

VIEW

from the West

Riviera West/Harbor View Bimonthly Newsletter

PRESIDENTS' MESSAGES

Philip Hartley, President, Riviera West Country Club

The Board Presidents of Riviera West HOA (Phil Hartley) and Riviera Heights HOA (Kathy Andre) submitted a joint grant proposal in August 2020 to The Clear Lake Environmental Research Center (CLERC) to mitigate hazardous conditions created by the large number of aging, distressed pine trees in the communities. CLERC was founded in 2014 to coordinate projects and programs that focus on solutions to environmental and economic problems. The project will be jointly administered by the governing boards of Riviera West and Riviera Heights according to the provisions of the grant proposal and mutually approved budgets. The project is scheduled to be completed within 18-24 months.

Our "once in a decade" snow storm in January brought down a lot of tree branches throughout the community. Branches that blocked roadways or common areas were dealt with by contractors employed by the HOA. Branches wholly on owner parcels will constitute a fire hazard come the approaching fire season and will have to be removed by owners. To assist with the cleanup, we have contracted with our chipping contractor to hold free chipping days in April. Owners can leave branch trimmings on the roadside according to our usual guidelines until that date. Watch for an announcement about the specific dates and the guidelines for preparing material for chipping. [Click here](#) or visit rivierawesthoa.com for chipping pile guidelines.

Hope everyone is being able to get their vaccine shots. We may be able to schedule some events like a bocce ball tournament if we reach a critical mass of vaccinated community members. Maybe we ought to get T-shirts that proclaim our immunity. 😊

Be well and stay positive.

Norma Simmons, President, Harbor View Mutual Water Company

DON'T MISS OUT! Harbor View Mutual Water now has its own email address and our online Client Portal is ready to use. We recently mailed postcards to all owners encouraging them to verify their email address. So please make sure you send a message to our new email at harborviewwater@gmail.com and put your name and property address in the message.

The first day of Spring will be here soon. And as the weather warms, your plants will put on a growth spurt. Keep an eye on invasive tree roots that are near your pipes and meter box. And now is the time to check your sprinkler system for leaks especially after our snow day.

We now have radio read meters at 56 of our customers' properties. As they are being done, Jeremiah and Dominic are checking each meter and box and making repairs and replacements as needed. Thanks, guys for taking such good care of us.

Lastly, our Water Storage Tank Replacement Project moves ahead through the paperwork maze. Our Environmental Report was reviewed by the USDA with a few comments.

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March 2021

Issue 109



Riviera West Country Club
Harbor View Mutual Water Company
8475 Harbor View Drive
Kelseyville, CA 95451
707-279-8544 • fax 707-279-0118
rivierawest@gmail.com
harborviewwater@gmail.com
website: www.rivierawesthoa.com

Office Hours:

Monday, Tuesday and
Thursday: 9 am – 3 pm
Wednesday: 9 – 11 am
Friday: 9 am – 3:30 pm

The is open for phone and email only;
it is temporarily closed to visitors due
to Covid-19 restrictions.

Riviera West Board:

President: Philip Hartley
Treasurer: C. Richard Smith
Secretary: Clelia Baur
Director: Doug Moore
Director: Bob Gunion

Harbor View Mutual Water Company Board:

President: Norma Simmons
Secretary/Treasurer: Chris Smits
Director: Jean Swegle
Director: Carina DeHererra

Regular Board Meetings:

Third Wednesday every other month
beginning in January. Riviera West
meeting is 4:30 PM via zoom, Harbor
View meeting is 5:30 PM via zoom.



Photo courtesy of Chris Smits

Water Company President's Message, Continued

These comments are now being addressed and we hope it will be finalized very soon. The next step will be to get our funding letter of commitment. We still anticipate receiving our complete project design by May and bid the job in mid to late May. If all goes well, construction could start in November after the fire season.

WE NEED YOU! We have an open position on the Harbor View Water Company Board of Directors and we're looking for candidates for election at the Annual Meeting in June. We've all seen the impact of weather and power on the water supply in Texas. Keeping our precious water company fiscally and functionally in good shape is important to the whole community. Joining the Board is an opportunity to learn and make new friends while making a meaningful contribution. Step up and get involved!

Ladies Club Update



Hello Everyone,

There are currently no events being sponsored by the Ladies Club due to Covid 19. Looking ahead to the summer and the possibility of the pool opening, we want to see how many homeowners are interested in participating in our water aerobics program.

We are also looking for homeowner interested in leading the water aerobics group. Please contact me if you are interested in attending or leading. If we have a lot of interest, we will meet prior to the pool opening.

Also, some neighbors have talked about having garage sales on a specific weekend in April. This would not be a Ladies Club sponsored event, but it would be a good way to attract interest by having multiple houses in Riviera West participate. Watch your email for more information in March.

Finally, we would like to extend a warm welcome to all of our new neighbors! We look forward to meeting you when we are safe to do so!!

Kerry Moore

President, Riviera West Ladies Club

Text 707-364-6165 or email to matmoor1741@hotmail.com

**Important Dates**

- ▶ Riviera West Board Meeting via zoom: Wednesday, March 17, 2021 at 4:30 PM
- ▶ Harbor View Mutual Water Company Board Meeting: Wednesday, March 17, 2021 at 5:30 PM
Members will receive an email with the zoom meeting invitation.)
- ▶ March 31, 2021: Water bill payment due.
- ▶ April 2, 2021, 3:00 PM: Deadline for Board candidacy nominations to be received at the Riviera West office.
- ▶ May 10, 2021: Annual Property Owners' Packet (including ballots) mailed to all members.
- ▶ May 2021: Lot inspections begin for fire safety.
- ▶ Saturday June 19, 2021 Annual Meetings
Riviera West: 9:00 AM
Harbor View: 11:00 AM
(Further information will be sent via mail and email.)

WATER COMPANY EMERGENCY?
If you cannot reach the office, call
707-279-4143.



Riviera West Blanketed by Unusual Snowfall in January



On the night of January 26, a heavy, wet snow blanketed Riviera West. Snow depth varied from six to 12 inches through the community.

On nearly every property, people woke up to damaged shrubs and trees, impassable roads and other issues. The clubhouse property had quite a bit of tree damage.

See the President's Message, page 1, for more information.

Riviera West and Harbor View Boards Seek New Members

Both Boards of Directors have open seats for the 2021-22 term. If you are a Riviera West property owner, you can run for a Board position. Serving on the Board is great opportunity. You can bring your particular skills to the HOA and Water Company's projects and challenges. The community benefits from your input and you benefit by learning something new and connecting with your neighbors.

Information on how to submit your nomination was sent to all members, and is available at rivierawesthoa.com. Nominations must be received at the Riviera West office by 3:00 PM on Friday, April 2, 2021.

Some qualifications need to be met for both organizations, including being up-to-date with payments and not a co-owner with another Board Director serving at the same time. Check the self-nomination information for full details.

Both Boards of Directors meet bi-monthly on odd-numbered months, and for the annual meeting in June. A Director must attend a minimum of four meetings per year to continue serving on the Board. Over the past year meetings have been conducted remotely, and we look forward to being able to meet in person in the near future.

Volunteer Opportunities: The Choice is Yours!

Whatever your interests, there is probably a Riviera West committee or working group that could use your energy and expertise. Committees advise the Board on important issues and volunteers are the backbone of our committees.

Property owners who live elsewhere can also join committees. A few groups are fully staffed at the moment, but we will notify you if there is an opening in future. Here are a few examples:

Pool Committee: Monitor any issues with the swimming pool and contribute ideas for improvement.

Fire Committee: Keep members informed on safety and best practices, and implement policies that protect our properties.

Marina Committee: Help keep the marina and park in good shape and advise the Board on areas for improvement.

Elections Committee: Meet annually to perform a secure and accurate count of the ballots for Board positions.

Architectural Control and Planning Committee: Review members' property improvement projects; help members comply with Riviera West Rules and Regulations.

Many member-initiated projects have beautified our community over the years, and some property owners help keep common areas clear and safe. Please contact the office if you are interested in joining a committee or have an idea for a special project.



Did you receive this postcard?

Please take a moment to email a message to Harbor View's new address:

harborviewwater@gmail.com

Include your name and address. We are creating a new client email database. If we have your email we can contact you with service updates, power outages and other vital information about your water service. Please send an email today!

Don't Miss...

...important messages from your water company

Harbor View Mutual Water Company is introducing our new online bill-pay portal and new email address. We are updating our email list to be sure we can reach you. Don't miss service updates, power outage notices and other vital information.

It only takes a minute to stay in touch with us:

1. Just send an email to harborviewwater@gmail.com. Include your name and property address in the message.
2. Don't forget to add us to your email contact list so we don't end up in your spam folder.

That's it! We will make sure your contact information is the most current. As always, we protect your information and never sell or share contact lists.

The new email address is for Harbor View business only. The Riviera West HOA email address is the same as always.



Harbor View Mutual Water Company
8475 Harbor View Drive, Kelseyville, CA 95451
harborviewwater@gmail.com 707-279-8544



Riviera West volunteers make our neighborhood a great place to live. These photos are from past work party events. Clockwise from top left: Lee Beery, Richard Smith and Dave Worswick, Alan Estrada and Doug Moore and Norma Simmons.

An Update from the Architectural Control and Planning Committee

The warm weather draws us outdoors and inspires us to make improvements to our homes and properties. Here are a few common questions relating to the ACP guidelines:

Q: I want to fence my property. What is the process?

A: First, complete an ACP project approval form and provide a materials list. Approved fencing in Riviera West ranges from post and wire, rustic planks, black chain link and traditional wood fencing. Both Lake County code and Riviera West Guidelines limit fence height depending on whether the fence faces the street or side/rear property lines. In all cases, the ACP must approve your project before you start the installation.

Q: I'm a gardener and want to install a plastic greenhouse. Are there any restrictions?

A: A greenhouse would qualify as an accessory building. As stated in the Riviera West Architectural Guidelines to Building:

"Accessory buildings (sheds) require scale plot plan and building plans submitted for approval prior to construction. Accessory buildings must be built of the same materials as the dwelling and color matched, including the roof. The roof pitch should match the dwelling. Accessory buildings must be constructed on the rear half of the lot and are not to exceed one hundred fifty (150) square feet in area. Minimum setbacks for accessory buildings are as follows: Five (5) feet from the rear and side property lines and five (5) feet from the dwelling."

Accessory building plans are submitted to the ACP for approval before construction begins. Shelters built of temporary materials such as plastic, PVC, tent, tarp, etc. are not permitted except during home construction and must be dismantled after construction is completed.

Q: We have small fir trees on the property. Can we cut these down?

A: Removing firs and pines when they are small can save you significant money and trouble later on. You may remove shrubs young trees without ACP approval if the trunk is less than 6 inches at chest height. If your lot is sloped, take care not to remove trees and shrubs that are preventing erosion without first installing replacements. "Clear cutting," or removing all trees (small or large) from a lot is prohibited in Riviera West.

If you have large knob cone pines or gray or "bull" pines, we recommend replacing them with smaller, less fire-prone specimens. Many of these large trees are at the end of their lifespans and can create problems with roots, dropped branches and pine needles.

Q: My house needs new shingles. Do I need ACP approval ahead of time?

A: Changing roof surfaces does require ACP approval. Please fill out an ACP project approval form for this. If you provide a link for the specific style and color, we can easily review it online and get back to you.

Q: How do I know what exterior paint colors are acceptable?

A: According to our Rules and Regulations, "Both the design of the structure and its exterior color scheme must be in harmony with the general surroundings of adjacent properties and structures." The basic concept is that your house paint should not clash with the colors of surrounding homes. Muted colors are preferred over bright tones, and neutral colors are encouraged. If the committee does not approve your proposed color, we will work with you on alternatives that appeal to you and satisfy the Riviera West guidelines.

As always, the ACP Committee thanks all Riviera West members for working with us to keep Riviera West safe and beautiful! For more on the ACP and our community guidelines visit rivierawesthoa.com.

Office Closure During Covid-19 Restrictions

The Riviera West/Harbor View office remains closed to visitors for the near future. To help protect the health of our staff and essential workers, you can use the drop box near the office entrance for payments and paperwork.

In specific situations, the Office Administrator will make an appointment for secure drop-off and pick-up at the office. Documents may be left for you at the door to avoid close contact.

We continue to monitor restrictions for our type of business and will notify members as soon as anything changes.

If you have questions or concerns, please contact the office by email or phone rather than visiting the office in person. We will ensure that the message reaches the appropriate person for response.

Thank you for joining us in taking responsible action during the COVID-19 crisis.

Maintaining best practices for public health during these next few months will help keep everyone healthier in the long run. For California's COVID-19 public health guidelines, visit covid19.ca.gov/.

Wildflowers of Riviera West: Monkey Flower

One of the pleasures of living in Riviera West is enjoying the wild plants that thrive on Mount Konocti. As a special feature, our newsletter will highlight a different local wildflower in every issue. These delightful volunteers are a cheerful presence in the neighborhood, particularly on vacant properties and in the surrounding countryside. Please do not pick the wildflowers; try taking a selfie instead! Left undisturbed, they will create seeds and we will be able to enjoy future generations of beautiful flowers.

MONKEY FLOWER

The **bush monkey-flower** or **sticky monkey-flower** is a flowering perennial plant that grows in a subshrub form, native to southwestern North America from southwestern Oregon south through most of California and into Baja, Mexico. It grows up to 1.2 meters tall, has deep green sticky leaves 3 to 7 centimeters long and up to a centimeter broad and flowering stems that grow vertically. The flowers are tubular at the base and about 2 centimeters long with five broad lobes; they occur in a variety of shades from white to red, the most common color being a light orange. They are pollinated by bees and hummingbirds. The stigmas are notably sensitive and will close after being touched.

It grows in many climates and will thrive in many types of soil, wet, dry, sandy, or rocky. It even grows in serpentine, a natural asbestos-containing soil that most plants have difficulty thriving in because of its unique mineral composition.

Monkey Flower (*Diplacus aurantiacus*) is an important host plant for the larvae of the common buckeye butterfly and the variable checkerspot, despite a phenolic resin in the leaves which deter its feeding. This resin also helps the plant retain water in dry environments.

Cultivation

You can buy monkey flower plants with different colored flowers for landscaping, however this bushy evergreen shrub can be short-lived in cultivation. Deer seem to leave the wild-growing plants alone, but snack on nursery plants. The species and its cultivars are used in water conserving, native plant, and habitat gardens. As it does not tolerate freezing temperatures, it is often grown under glass in temperate zones. In the UK it has won the Royal Horticultural Society's Award of Garden Merit.



MONKEY FLOWER

- Hardy native with sticky leaves
- Tubular, bright orange flowers
- Tolerates many kinds of soil, including serpentine environments
- Seen along steep, rocky roadsides in Lake County

The Miwok and Pomo Tribes used the monkey flower plant to treat minor ailments such as sores, burns, diarrhea, and eye irritation. They used the colorful flowers for decorative purposes.

Text credit: Wikipedia, 2/25/21.

Photo credit: Wikipedia

HELP OUR WILDFLOWER population survive by not planting invasive species. Invasive plants can spread aggressively, endangering wild plants and the wildlife that depends on them. Invasives in our area include vinca major (periwinkle), pampas grass, leafy spurge, purple vetch, French broom, Scotch broom and other broom plants, and the infamous yellow star thistle. Some of these bad actors were planted by folks who didn't know they were introducing a problem. And some even continue to be sold at local nurseries! Before buying, be sure your selection is not an invasive plant. If you have a problem plant on your property, ask a reputable nursery or the UC Master Gardener program (<http://mg.ucanr.edu/index.cfm>) for advice on non-invasive alternatives.

HELPFUL LINKS:

California Native Plant Society <https://calscape.org/>

California Invasive Plants Council <https://www.cal-ipc.org/plants/profiles/>

and <https://www.lakercd.org/2019-native-plant-list.html>