRANKS, MA, Artist on Chagall Court

In graduate school I began to seriously study art and painted my first large-scale oil paintings.

My inspiration comes from the women Abstract Expressionist painters like Helen Frankenthaler, Joan Mitchell, Lee Krasner, but especially Jay DeFeo for her use of thick texture, impasto, in her paintings. Like DeFeo, my paintings have multiple layers of oil paint. They are Impressions of landscapes that live and emerge on my canvases while layers, textures, and colors interact in forms, shapes,

and marks that encapsulate my personal experiences. Currently, my creative process involves working on a larger scale, emphasizing surface qualities, such as sgraffito, layering features, sequence, and thickness; and making use of the physical character of paint for expression.

My love of art is continuing through my volunteer work as a Docent at the *Palm Springs Art Museum* and as a painter creating abstract art works. For me there are no artistic boundaries and my painting is all about allowing my creative process to unfold.



TREASURER'S MESSAGE

BY THOMAS HARP, Board Treasurer



As we finish out the year your Board of Directors is busy planning for next year. One of the main responsibilities is to make sure we are financially sound and prepared for current and

future obligations.

Our largest operating expenses include the Mission Hills Country Club membership, property management (PPM), and our perimeter landscape contractor. Other operating expenses include water, electricity, insurance, street sweeping, gate maintenance and light maintenance (perimeter and HOA yard lights).

Future obligations are contained in our Reserve fund which is for asset replacement and maintenance. Our major asset is our roads which account for 75% of total assets. Additional assets include gates, gate access systems, electrical and lighting, irrigation, landscape and mailboxes. Neither of these lists are complete but you get the idea—our monthly assessment pays for a lot of things. Proper Board management of operating and

reserve funds allow us to keep our Community looking good, well maintained and contributes to enhanced property values.

We recently completed a **Level III Reserve Study** that was done by an independent outside consultant. The good news is we are in good financial standing. One recommendation coming out of the report is to increase our monthly/yearly reserve contributions over time, to pay for future improvements and replacements. 2025 operating expenses will increase based on several factors; led by a 10% increase in our Mission Hills Country Club membership and a 5% increase in our landscape contract. Some of these increased costs have been offset by significant savings on electricity, water and legal expenses. **To that extent the Finance Committee is recommending that the Board approve a \$15 a month increase for 2025, placing our dues at \$340 a month.** The Board will vote on the 2025 Budget at our November 8th meeting.

We feel confident this increase will ensure that we are able to meet our current and future 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. And we want our Homeowners to know that this is a responsibility we take very seriously.

WHAT IS A “RESERVE BUDGET”

BY SCOTT REESE, Montage Resident



A well-maintained Reserve Budget is essential for any Homeowner’s Association (HOA). But what exactly is a Reserve Budget, why are they important, and how homeowners can play an active role in shaping this critical component of Community finances and management?

What is a Reserve Budget?

A Reserve Budget, also called a Reserve Fund, is a savings account set aside by the HOA specifically for major repairs and replacements of shared assets within the community. Unlike the HOA’s Operating Budget, which has a one-year outlook and covers day-to-day expenses (landscaping, utilities, routine maintenance, etc.), the reserve budget is designated for long-term needs and generally looks ahead 30 years or more. Think of it as the Community’s “safety net” to ensure big-ticket projects don’t become financial surprises.

What does the Reserve Budget cover?

California law requires HOAs to conduct a reserve study and budget at least once every three years to ensure that the reserve fund balance is adequate to meet the projected expenses as necessary, over the next 30 years. While no legal limit is established for reserve fund funding levels, industry standards recommend reserve funds be maintained at around 70%—the estimated fully funded level identified in the funding plan.

The Montage Reserve Budget is prepared by a reserve budget consultant in cooperation with the Board and is usually updated annually. It is then discussed in October and approved in November. There are three

general types of Reserve Budget categories, including funds for:

- **Major Repairs**—Interim fixes for major assets like streets, sidewalks, walls, signage, and fountains. Minor repairs are funded in the Operating Budget.
- **Replacements**—Replacing assets like street and monument signs, mailboxes, fountains, large-scale landscaping, walls, streets, storm drainage and drywells—when they reach the end of their useful life.
- **Infrastructure Updates**—Upgrading outdated technologies or inefficient systems, such as CCTV, lighting, electrical, communications, and irrigation controllers.

By planning for these expenses, the Board ensures that our Community’s common areas remain safe, functional, and attractive.

Why is a Reserve Budget important?

Financial stability: A healthy reserve fund reduces the need for sudden special assessments or fee increases. Without adequate reserves, the Association might need to pass unexpected costs on to homeowners, leading to financial stress for many homeowners.

Property value: A well-funded Reserve Budget is critical to maintaining or even increasing property values. Prospective buyers look favorably on communities with sound reserve funds, which reflect prudent financial management and well-maintained property.

Smooth operations: When reserve funds are in place, the Association can handle major repairs or replacements without delay, keeping our assets functional and minimizing disruptions for residents.

WHAT IS A "RESERVE BUDGET" (cont.)

Why should you be involved?

As a Montage Homeowner, being informed and involved in the budget process provides an opportunity for you to have a say in how our Community's funds are allocated. You may participate in the following ways:

- **Attend Montage Budget Meetings**—Budget meetings are typically held annually in October and November. They allow Homeowners to review and discuss proposed budgets. Your engagement ensures Board accountability and your input can help the Board make more transparent, balanced, and Community-supported decisions. [Click Here](#) to see the Finance Committee's recommended operating budget for 2025.
- **Understand Reserve Study Reports**—The reserve study document details what assets need funding and provides recommendations for savings targets. Reviewing this report will help you understand the funding level required and the timeline for future projects. Look for the Reserve Budget to be distributed with the November meeting Board Packet. [Click Here](#) to see a copy of the *2024 Level III Reserve Study*.
- **Ask questions**—If you're unsure about specific line items or the overall funding strategy, don't hesitate to ask. [Click Here](#) for a description of line items contained within the budget. The HOA Board is there to provide transparency and explain how and why their decisions are made. This year's Reserve Budget will be presented at the November 8th Board meeting, which will be your opportunity to comment before the budget is adopted.
- An engaged Homeowner-base strengthens our Association's ability to plan effectively and responsibly. Together, we can ensure that our Operating and Reserve Budgets will support a safe, attractive, and financially secure Community. By your participation in the budgeting process, you can help protect our shared assets and our property values for years to come. For a detailed presentation on reserve studies [Click Here](#).



ANNUAL MAILING TO HOMEOWNERS

BY THOMAS HARP, Board Treasurer



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, 2024. This new mailing will contain **Annual Budget Reports, Annual Policy Statements,** and miscellaneous **Documents.**

ANNUAL BUDGET REPORTS:

- 2024 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

You can find a copy of this year's Annual Mailing as well as previous years on the Montage website by [Clicking Here.](#)



2025 BOARD OF DIRECTORS NOMINATIONS

BY JOHN GEARY, Inspector of Elections (IoE)



The Montage HOA is now accepting nominations to fill three positions on the **Board of Directors**, with elected members beginning their two-year terms on March 15th, 2025.

As a Board member, you will collaborate with four other directors, attending six to eight meetings annually on the second Friday of the month. Meetings typically last two hours and are currently held at the offices of **Personalized Property Management** in Cathedral City or virtually via **Zoom** to enhance convenience and Homeowner participation. To get a sense of the Board's responsibilities, we encourage you to review past meeting minutes, which are available on the Montage website by [Clicking Here](#).

Thanks to the dedicated efforts of our past Boards, in partnership with our management team, Montage has become one of the Coachella Valley's premier neighborhoods. Our HOA has been recognized for its excellent Community upkeep, increasing home property values, and strong real estate demand. Montage recently received the **Medallion Award** from the Coachella Valley Chapter of the **Community Associations Institute** in 2023, further solidifying its status as a top-tier neighborhood in the region.

Homeowners who are in good standing and have resided in Montage for at least one year are eligible to nominate themselves or other Homeowners for a Board position. To submit a nomination, complete the **Board of Directors Application** available on the Montage website 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** (this form)
- 2. **Biographical Brief** providing personal background (250 words or less)
- 3. **Qualifications/Interest Statement** for service as a Board member (250 words or less)
- 4. **Headshot** image of yourself. (a JPEG or TIFF personal image)

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

To be considered for the 2025 Board election, your complete application must be received by December 27, 2024. You will receive a written acknowledgment that your application has been received within seven days of its receipt by the property management company.

(TO COMPLETE BY COMPUTER (Insert the cursor in a shaded area, enter the info, and tab to the 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) _____ YEARS RESIDENT: [] YEARS [] PART TIME []

OCCUPATION (or retired) _____ 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

Applications must be submitted by **Friday, December 27th, 2024, by 3:00 pm to:**

**Personalized Property Management
68950 Adelina Road
Cathedral City, CA 92234
Attn: Shelly Ruegsegger**

Or email to sruegsegger@PPMinternet.com

The Board will certify candidates at its January meeting. If the number of nominees equals or is fewer than the three open positions, the Board may seat the new members by acclamation, as allowed under changes to the election rules made in 2022. In the event of more than three candidates, a formal election will proceed, with ballots distributed in early February. Voting will continue until the Saturday, March 15, 2025 **Annual Homeowners Meeting**.

For more information on the Election please visit the Montage website by [Clicking Here](#).

2025 MONTAGE ELECTION CALENDAR

The *Annual Homeowners Meeting and Election* will be held on **Saturday, March 15th, 2025**. Please refer to the *Election Calendar* (below) for important dates. *(Dates are subject to change.)*



November 8

The Board will approve the preliminary voter and 'candidate' lists.

December 27 (Friday)

Board candidate nomination materials are due at PPM by 3:00 p.m.

January 10, 2025

The Inspector of Elections (IoE) will present to the Board the list of qualified candidates to determine if the requirements for an Election by Acclamation have been met or if a paper ballot election will be necessary.

January 17

A notice will be sent to the membership regarding the status of the election (i.e. will a paper ballot be required, or has there been an Election by Acclamation).

January 18–February 18

Save for an Election by Acclamation, a voter list will be available at PPM so that Homeowners who would like to review the accuracy of the information on file (that their names and addresses are correct) may do so prior to the mailing of a paper ballot—if required.

February 13

The Inspector of Elections via PPM will mail out paper ballots, if required, with instructions on how to fill them out and return them.

March 15, 2025

Tentative date of the **Annual Homeowners Meeting**. The Inspector of Elections will open, count, and certify votes; results of the voting process will be announced.



ELECTRONIC VOTING APPROVED FOR HOAs

In the September newsletter I provided an update regarding the status of Assembly Bill 2159, which would allow an HOA to conduct Board elections electronically. Governor Newsom signed the bill into law on October 10, 2024, and it will go into effect on January 1, 2025. The new law provides an additional administrative tool to HOAs and is expected to transform how many HOAs conduct their elections. However, Boards are not required to adopt electronic voting.

This law primarily applies to the election of Board Directors and other advisory measures. Special assessments or regular assessment increases must still be approved using paper ballots and the double-envelope process.

The bill received broad support from various groups, including the Community Associations Institute (CAI), California Association of Community Managers (CACM), and numerous HOA boards statewide. Proponents believe the new law will modernize and streamline HOA elections by enhancing election accuracy, efficiency, security, reporting timelines, costs, and increasing accessibility and homeowner participation.

Governor Newsom expressed enthusiasm for the bill, stating that “this law brings much-needed innovation to community association governance. By embracing electronic voting, we’re enhancing transparency, improving participation, and reducing the administrative burden on HOA boards. It’s a win for both homeowners and community leaders.”

The 2025 Montage election process is now underway and will follow the standard paper ballot process. All Ballots are due by March 15th. In the interim, the Board of Directors will evaluate the process and possible revisions to our election rules. I will keep you apprised of further developments.



The implementation of electronic voting provisions will result in an update of Montage’s governing documents, including our Election Rules, to ensure members understand the new process. For example, the new law permits voters to opt out of electronic voting by requesting a written secret ballot instead. HOAs must comply with this request. However, members must notify the HOA of their preference for electronic to paper ballots no later than the 90th day before the election.

HOAs will maintain a voter list indicating which members will vote electronically and which have chosen to vote by written ballot. Voters voting electronically must provide a valid email address and agree to receive electronic communications pursuant to Civil Code 4041; otherwise, the electronic voting information must be sent to them by postal mail.

Who will monitor the entire process? Web-based electronic voting platforms can now set up and organize the election process as a whole. They can distribute candidate bios, design ballots, send voting reminders, authenticate votes, tabulate votes, and much more. HOA electronic voting is currently used in over twenty other States, and those systems have proven secure and accurate. The board will explore online voting services and their associated costs in the months ahead.

WHY JOIN THE HOA BOARD?

Serving on the Montage Board of Directors may seem like a daunting task. And while it's true that the position comes with a lot of responsibility and requires time and effort, it can also be very rewarding!



Here are a few of the reasons to consider joining the Montage Board of Directors:

COMMUNITY INVOLVEMENT

If you've been wondering how to *give back* to your neighbors and Community, look no further than the HOA Board. As an officer, you'll be able to more effectively voice the needs and wants of your fellow homeowners and work to make changes to better the Community as a whole.

Regular communication with homeowners will quickly *widen your circle of friends* and broaden your influence in the Community.

PROTECT YOUR INVESTMENT

Your home is your castle. Serving on the HOA Board will put you in the position to implement rules and regulations that will help to *maintain your property value* and uphold the standard to which you desire to live. However, motives cannot be self-serving; decisions must follow the CC&Rs and benefit the Community as a whole.

Board members are encouraged to give input at regular meetings. Joining the Board will give you the platform to *make your voice heard*, so you can affect real change in Montage at Mission Hills.

ENHANCE YOUR KNOWLEDGE AND SKILLS

As a Board member, be prepared to become *more educated* than ever before about our Community. You'll have the opportunity to become well-versed in the HOA's governing documents—including the CC&Rs, Rules and Regulations, Bylaws, and city codes. Not only will you know the rules, but you'll also gain a better appreciation for them and how they impact the Community.

Leadership and interpersonal skills, business structure, organization, maintenance, and money management are just a few of the *invaluable skills* you will learn while serving as a board officer.

CONTRIBUTE YOUR IDEAS

Fulfilling Board member duties is a lot of work, but it can also be a lot of fun. You'll enjoy the opportunity to tap into your creativity while working to maintain a successful Community.

YOU CAN MAKE A DIFFERENCE

Remember, successful HOA boards consist of members who want to make a difference in their Communities. By joining the Board you will see firsthand the positive impacts your hard work and dedication will have on the quality of life for you and your fellow Montage homeowners. This may be the most rewarding reason of all to—

“Step up and Serve.”

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.

Remember an **Architectural Improvement Request (AIR)** is required for all exterior home and landscape improvements; and no work can start until your AIR has been approved. 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.

Solar Panel Cleaning—Because of the large amounts of dust in the air, which has been settling on our solar panels, owners should consider having them cleaned. Dirty panels can significantly reduce the amount of electricity being generated. Cleaning your solar panels can have their production increased from 10–30%.



Tree Trimming—Conserve, our property maintenance landscape contractor, recently thinned out the mesquite trees in the detention basin. This is a yearly trimming project that takes place in mid-October.

Garage Doors Closed—Remember that our garage doors are to be opened for **entering and exiting** only and they are not to be left open for extended periods. Not only is it for safety reasons but also for the Community aesthetics—and it is a Community rule.

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. Our Committee is always looking for new volunteers. If you are interested in joining please contact Norm Giere or Sue Johnson for more information.

EMERGENCY PREPAREDNESS COMMITTEE (EPC)

BY CHUCK MIDDLETON, Chair



Earthquakes are not the only disasters that we must plan for in Montage. We also should think about fire (a likely consequence of an earthquake plus summer wildfires), floods (from mountain runoff after torrential downpours and even tropical storms like the one that reached here last year), toxic spills on nearby railroads (like the one that occurred in Ohio), windstorms, and severe heat and civil unrest.

As you can see, there is a lot on our table to take into consideration. Anything that can happen usually does sooner or later, and even events like hurricanes in the North Carolina mountains which “cannot happen,” actually do!

Members of our HOA Community are accordingly invited to the Mission Hills Country Club in the Oak Room on Wednesday, November 20th from 3:30 to 5:00 pm, where members of the **MHCC Emergency Preparedness Committee**, of which we are an affiliated member, will present suggestions on how to deal with all of these issues. No reservation is required. All you need to do is show up.

If you haven't yet received your *Montage Emergency Preparedness Packet*, please let me know. Distribution continues but we have fewer and fewer people to give them to—thanks to earlier deliveries.

Stay safe and enjoy the cooler weather which is FINALLY upon us. Happy Holidays!

For more information or to become a member of the *Emergency Preparedness Committee*, please email me at: cmiddleton@roosevelt.edu

WELCOME AND SOCIAL COMMITTEE

BY FRANK SAN JUAN, Chair



On behalf of the *Welcome and Social Committee* we want to welcome and acknowledge our newest residents who have recently joined our Montage Community.

- ***Teresa Visinare and Beth Hartman at 36356 Da Vinci Drive***

In order to foster greater Community spirit, please take the time to reach out to our new neighbors on Da Vinci Drive and say “Hello.”



We wish our new Montage residents peace, enjoyment, and lasting memories in your new home!

We hope that all of you have a safe, healthy, and happy upcoming Holiday Season!

HALLOWEEN "MADNESS"

You've all heard about "March Madness," and it looks like some Montage residents took to the pickleball courts at Mission Hills Country Club to create a little "Halloween Madness" of their own.

We want to remind all Montage Homeowners that you are members of the **Mission Hills Country Club**. And to get you up and moving our membership includes access to the state-

of-the-art gym, pickleball and tennis courts, croquet field, and water aerobics in a heated pool. When you're through exercising you can always drop by the snack bar, restaurant, or lounge for a little sustenance or just chillin'.

It's all part of your HOA dues, so please take advantage of these valuable amenities, and while you're at it meet some new friends.



POOL WATER DISPOSAL

BY SCOTT REESE, Montage Resident



Maintaining your swimming pool's water quality is essential for keeping it clean, safe, and inviting. In the Coachella Valley, the desert climate, with its extreme heat, dust, and dry conditions, adds extra challenges to pool maintenance. The hardness of Valley water and continual evaporation result in a buildup of chemicals and dissolved solids that create the need to change pool water more frequently than in other areas of southern California. For information on the Montage website on recognizing when it is time to change your pool water, [Click Here](#).

When and how do you dispose of the old pool water correctly?

Generally, it's recommended to change all or most of your pool water every **three to five years**. However, several factors can influence this timeline, including how often the pool is used, the quality of maintenance, and local climatic conditions. The best times of year to change your pool water in the Coachella Valley are in **early Spring (March–April)** and **late Fall (October–November)** during cooler weather to reduce the potential for structural damage to your pool. The Coachella Valley Water District recommends fall.

New Pool Water Disposal Policy

There are about 115 swimming pools in Montage. Some residents have obtained a Cathedral City Pool Draining Permit in the past, but that is no longer necessary. Due to the efforts of the Detention Basin Committee, Montage received a blanket pool water disposal permit ([Click Here](#)) from the Cathedral City Engineer Department on September 18, 2025. The following process has been confirmed to comply with Section of

the Coachella Valley Water District Water Sanitation Code (04.04.360 Section B.9) and the conditions of its regional stormwater permit. No further permitting is required from either agency if the procedures described here are followed.

New Rules and Best Practices for Pool Water Disposal

It's essential to dispose of your pool water properly to avoid environmental damage or legal issues. Here are the proper methods for pool water disposal in Montage per coming clarifications to the [Community Rules and Regulations](#):

1. **Notify our Community Manager:** Call or email the Community Manager at PPM and provide them with the proposed start date and time needed to drain your pool into the street. Leave enough time to dissipate the chemicals before draining.
2. **Pretreat Pool Water:** Before draining, ensure the pool water's chlorine level is below 0.1 parts per million (ppm) and the pH level is between 6.5 and 8.5. This prevents harmful chemicals from entering the environment. If you shut off your pool for 5–10 days the chemicals should dissipate.
3. **Option 1—Pump Water into Streets and Storm Drains:** Drain the pool water into the street gutter in front of your home.
4. **Option 2—Landscape Disposal:** If the water is chemically neutral (no chlorine or other harsh chemicals), consider using it to irrigate your landscaping. However, be mindful of the pH level and salt content to avoid damaging plants. For more information on landscape disposal and use [Click Here](#).

POOL WATER DISPOSAL (cont.)

Do Not Drain to the Sanitary Sewer System

While in many areas of the Coachella Valley and state, it is permissible, even required, to drain pool water into the sanitary sewer, it is not acceptable in our precise geographic area because, according to CVWD compliance officer Vanessa Duong, water treatment facilities serving Montage are not operated to be able to remove the dissolved solids in the pool water. **In Montage, water must be pumped into the street**, flowing then to the Montage detention basin aquifer recharge area or into the storm drain and onto the Whitewater River.

Want more information?

To view a copy of the blanket permit letter from the City and more information on pool maintenance and water disposal on the Montage website please [Click Here](#).



Please tell your pool service to empty your pool into the street gutter and not into your sanitary sewer cleanout.

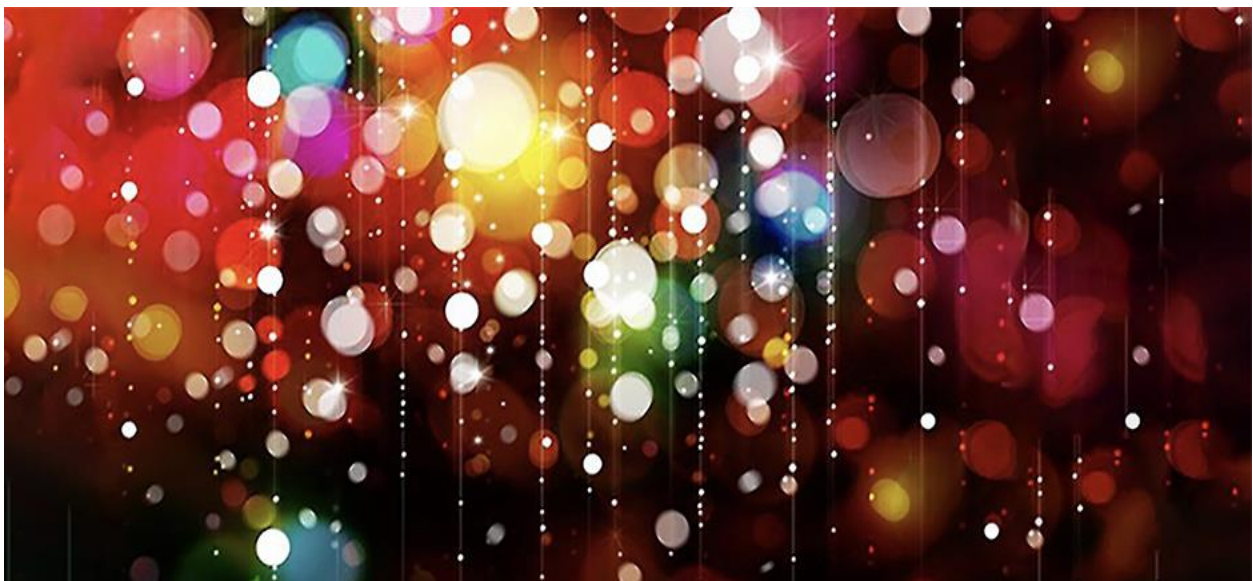
HOLIDAY LIGHTING GUIDELINES

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 ten days prior to Thanksgiving Day, and must be taken down by January 10th.

This means that all colored lights in the front yard, courtyard, back yard, and garage must be taken down at this time.

There aren't any restrictions on your front yard displays (Ornaments, Holiday Lighting, Reindeers, Menorahs, etc.).

Create some Holiday Magic in Montage!



MONTAGE DETENTION BASIN—EXPLAINED

BY SCOTT REESE, Ad Hoc Detention Basin Chair

Why are Detention Basins necessary in the Coachella Valley?

The Coachella Valley receives 4 1/2" to 5 1/2" of rain annually during ten to twelve rain events. In Montage, like most newer subdivisions in arid regions like the Coachella Valley, stormwater detention basins are crucial in managing rain runoff and preventing local flooding. Detention basins like Montage's at the corner of DaVinci and Van Gogh emerged in the mid-20th century as urban areas expanded and paved surfaces led to increased stormwater runoff and increased erosion, creating risks for flash floods during rain events as it did during Hurricane Hillary. By capturing and controlling stormwater, detention basins prevent or reduce flooding of nearby homes, roadways, and other infrastructure. This process protects the natural landscape, as managing runoff prevents erosion and sediment buildup in local waterways.

What is a Detention Basin?

A detention basin like ours, often called a "dry pond," is a man-made, shallow depression designed to temporarily hold rainwater and release it at a rate comparable to the natural runoff rate of the desert landscape to prevent flooding. Unlike retention basins, which maintain a permanent water level, detention basins are dry 98% of the time, except for pool discharges between rain events.

How does it work?

Detention basins are generally located at the lowest elevation in the subdivision perimeter. When it rains, water flows by gravity through the streets to the detention basin. Our detention basin is approximately one-third acre and about six feet deep. It has an estimated capacity of 322,000 gallons, about the same as thirty 15' x 25' swimming pools. Its capacity is

designed to catch and store the rainwater runoff that quickly flows off all Montage streets, roofs, and driveways during a storm. The basin captures stormwater in two curb inlets and empties it into a drywell and basin where the water is temporally held. This slow release helps manage the volume and speed of stormwater entering the drainage system, reducing the risk of overwhelming it.



The Montage basin fills only during a storm, allowing stormwater to accumulate and then gradually recharge into the groundwater or overflow through a controlled outlet into the stormwater system under Da Vall Drive and eventually into the Whitewater River. Most of the time, when the basin is not in stormwater use, it serves as a scenic amenity, park, dog play area, arboretum, or open space area. Some basins in the Valley also incorporate filtration or vegetative buffers to improve water quality by trapping sediments and pollutants before they exit the basin.

What's next for the Montage Basin?

Proper maintenance is essential to ensure the basin's long-term effectiveness, such as periodically pumping silt and debris from the drywell and catch basins, occasionally removing debris and built-up silt in the bottom, and repairing erosion of side slopes. When the drywell becomes permanently clogged with silt, it will be necessary to add a new drywell to the basin, which is scheduled to be done in five to eight years at a cost estimated at \$25,000. All this work is included with the renovation of basin landscaping budgeted in the Montage Reserve Fund.

BEE AWARE!

BY BOB GALAHER, Montage Resident

Recently, one of our Chagall Court homeowners had a large swarm of bees in her front yard lemon tree that is close to the Community mailbox. I don't know a lot about bees, but I've learned a lot over the last seven months, which helped me help our Homeowner deal with the bee issue humanely.

I'm a professional sports and Therapeutic Massage Therapist and I work on the male players at the **BNP Paribas Professional Tennis Tournament** every year. At this year's **2024 BNP** event, there were three bee swarms, but one BIG swarm making national news, that invaded the court in Stadium One—just as the match between Carlos Alcaraz and Alexander Zverev had begun. I was there watching the match before my work shift began. It forced everyone courtside to flee for cover, as well as some fans in the stands, until a **Professional Bee Relocator** came and removed the bees, relocating them to safety.

Funny enough, a few weeks later, my husband, Mike, and I had a bee swarm in one of our large olive trees in our front yard. "Our" bees, stayed for about 36 hours and left on their own. When you see a swarm, many people think it's a hive because there is such a large clustered concentration of bees. **It's not a hive.** But, depending on how long the bees have been swarming in one particular place, the Queen may decide she likes it there and her "worker bees" will start to build a hive. If you have bees today, and didn't have them yesterday, you have a swarm, not a hive.

Bees will "swarm," for a few reasons: 1) The hive becomes crowded or too big for a Queen to control, so a new Queen will be produced, then the old Queen will take half the hive with her, leaving the other half with the new queen;

2) Weather conditions—there is a "swarming season," typically taking place between March through May, but can occur any time of year.

When a swarm comes or goes, it can be intimidating to people. The sky becomes full of bees swirling around, and you will hear a distinctive humming. A swarm is typically not aggressive as they are not protecting anything but the Queen who is usually in the very center of the large cluster of bees. Usually within a short time they will leave on their own. Sometimes it takes 24–36 hours. Sometimes it takes action from a professional bee relocater.



Stephanie Marlo is a Bee Specialist and Owner of ***Bee One with Nature (760.219.6484)***. She is a GREAT resource for relocating bees if you find a swarm on your property and is the one who took care of the swarm on Chagall. When the bees are relocated, they have to go a minimum of five miles from the area they were removed from to prevent their returning to that location. The bees are relocated into hive boxes in the Valley—Sky Valley, Thousand Palms, Desert Hot Springs and Palm Desert—where they can thrive.

We've all heard how critical bees are to our very survival. If you find a swarm **PLEASE** contact Stephanie or another Bee Specialist who safely relocates the bees, and does **NOT** eradicate them. If you're anaphylactic (allergic) to bees, or you swat at them, that could be a problem, and you may get stung.

And here's a fun fact I learned from Stephanie: Only female bees have stingers! Males do not! Given the choice, a female bee will sting a man before a woman! Who knew! ***And that's your bee lesson for today!***

“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 held on Friday, November 8th 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, November 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 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** please send it to Norm Giere at giereARC@gmail.com. We want to encourage all Montage Homeowners to get involved by volunteering for one of our Committees.



MONTAGE CONTACT INFORMATION

Association Board Members

Tony Michaelis—President

tonymichaelis@icloud.com
(213.200.4274)

Norm Giere—Vice President

giereARC@gmail.com
(310.804.3761)

Thomas Harp—Treasurer

rthomasharp3@gmail.com
(916.296.1563)

Sue Johnson—Secretary

lsjohnson231@gmail.com
(562.304.6370)

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

Inspector of Elections (IoE)

John Geary

geary1925@gmail.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

Montage Website

MontageatMissionHills.org

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

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

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