

## 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/Treasurer:

Director: Chris Smits

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](http://rivierawesthoa.com)**

**[RivieraWest@gmail.com](mailto: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

## News

March 2019

Visit our WEBSITE ... [rivierawesthoa.com](http://rivierawesthoa.com)

Issue 98

**Next Country Club Board Meeting is April 17, 2019 at 4:30 pm**  
**Next Mutual Water Co. Board Meeting is April 17, 2019 at 5:30 pm**

## President's Report

### **Philip Hartley, President, Riviera West Country Club**

Riviera West celebrates its 50th anniversary this year. The community was incorporated in 1969 and the developer turned over the property to the Home Owners Association in 1971. Currently, the 491-some parcels that make up Riviera West are evenly split between lots with homes and undeveloped lots. We continue to make improvements to our common areas and lead the county in community fire safety programs.

At its last meeting the Board approved seeking bids for our next major project which is to convert the unkept area below the parking lot at the north of the pool into a recreation area. The area would be graded, leveled and paved with crushed rock, have a ramp up from Harbor View Drive, sidewalk and an 18' x 28' concrete pad for outdoor BBQs and picnic tables. Adding a few dozen feet of 2-inch by 12-inch framing on the ground will inexpensively create a bocce ball court and a horseshoe pit. A metal gazebo would finish out the project.

*(Cont. next page)*

### **Norma Simmons, President, Harbor View Mutual Water Company**

Fellow Property Owners,

The lake is at flood stage which means we should have plenty of water for the summertime months. How the lake will react to all the rain after the largest wildfire in California history remains to be seen and is being studied very closely by the state and universities. UC Davis will be installing a weather station at the marina to gather information for the next three years to see the effects from the Ranch fire on lake water quality.

The tank divers were here to clean and inspect all three of our water tanks some of the inspection video was shown at the February board meeting. Overall the tanks were pretty clean and still working but need to be replaced sooner than later. The divers returned for a full day to patch a sizeable leak in the upper wooden tank which they were able to slow down by about 90 percent.

*(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)*

The mini-park at the side of the clubhouse is coming along through the work of hearty volunteers under the direction of Clelia Baur. The new stairs for access to the pool are being shipped this month.

We are awaiting the outcome of the ballot election to create a special district so that the county can clear our fire hazardous lots with unresponsive owners. The one-time fee that we would pay on our property tax statement has been confusing to some because the wording of the resolution included with the ballots was taken from the ordinance that the Board of Supervisors would use to authorize the special district. If approved, how the funds are managed would be spelled out in the resulting document that would create the special district. Essentially Riviera West would be in charge of what lots would be cleared and the fund would be self-perpetuating because the county would charge the non-responsive owner for the cost of clearing. If you haven't returned your ballot, please do so, now.

It feels like it is time to begin chanting, "Rain, rain go away....."

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

The Board voted to pursue a part-grant part-loan from USDA for two million dollars to replace the three existing tanks with two new bolted steel tanks. These tanks will last another 50 years and hopefully twice that long with proper maintenance and care.

We continue our pursuit of emergency generators for the coming summer months when and if PG&E continues to shut down our power for extended periods in high wind events. In order to finish this project in a timely fashion we will not be seeking grant funding as this can take years to secure if ever. We will need to purchase at least three commercial duty generators and a fourth would be even better.

The Water Board encourages you to vote yes to establish a County Service Zone of Benefit. This would be a one-time fee from property owners so the county can clear fire hazardous lots.

Norma Simmons

#### **Boats**

*"A hole in the water into which you pour money."*

and

#### **A Gentle Reminder**

**7.2 No unused vehicles,** RV's, boats, trailers, partially-wrecked junk vehicles or sizable part thereof, shall be permitted to be parked or stored on any Association common area or street within Riviera West. The definition of "street" shall include the unpaved "right of way" that exists from lot line to lot line. This does not preclude any owner from storing such vehicles in their garage.

**7.3 Cul-de-sac or street parking** is limited to 72 hours, per county ordinance. This includes all vehicles, including RV's, boats, trailers and other equipment.

**7.4 All off-street** RV's, boats, trailers and other equipment must be obscured by landscaping or approved fencing (6 ft. max) from the view of streets, common areas and neighboring properties and must comply to Architectural Control Planning (ACP) guidelines.

From Riviera West Rules and Regulation

**NOTE:** Being a lakeside community, the HOA has historically been lenient on the enforcement of the boat/RV storage regulations. We do ask that boats be at least covered and be parked entirely on your own property, not on an unowned vacant lot, the street or a cul-de-sac. For RVs, they need to be "obscured" which is generally taken to mean that the length of the RV should not be visible from the street. The Architectural Control Planning (ACP) committee makes individual determinations.

## **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 16th Saturday- St. Patrick's Dinner** hosted by Kerry and Doug Moore \$15 per person, 5:30 appetizers, 6:30 dinner. Corned beef and cabbage will be served BYOB, RSVP by March 13, 3:00pm

#### **April 12, Friday- Spring Fever TGIF and Dance Party**

Hosted by Patrick and Linda Prather, \$5 per person towards DJ cost

6:00-10:00pm, Low volume music from 6-7:30, High Volume dancing music from 7:45-10:00, Please bring an appetizer to share and BYOB

RSVP by April 9, 3:00pm

**May 4th Saturday- Mexican Fiesta Dinner** hosted by Norma Simmons and Jan Wilson. \$15 per person, 5:30 appetizers, 6:30 dinner. BYOB. RSVP by April 29, 3:00 p.m.

#### **May 19th Sunday- Ladies Tea Party, 2-4 pm,**

Hosted by Chris Smits and Linda Prather, \$10 per person.

Open to Riviera West Members and their guests. Due to limited seating tickets must be purchased in advance. RSVP with payment by April 30.

**Please send a check to Jan Wilson, 8130 Mountain Crest Drive by April 30.**

#### **June 12th Wednesday- Ladies' Luncheon**

will be held at the Running Creek Casino  
More information to follow.



RSVP TO JAN WILSON AT  
mejanola13@gmail.com or 279-0490,  
Address: 8130 Mountain Crest Drive

For or all dinners EXCEPT the Crab Feed.  
Ladies Club Dinners: Cash & checks accepted.  
Please make checks payable to the Riviera  
West Ladies' Club or RWLC

## **PRESIDENT'S REPORT**

Happy Spring! What a winter it's been!!

The community has been busy despite the cold, rainy, snowy weather.

We started the new year off with our Crab Feed. Hosts, Kent and Monique Kubach did an excellent job, as always. Everyone definitely got their fill of crab. Thank you!!

That was followed by the Super bowl party. Attendance was down, most likely due to the weather and lack of Bay Area teams in the finals, but we still managed to enjoy ourselves. The food was delicious and there was plenty of it.

The Italian Valentines dinner, hosted by Bill Lillo and Friends, was also a success. Everything was enjoyed from the Lasagna to the Tiramisu. Thank you to Panette Talia, Bill and Diane Pettey, and Laurie Baum for helping Bill cook and serve! It was fun to hear "lovebirds' stories", from a couple who met online to Wilma and Harold Taylor celebrating their 60<sup>th</sup> Valentines since their first date, all the stories shared were heartwarming!

Looking ahead, the St. Patrick's Day Dinner will be held March 16. Hosted by Doug and myself. Get ready for some Irish fare and be sure to be a wearin' your green!

*(Cont. next page)*

(Moore, Cont. from, pg. 3 column 2)

The Ladies Club is sponsoring a DJ for an April TGIF Dance Party. We are charging \$5 per person to help offset the cost. Bring an appetizer to share, BYOB, and your dancing shoes!!

In May, Norma Simmons and Jan Wilson will cook their "Cuatro de Mayo" Mexican dinner. It is sure to be delicious, as always.

Also, in May, we will be having our Ladies Club Tea. We are excited to bring this event back after many years. Chris Smits is heading the planning of this event and we are all looking forward to it! It is open to Riviera West Members and their guests. Seating is limited so purchase your tickets ASAP.

We have not decided on a date and location for the Ladies Luncheon in June but will publish it when we have more info.

Lastly, the Ladies' Club President's and possibly Secretary's positions are up for grabs. Please contact me if you would like to run.

Warmly, Kerry Moore

## Election Time

Riviera West Country Club & Harbor View Mutual Water Boards will have positions up for Elections Candidacy Application will be available on our website at [rivierawesthoa.com](http://rivierawesthoa.com) or in our office. Starting March 22, 2019

### Following are the qualifications for Board Members: Membership in the Country Club;

- Good standing (current in the payment of all Assessments [both regular and special], not having any outstanding unpaid fines, and no unresolved violations of governing documents);
- Not in litigation with the Country Club;
- Not a co-owner with another Director;
- Attend a minimum of four meetings per year as a Director. By refusing to attend meetings, a Director is in breach of his fiduciary duties. Failure to attend meetings means the Treasurer's Report is missed, financial records are not reviewed, and there are no questions about finances a further breach of fiduciary duties
- Not a convicted felon.

## PLEASE SHIELD YOUR PROPANE TANK FROM VIEW

Propane tank concealment enforcement to begin soon!

Propane tanks are a necessity, but they do not have to detract from the beauty of our community. We rely on all property owners to conceal their propane tanks as required by Riviera West rules and regulations.

In a recent Riviera West newsletter, we reminded members that tanks must be concealed from view. **Section 25 of the Riviera West Architectural Guidelines to Building specifies that propane tanks must be "concealed on three (3) sides with vegetation, landscaping or approved fencing."** Since we published the reminder, a few members took steps to cover their propane tanks. However, many households have not done so. In accordance with Riviera West rules and regulations, the Board will begin issuing fines for properties that are out of compliance.

Shielding your tank from view is an opportunity to improve the look of your property. Options include wood lattice, wood fencing and landscaping. If you want to use plantings to disguise your tank, keep fire-safe landscaping principles in mind. The goal is to conceal the tank from the street and neighbors' properties, but still allow access for your fuel provider. Any structure used to conceal the tanks must be sturdily built and use attractive materials such as wood fencing, wood lattice or other approved materials. White plastic lattice is not recommended.

We will begin issuing non-compliance notices to members with visible propane tanks beginning in April 2019. This gives everyone time to comply with the regulation. Please take the time now to erect a concealing structure around your propane tank. Thank you to everyone who has already fenced in your tank, and thanks to those who will be doing so now. Your efforts will beautify not only your own property but the entire neighborhood.



A special thanks to Wilma & Harold Taylor for the pretty daffodils planted at the entry of our neighborhood.

## Historical Buildings of Lakeport

(Part I)

### Carnegie Library - 200 Park Street

One of 19th-century industrialist Andrew Carnegie's many philanthropies, these libraries entertained and educated millions. Between 1886 and 1919, Carnegie's donations of more than \$40 million paid for 1,679 new library buildings in communities large and small across America.

Lakeport's library was built on fill from dredgings taken near the park area. A levy was created and then back filled. Once the fill was completed, Aaron Levy donated the land to the City of Lakeport. The library was constructed in 1918 with a \$6000 donation from the Carnegie Foundation. It was the county library until 1985 when the new library on High Street was constructed. It served as headquarters for the 1988 Centennial Festivities. The building was restored by the City of Lakeport and volunteers from the community. The City of Lakeport was careful to protect the historic building and maintain its integrity. It now houses University of California at Davis Clear Lake Environmental Research Center (UCD-CLERC) which is dedicated to ecological research applied to the Clear Lake Basin.

### Lakeport City Hall - 225 Park Street

The "new" City Hall was built in 1985. Actually, it was the old Pacific Telephone and Telegraph building that was abandoned due to streamlining of telephone services. The building was dedicated in 1987, one year before the City of Lakeport Centennial. The building cost \$1 to acquire, but quite a bit more to renovate. The City moved from its previous location at 445 Main Street, the current Lakeport Fire Department.

### Lanco Building - 199 N. Main Street

In October of 1926, plans were announced in the Lake County Bee that the Liberty Bank of San Francisco (later, Bank of America) intended to build a new building of reinforced concrete to replace the two old wooden structures on the southwest corner of 2nd and Main Streets.

Earlier on this same site was Steven's Saloon, site of one of the earliest Lakeport murders. It is currently owned by Mrs. Kathy Sampson and recently received a cosmetic restoration. It is truly beautiful, complete with gold touches on the eave sculptures and the inside of the building, after a good cleaning, revealed beautiful painted designs on the beams. Mrs. Sampson has made it the home of her "Traditions", her extensive antique collection. She will take some items on consignment.

### Slotterbek Gun Shop - 185 N. Main Street

Charles Slotterbek located his gun shop in this building in 1872. The Chopsticks restaurant is the latest business to be housed in this same location that Charles Slotterbek made famous because of his superior ability as a gunsmith. Slotterbek was probably the most famous of the California target rifle gun makers of the mid 1800's (see California Gunsmiths by Lawrence Shelton for more details). He was well known in the west for the exceptional quality of his rifles and pistols which are still highly prized and sought after by gun collectors today. He was born in Wurtemberg, Germany in 1832, immigrated to the United States and worked for Derringer in Philadelphia, where he learned all phases of pistol making. Not only a superb craftsman, he was an inventor and was granted patents for an off-set scope mount, a three barrel gun and a breach loading rifle. This is another example of a building that began as a wooden structure, but was later converted into brick due to the many fires that destroyed buildings in the late 1800's. Charles Slotterbek died in Lakeport in 1886 and is buried in Hartley Cemetery.

### Farmers Savings Bank - 155-165 N. Main Street

This building was constructed in 1876. 155 Main Street formerly housed Ashley's Restaurant, but is currently vacant. 165 Main Street is the home of Wild Wood Gallery and Frame Shop. It was the former location of the Lakeport Hardware Store for many, many years. A previous business, a beauty salon, vacated the premises and moved to Nice due to a disagreement with the owner on the change of color of the building. The original structure was wooden and was the location for Farmers Savings Bank, one of the first two banks in Lake County.

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