

BOARD MEETINGS

Third Wednesday, every other month

Country Club at 4:30 pm

Mutual Water Co. at 5:30 pm

BOARD MEMBERS:

Country Club:

President: Philip Hartley

Treasurer: J. Richard

Secretary: Clelia Baur

Director: Doug Bridges

Director: Doug Moore

*Historian: Betty Helf

Water Company:

President: Norma Simmons

Vice President: Vacant

Secretary: Barbara Eichten

Treasurer: Ginny Leber

Director: Richard Tracy

Administration Office

8475 Harbor View Drive

Financial info: 707-279-8544

Fax: 707-279-0118

Send your eMail messages to

RivieraWest@gmail.com

Visit our Website:

Riviera-West.com

Office Hours/Days:

Mon., Tues., Thurs.

9 am to 3 pm

Wed. 9am to 11 am

Friday 9am to 3:30 pm



*Riviera West Country Club
Harbor View Mutual Water Company*

News

March 2017

Visit our WEBSITE ... **Riviera-West.com**

Issue 85

Next Country Club Board Meeting is March 15, 2017 at 4:30 pm
Next Mutual Water Co. Board Meeting is March 15, 2017 at 5:30 pm

President's Forum

Philip Hartley, President, Riviera West Country Club

PRESIDENT'S REPORT

Got rain? It is hard to believe our concerns have gone from fire and drought to flooding, landslides and downed trees in the space of a few months. Riviera West has weathered more than a dozen trees fall, some causing minor damage to two homes and striking power lines twice. A power pole snapped causing a nine-hour power outage. Our marina picnic area is about half covered with rising lake water and collapsing banks along the lower access road has lead us to close the marina until further notice. A roofing company has been employed to repair the clubhouse roof for a couple of leaks.

I am happy to report that we have met our goal of a fully funded reserve account. With a total of \$258,755, the reserve account has reached the level recommended by our last legally required reserve study (adjusted for the recommended refurbishments we have already completed). As per state law, we will commission a new 3-year reserve study at the end of this fiscal year.

Norma Simmons, President, Harbor View Mutual Water Company

PRESIDENT'S REPORT

After dealing with years of extreme drought the water company is now in the midst of a flood, so far the lake portion of the water treatment facility is a foot above the highest flood of this year so far. The water is receding and hasn't damaged any of the water intakes or pumps, the operators did have a hundred empty sand bags and a pile of sand ready in case they needed to sandbag the buildings but it fortunately didn't come to that. We had several trees fall in the community and on water company property but didn't have any major damage to water infrastructure.

Tom Smythe and Jeremiah Fossa have been working on the first steps of trying to obtain grant and loan funding for new water tanks to replace the 50 year old ones we currently have. This process includes reviewing rates and capital improvement funding that is required by the state to be submitted with the grant/loan applications. As this process moves forward we'll be keeping the community up to date on the status of this important project.

Water bills

Meters are read during the first few days of every other month, billings are created immediately thereafter, and water bills are sent out, usually by the 5th. Your water bill is DUE UPON RECEIPT since it is for service you received during the two months just prior to the billing. Any question? Call the office ... 707-279-8544.

President's Forum

(Cont. from page 1)

Philip Hartley, President, Riviera West Country Club

The Ladies Club outdid itself this past two months hosting crab feed, a Valentine's Day dinner, and a first-ever Super Bowl party (the NFL cooperated by providing one of the most exciting games ever). All the events were well attended and much enjoyed.

You may have noticed that the fire district has begun the creation of a fire break around our community. In a couple months, we will begin our annual process of fire safety inspections and noticing non-compliant properties. With the storm damage in the county, the tree and property clearing companies are going to be busy, so make your arrangements now to remove dead or dying trees that may be on your property.

Speaking of fire safety, if you have an interest in being part of the solution please contact the office to volunteer to serve on the Fire Safety Committee. It is a worthwhile and valuable use of your time.

Cheers,

Phil Hartley

Riviera West Office will be changing the hours of operation as of Monday, October 31st.

Riviera West Harbor View

Riviera West Country Club • Harbor View Mutual Water Company

MON.	9:00 AM – 3:00 PM
TUE.	9:00 AM – 3:00 PM
WED.	9:00 AM – 11:00 AM
THU.	9:00 AM – 3:00 PM
FRI.	9:00 AM – 3:30 PM

(Cont. from page 1)

Norma Simmons, President, Harbor View Mutual Water Company

The final paperwork is done for the intertie project with Buckingham Park water to connect the two systems together in case there's an emergency situation with either water company. This project has been open since the water treatment plant was built in early 2015. Construction of the piping and pumps will hopefully be completed this year. Buckingham Park will own and maintain the pump house located on Riviera West property adjacent to the new water treatment plant.

You are a good neighbor. Is your dog a good neighbor too?

Only you can make sure your dog is being a good neighbor. Keeping your dog on a leash or in a fenced area is important for the comfort and safety of everyone, including your canine companion.

We have recently had reports of off-leash dogs harassing people who are walking in the neighborhood. Keep in mind that folks walking can be seniors, children or people who are not comfortable with dogs.

Please remember that in Riviera West, dogs must be on leash when not confined on your property. As stated in the CC&Rs, "Absolutely no dogs are to be permitted to run loose in the community. This requirement includes pets and animals belonging to owners, tenants, contractors, guests and/or vendors." Property owners may incur a \$250 fine for failure to observe this policy.

Dogs may consider the street in front of your home as property they should defend, which can cause them to run out and confront someone walking by. If you are taking your dog for a walk, working outdoors or in your garage, please be sure your dog is secured.

Thank you to all the dog owners in our community who are helping their animal companions be good neighbors!

Dear Neighbor:

On Thursday, July 21, 2016 the Board of Directors was presented with a petition urging the board and residents to adhere to Section 12 of our CC&R's, a reasonable request. However, the authors of the petition assert that the present board is not enforcing Section 12. The Board noted that the examples set forth stated "logs, stumps and log piles" as the issue. The present Board has a two-year history of aggressive enforcement of our governance documents with a strong emphasis on improving safety and increasing the value of our common assets. Our efforts have earned the community national recognition as a Firewise Community, praise from local fire prevention officials and an appraisal from our current fire inspector, retired fire chief Jim Comisky, that Riviera West is "by far and away the best community" in terms of the condition of our properties and overall fire safety. In 2015-16 Riviera West assessed and collected nearly \$5,000 in fines for non-compliant properties.

However, the Board felt that it was important to address the issue presented. Therefore, the following statement was distributed at the meeting. Complying with a recent request that the statement be shared with the entire community, it is presented here.

STATEMENT ON SECTION 12 RESTRICTIONS

Section 12 binds each owner of a parcel of real estate located within Riviera West to "maintain their property in a clean, sightly and wholesome condition." Exactly what these descriptive terms mean is, without a doubt, subject to interpretation and differences of opinion.¹

The Board of Directors has a responsibility for lawfully and fairly policing and enforcing restrictions created by its CC&Rs and Rules and Regulations. However, under the law, the Board of Directors does have a certain amount of discretion when it comes to enforcement decisions related to alleged violations of the restrictions stated in the association's Declaration.¹

The Board does not believe that tree stumps constitute an unclean, unsightly or unwholesome condition. Consideration should be given to the fact that Riviera West exists in a forested, country environment that creates a context where tree stumps are not a visually intrusive element. Further, in the case of stumps, it is apparent to the Board that given the large number of existing stumps in the community, dating back over at least the last 20 years, that it would be unfair to at this time require lot owners to bear the expense of removal.

The Board has also given careful consideration to presence of bare tree trunks left on the ground as the result of dead tree removal or natural causes. Several years ago as Riviera West began an aggressive and successful campaign to rid the community of the fire danger created by dead and dying trees, it was noted that the expense of downing a tree did not usually include the removal of the bare tree trunk. While the Association has required the removal or chipping of limbs and branches of fallen trees, it received information from CalFire and the Bureau of Land Management that bare tree trunks on the ground do not pose a fire hazard. The bare tree trunks begin to decay within a short period and do provide habitat, a barrier to soil erosion and natural soil enhancements as they decay. This analysis was recently reiterated by retired Fire Chief Jim Comisky who provided fire inspection services in 2016. Therefore, based on this information and the recommendation of the Fire Safety Committee, property owners have been allowed to avoid the expense of removing bare tree trunks. The Board has this year asked the major lot clearing companies not to stack bare tree trunk segments into piles.

As to whether these downed tree trunks constitute a violation of Chapter 12 is certainly a matter of interpretation and there is the potential for differences of opinion. Presently, the Board of Directors acting within its discretion does not view bare tree trunks as a violation of Section 12. Within the environmental context of a wooded, country setting, seeing bare tree trunks on the ground is not an unsightly, unclean or unwholesome visual element as envisioned by Section 12.

Calendar

Ladies' Club meetings are held the 2nd Wednesday of each month at 10 am in the Clubhouse, September through May. You don't have to be a member to come and check out a meeting to see if you are interested in joining our club.

Upcoming Events

March 18th Saturday- St. Patrick's Dinner
50/50 raffle

Hosted by: Kerry and Doug Moore
Corned Beef and Cabbage BYOB



April - TBD

May 6th Saturday- Mexican Fiesta,
Hosted by: Norma Simmons & Jan Wilson
50/50 raffle



June 14th Wednesday- Ladies' Club Luncheon,
11:30 a.m. more info. to follow

BYOB

**Cocktails & Appetizers served
at 5:30 p.m. and Dinners at 6:30 p.m**

**Cost of most Dinners and Brunch are \$15 Except
Crab Feed**

**ALL RSVP MUST BE TO JAN WILSON AT
JANMAR61@MCHSI.COM OR 279-0490
NO RSVP WILL BE ACCEPTED IN OFFICE**



PRESIDENT'S REPORT

Important Reminder: Your **RSVP** is very important by the stated **Date**. While most of the Hosts plan for a few extra servings, you are not usually the only person who is requesting to come after the deadline. We would hate to run out of food for those who RSVP in a timely manner. We really **Do Not** want to turn anyone down since these dinners are put on in the spirit of fun and community. So, let's all RSVP on time, and **Enjoy!!**

Did you know, that we have a great Clubhouse that is available to rent for your special family occasions and parties?

The cost is only \$100 for the day, a steal in comparison to other event facilities. Call Norma Simmons for details and more information, 279-9604

- Kerry Moore Ladies' Club President

Thank You

*A Big Thank you to Wilma and Harold Taylor for the wonderful Valentines Dinner. It was fantastic!
Kudos to Jackie and Tom Smythe for their assistance as well!!*



Home of the Great Blue Heron

Visit the rookery and slough at Lake County's Rodman Ranch

On the northern edge of Clear Lake, I'm having a hard time distinguishing the birds from the trees.

I'm motoring upstream with three members of the Lake County Land Trust. As we pass willows edging Rodman Slough, adjacent to the Rodman Ranch rookery, a canvasback dives underwater near our boat, and a cluster of swallows passes overhead.

Then, in the branches of a massive blue oak, a golden leaf metamorphoses into a large orange beak; shadows become black stripes on a white face. Once I make out one great blue heron, I see dozens more, all of them crouched in the oak, guarding their nests. We drift past silently, struck by the awesomeness of a whole flock of these huge birds.

The slough, which empties into Clear Lake, is one of the last remaining wetlands on the 43,000-acre lake, about 100 miles north of San Francisco. Thanks to local efforts, the rookery here will continue to house heron families into the future.

This wasn't always the case. Nearly 10 years ago, when longtime county residents Roberta Lyons and Susanne Scholz heard that some 400 acres of land around this waterway were for sale, they worried. If houses were built here, they knew the herons could lose their nesting site. Ospreys and bald eagles could lose habitat as well. The tule reeds might be ripped out, damaging the slough's filtration system. More algae might grow in Clear Lake. One problem would spiral into many more.

So Lyons and Scholz, aided by others including John Graham, Mary Tualanian, Glenn Dishman, and attorney Peter Windrem, got to work. To save this area for others, they founded the Lake County Land Trust and began plotting how to buy the property.

We sat around a kitchen table and said, "How much can we offer for the property?"

We came up with \$2,000," says Lyons, now secretary of the land trust. "Not surprisingly, our offer was turned down."

Since then, land trust volunteers have become legal and fund-raising experts. Through an adopt-a-nest campaign and personal contributions, the trust raised more than \$40,000. Funds attracted more funds; the county pitched in, as did the Wildlife Conservation Board and many environmental groups.

Now, for a total purchase price of \$1.2 million, 131 acres on Rodman Ranch are owned by the trust. The Department of Fish and Game owns 107 acres, including most of the waterfront land, and the county owns 41 acres. A vineyard development that has promised to preserve existing old oaks own the final portion.

This month locals will celebrate the land trust's victory during the spring Heron Days festival. As in the past seven years, visitors can view nesting sites at Anderson Marsh State Historic Park. For the first time this year, they can also take kayak tours of Rodman Slough, where more than 100 great blue heron nests have been counted.

And the rookery will endure: As they are wont to do when they have a secure home, herons will beget more herons.

(Authored by Lisa Taggart, and first published in the April 2001 issue of Sunset Magazine, pp 38-39.)

For these historical documents, we wish to give a special thanks to Betty Helf for her efforts.

