

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: Clelia Baur

Secretary: Clelia Baur

Director: Doug Bridges

Director: Doug Moore

Director: Bob Gunion

*Historian: Betty Helf

Water Company:

President: Norma Simmons

Vice President: Vacant

Secretary: Barbara Eichten

Treasurer: Vacant

Director: Richard Tracy

Director: Carina DeHererra

Administration Office

8475 Harbor View Drive

Financial info: 707-279-8544

Fax: 707-279-0118

Send eMail messages to

Visit our Website:
rivierawesthoa.com

RivieraWest@gmail.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

January 2018

Visit our WEBSITE ... rivierawesthoa.com

Issue 91

Next Country Club Board Meeting is January 17 2017 at 4:30 pm
Next Mutual Water Co. Board Meeting is January 17, 2017 at 5:30 pm

President's Report

Philip Hartley, President, Riviera West Country Club

Happy New Year to one and all. The mistress of all earthly weather has once again served up a surprising season. Last year at this time the Lake was flooding Library Park in Lakeport and rainfall erased several years of drought. Our first winter here in 2012 greeted us with a major snowfall! December brought us, dry days under a clear sky in sharp contrast with most of the rest of the U.S.

Thank you to the Ladies' Club for a warm and cheerful Christmas open house and for collecting food and toys for local area charities. A fun New Year's Eve party rounded out the year's social activities.

The kitchen remodel project is on track with a hopeful completion date in late February. We will be using all local vendors for the project.

The Board has been reviewing a new fire prevention product that has been endorsed by the National Fire Prevention Association Firewise Communities program.

Norma Simmons, President, Harbor View Mutual Water Company

Fellow Property Owners,

In the coldest months of winter, it is sometimes necessary to leave a faucet with a slow drip on at night to keep pipes from freezing. This small amount of water can save in the long run from expensive and costly plumbing repairs. Freezing temperatures under thirty degrees is when this option should be considered. If your home is a summer home we ask that you turn off the water outside to prevent any major water problem.

The water company is still actively chasing grant/loan funding from several different sources. The State is supposed to free up funding to do an income study in the community to determine if we qualify for any grants. We qualified in 2015 for 100 percent grant-funded water treatment plant but the state has changed how they determine if the community falls into the under-80 percent income level for the entire state.

(Cont. next page)

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.

(Hartley, Cont. from pg. 1 column 1)

Called PHOS-CHEK, the product is described as a long-term, home defense fire retardant. Sprayed on grass, bushes and trees at the start of the fire season, it will remain effective throughout the entire season as long as the weather remains dry according to the manufacturer. HOAs are eligible to purchase the product at government/large user rates which would save 50% for individual property owners. Watch for more information in the coming weeks.

The Board has taken action to initiate a foreclosure on a lot that is a unique situation. This large lot (.423 acres) has no known living owner, has posed a major fire hazard with overgrown brush and dead trees, has a large delinquent balance of unpaid fees/ fines, and has been an eyesore located on a prominent corner. Generally, foreclosures are not a good fiscal action for us. Foreclosures require public notification and an auction (costly) with a minimum bid equal to all past-due charges and auction costs, plus the successful bidder must pay back-due property taxes. If no one meets the minimum bid, we can become liable for the back taxes. However, in this case the property is a very buildable, large lot in a great location with an excellent view. If there is no minimum bid submitted, we then own the lot and can sell it at a price of our choosing. If you think you might have an interest in purchasing this lot, please notify the office so we can keep you informed.

Cheers!

(Simmons, Cont. from, pg. 1 column 2)

The water company will be conducting annual main water line flushing in the next month in order to bring you the highest quality water possible. If you have some discolored water please run a faucet for a few minutes to flush the service lines to your home, if this doesn't clear it up then call the water plant at 279-4143 to have an operator check it out.

Jeremiah Fossa and Tom Smythe have been attending meetings with several local water companies about possible ideas and plans to consolidate water systems in the area in order to create larger and more financially stable companies. This can be discussed at a Board meeting if any members have thoughts or ideas on the subject.

Norma Simmons

Water Billing

Please note, if your bill is not paid in full by the due date before 3:00 pm the account is assessed a late payment fee of \$20.00.

Pay With:

- Cash; in person
- Check
- Money Order

* Postdated checks are no longer accepted.

By Mail:

- Please pay by check or money order only - do not send cash.
- Address your payment to Harbor View Mutual Water Co.

Drive By Drop Box:

Drop off payments anytime day or night. Payments dropped off after 3:00 pm will be posted the next business day.

Drop box is located at the front office.

Due Dates

Full payment is due on the billing date, as given on the bill and must be received before 3:00 pm. Residential accounts are billed bi-monthly (every other month). It is your responsibility to ensure that payment is received by the due date.

Past Due Payments

If full payment is not received by the due date, the account is assessed a late payment fee of 20.00 of the balance due.

Past Due Notice

If payment is not received in full by the due date, a "Past Due" notice is mailed.

Notice of Disconnect

Notice of Shut Off will be placed at the door of the property. You have 72 hours of the date the Notice of Shut Off is issued to remit payment in full.

Reconnection

\$200.00 reconnection fee will be assessed to the account and the balance must be paid in full to reinstate service.

Riviera West ACP Approval is Required Before Cutting Down a Tree

Beautiful, healthy trees are an essential part of our community's unique character. However, trees – especially large trees reaching the end of their lifespans – can start experiencing problems. Trees can become overcrowded. They can present a fire danger, or interfere with septic systems, buildings or overhead wires. Managing tree removal carefully is in everyone's best interest. The Architectural Control and Planning Committee (ACP) reviews all tree-cutting applications, and helps property owners understand and comply with the rules concerning tree removal.

When do you need to complete an ACP PROJECT APPROVAL APPLICATION if you want to cut down a tree?

The simple answer is – Always. Sometimes it is not easy to tell if a tree is healthy or sick, or if it is sick, whether it can recover. Some trees may even look dead when they are not. Property owners should consult a qualified tree service to determine the best course of action.

ACP members consider a number of factors when deciding if a tree should be removed, including the tree species, slope and size of the lot, proximity and health of nearby trees, etc. Because we consider the “big picture,” ALL tree removals must be approved by the ACP.

This includes tree removal recommended by the Riviera West Fire Prevention Committee. When approving removal of a dead or dying tree, the ACP may ask that you replace it with a different tree, to combat erosion and maintain the beauty of the neighborhood.

Please complete your tree removal application before making arrangements to have your tree cut down. Cutting down a tree without ACP approval can result in a fine of up to \$500 per tree. ACP members are community volunteers, and though we officially have 30 days to reply to your application, we always try to process your application as quickly as possible.

The ACP volunteers are anxious to work with you to ensure a beautiful, healthy and fire-safe neighborhood. Filling out the application only takes a few minutes! Click on the Project Approval Application Form link below or pick up a form from the office, and let us know if you need help or have any questions. Thank you for your cooperation.

Link to ACP Project Approval Application

<http://rivierawesthoa.com/mt-content/uploads/2017/05/acp-request-for-project-approval-rev.-april-2017.pdf>

Link to Riviera West Architectural Guidelines to Building (Section 7 Lot Clearing/Trees)

<http://www.rivierawesthoa.com/mt-content/uploads/2017/03/buildingguidelines.pdf>

Calendar

Ladies' Club meetings are held the 2nd Wednesday of each month at 10 am in the clubhouse, starting on September 13, 2017 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

January 20th Saturday- Crab Feed, 5:30 Appetizers, 6:30 Dinner, BYOB. Bring your own crab tools. 50/50 raffle will be held. Must pay by Jan. 11th at the office.

Hosted by Monique and Kent Kubach.

February 4th Saturday- Tentative Super Bowl Party, 1:00-end of game. Watch for email updates about this event. We may not have access to the kitchen due to the remodel. It will be finger foods, desserts, take your dishes home to wash. We may have a pool and other games and prizes. Wear your favorite team colors!!

February Dinner is currently on hold as the kitchen remodel will be underway.

March 17th Saturday- St. Patrick's Day Corned Beef and Cabbage Dinner. Hosted by Doug and Kerry Moore.

5:30 Appetizers, 6:30 Dinner, BYOB, \$15 per person, time and details to follow.

May 5th Saturday- Cinco de Mayo Dinner Hosted by Barbara Curtis and Sandra Estrada. 5:30 Appetizers, 6:30 Dinner, BYOB \$15 Per Person.

June 13th Wednesday- Ladies Club Luncheon. All ladies in the community are welcome. More details to follow.

**RSVP MUST BE SENT TO JAN WILSON AT
JANMAR61@MCHSI.COM OR 279-0490**

Ladies Club Dinners: Cash and checks accepted.

**Please make checks payable to the
Riviera West Ladies' Club or RWLC**



PRESIDENT'S REPORT

Hello! & Happy Post Holidays!

We had a successful Holiday open house and bake sale. I'm sure we all went home with full stomachs and tooth aches! Thanks to the ladies who donated their delicious baked goods!

I am so appreciative for the warm outpouring of support from the community for our Holiday food and toy drive. This year we collected a record number of bags of food and toys which will go directly to the victims of the Sulfur Fire. Did you catch our picture in the paper? I also want to thank the Lakeport Airmen's Association for their contributions and Linda Prather for donating the beautiful wreath that we auctioned for charity also. Jackie Nelson was the top bidder for the wreath and Carina DeHerrera edged out Phil Hartley for the Wine Gift Basket. Congrats!

I also want to congratulate Wilma and Harold Taylor for Winning the Outdoor Lights contest! As I said in the email, there were so many good ones to choose from that it was a hard decision. Can't wait until next year!!

Changing gears, as the upcoming dinner season is here, I want to give you a few reminders:

-Please RSVP by the date found in the email invite. Even with potlucks, we generally set the tables so it's good to know how many are coming and what they will be bringing.

-If you RSVP to a dinner and DO NOT come, you will still be required to pay for the dinner, unless you notify us of the change before the final RSVP date. Also, if you have RSVP'd have NOT shown up 2 times, you will be required to pay for your dinner in advance.

-If there is extra food after the dinner, we will sell it to those who are interested. Leftover food or hefty servings are not meant for personal doggie bags.

Our cooks are volunteers and a lot of time is spent shopping and preparing, so it's important that they

(Moore, Cont. from, pg. 4 column 2)

PRESIDENT'S REPORT

have the right numbers ahead of time. Also, since the dinners are meant as fundraisers for the Ladies Club and ultimately go back to the community, we want our numbers to be accurate.

As we ring in 2018, we would like to plan more No Host community events. Some suggestions have been: A trip to the Cal Pine Geothermal Plant, an outing to 11 Roses Ranch, riding the Pinzgauer at Six Sigma Winery, hikes, and Paint and Sip among many others. If you have an idea or would like to organize an event, please contact me. I wish everyone a Happy, Healthy, and Prosperous New Year!

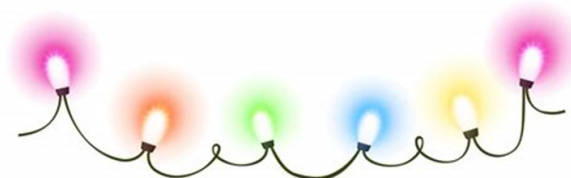
- Kerry Moore Ladies' Club President



Riviera West office will be closed on Monday, January 15th 2018 to observe Martin Luther King Jr Day. We will reopen the following business day at 9:00 am



Wilma & Harold Taylor the Outdoor Lights contest winners



Meet the oldest lake in North America

From northern Alaska down to the south of Mexico, one lake stands out as the oldest and most geologically unique in all of North America. In Lake County, California, just north of Sonoma and Napa counties, is Clear Lake with a ripe, young age of 480,000—yes, nearly half a million years old—the oldest lake on the continent.

The average lifespan of a lake is usually about 10,000 years. What commonly happens is the depression of the lake fills with sediment, water levels go down and wonderful wetlands are created. While Clear Lake is only estimated at about half a million years old, geologists figure that lakes have existed on this particular patch of land for nearly 2.5 million years.

How has Clear Lake remained intact longer than any other lake in the US, Mexico or Canada? A geological fluke. There is molten rock deep beneath the lake from long-dormant volcanoes—volcanoes also responsible for the stunning mountains that surround the lake. The molten rock tilts a little bit every year, allowing sediment to seep into the gaps, causing the water level to remain relatively unaffected for a very, very long time.

A half of million years of sediment has deposited enormous amounts of nutrients into the lake, which encourages the abundant growth of plant life. This in turn creates a rich environment for fish and wildlife. In fact, almost half of all species of birds find their way to Clear Lake at one point or another throughout the year.

This fertile environment sustains more fish per acre than any other lake in America. In fact, Clear Lake is known as the best bass fishing lake in the west, and was recently named the No. 2 Bass Fishing Lake in 2014 by Bassmaster magazine, the premiere bass fishing publication in the US. But Clear Lake is not only home to the “monster bass,” it’s also home to the monster catfish. And carp, crappie and blue gills can also be found, and fished for in the lake.

The volcanic activity still manifests itself in the form of frequent “geysers,” which are not really geysers.

They’re really fumaroles and boiling hot springs, and they’re responsible for the vibrant system of spa resorts and hot springs from Lake County’s colorful resort past, which included numerous “pleasure palaces.” Today, Harbin Hot Spring near Middletown is a well-known spa resort utilizing natural warm spring waters from the ground in their soaking pools. Harbin burned during the 2014 fires, and is in the process of rebuilding

Clear Lake is not named Clear Lake by accident. But it wasn’t given its name because of the water, either. Clear Lake was named by settlers in the late 1800s because of the astonishingly clean air found in the region. And the air remains clean to this day, with the California Air Resources Board almost always certifying Lake County as having the cleanest air in California for the last 23 years.

Interestingly, Clear Lake does not get any of the fog associated with Northern California locales like San Francisco. Thanks to the mountains and the midpoint location between coastal California and Central California, Clear Lake enjoys an average of 265 days of clear skies a year.

Combine lots of warm sunshine with volcanic activity and shallow waters and you get a comfortable and warm lake for sport and recreation. The water temperature of Clear Lake averages 76 degrees in the summer, so water sports can be comfortable without the accompanying brain freeze.

It’s no secret that plenty of California’s lakes and reservoirs have suffered in this historic drought. Although Clear Lake is also seeing lower water levels, there’s still plenty of warm water waiting to be enjoyed, whether it’s fishing, jet skiing, bird-watching, kayaking or stand-up paddle boarding. Check out this North American treasure, and see for yourself what 450,000 years looks like.

Published 2015 Courtesy of www.allvoices.com

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