

# VIEW

## from the West

*Riviera West/Harbor View Bimonthly Newsletter*

### PRESIDENTS' MESSAGES

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

Clear blue skies and temperatures in the 70s during the first week of December remind us why it is great to live in this beautiful part of California while we try not to think about the continuing drought that the weather predicts.

Work progresses slowly on the boat launch ramp extension project. Although we have experienced some contractor delays, an agreement has been signed and we hope to see the new ramp finished in the next two weeks. When the lake regains some of its depth so as to allow a work barge to approach, work will begin on replacing the two wooden piers at the marina. These piers are more than 30 years old and the receding lake waters have revealed major deterioration of the supporting pilings. The new piers will be all metal.

The clubhouse and its deck will be undergoing repair and repainting in the coming month, weather permitting.

A major note of appreciation is due to Chris Smits and the other members of our water board for taking note of and pursuing a grant program to fund the new water tanks. So instead of having to take out a long-term loan, the project will be completed using free funding and no need to adjust water rates. Thank you!

I have to report that the community is experiencing an epidemic of dying trees. Most of the very tall grey and knob cone pines were planted at about the same time in the late 1960s and their natural life span is 40-50 years, so we are seeing a rapid die off. There about 200 of these trees spread throughout the community. Drought and bark beetle infestation have hastened the die off. Usually at this time of year we have two to three outstanding citations for dead trees. As of today, we have 35. Overall, parcel owners have been very responsive in removing dead trees on their property but the cost is burdensome. We will continue to pursue grant funding and encourage the County to be more aggressive in seeking state fire safety funding for hazardous material reduction.

Our Tree Removal Assistance Program which allowed parcel owners to nominate trees for removal produced 44 nominations of which 10 have been randomly selected. We will publish the list of selected trees pending verification that selected trees meet the program criteria and we secure permission from parcel owners.

May you and your loved ones enjoy a happy holiday and an uplifting New Year.

Cheers, Phil Hartley, President

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

Big news for the water company! A state grant will be paying for our water tanks. HVMWC received notification on November 5 that our grant application to the CA DWR Small Community Drought Relief Program has been approved! We were awarded a grant of up to \$1,866,553 to pay for our water storage tank replacement project. Getting this grant funding through the State means that we will not use the USDA loan financing as previously planned, savings us approximately \$700,000 in interest expense over the next 40 years. This is welcome news for all of us who own property in Riviera West. It means a \$42 charge will not be added to our monthly bills for 40 years to cover the loan payments. Thanks Board Members Laurie Baum and Chris Smits for your hard work on this.

[Click here](#) for the press release.

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#### **Riviera West Country Club Harbor View Mutual Water Company**

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#### **Office Hours:**

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

All visitors to the office must wear a properly fitting mask, whether vaccinated or not. Thank you.

#### **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  
Treasurer: Chris Smits  
Director: Laurie Baum  
Director: Carina DeHererra  
Director: Jean Swegle

#### **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.

Meetings may be in person, via Zoom or a hybrid of both. Please follow the meeting instructions sent to you via email, check the website or call the office for specific meeting information.

Editor: Elvia Cubilla

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### Construction is Underway

Work on the Water Storage Tank Replacement Project began on November 8. The first redwood tank at the Broadview site was demolished (see page 6 for more) and the site is now being prepared for the new tank foundation. We've received some inquiries about the redwood boards from the old tank. Right now, we are storing them safely while we come up with a plan to deal with them safely and fairly.

### Online Resources for Your Convenience

There are two Harbor View websites we'd like to encourage our owners to use: Client Portal and Eye on Water. Client Portal is a useful tool that allows you to see your historical usage and print statements. Signing up on this website does not mean you have to use the online bill pay! Eye on Water is available to users whose meters have been upgraded to radio read. To register, all you'll need is your account number and zip code. This website allows you to monitor your day-to-day water usage.

Client Portal: <https://harborviewmutual.epayub.com>

Eye on Water: <https://eyeonwater.com>

### Act Now to Prevent Cold-Weather Problems

Don't forget: Now is the time to wrap your pipes to prevent freezing when winter temperatures drop. Protect your drip systems too. Freezing water expands and can crack pipes and hoses. Don't set the stage for an expensive surprise next spring.

Happy Holidays to All from President Norma Simmons and the Harbor View Board

## Riviera West Social Club Update



It's hard to believe the Holidays are upon us. Since the last newsletter, the Social Club assisted with salads and desserts for the Bocce Tournament which was a great success. I would encourage joining the fun and friendly competition at future tournaments.

At our last meeting, we decided to shorten our name to Social Club since that is what we were all calling it. Some of our planned activities include:

On December 1 we hosted our Social Club Member Appreciation/ Tree Trimming (Decorating) Party. This club members-only party was to show our appreciation for our members' participation while getting the tree ready for the season.

The Tree was sparkling for the Holiday Open House on December 4, with music, refreshments and merriment enjoyed as always by neighbors and friends. It was an opportunity for everyone to bring in their donations of non-perishable foods and new toys. This year we will again donate to Toys for Tots. Please bring a new, unwrapped child's gift. We will donate the food to Kelseyville Presbyterian Church Food Pantry.

The following Saturday and Sunday, December 11 and 12, Social Club volunteers will be at the clubhouse to collect drop-off donations from 11 am-1 pm. You can also bring them by the office on weekdays. Our annual Outdoor Christmas Decorations Contest will take place in December. Check your email for more details soon.

We're hoping to do our traditional Soup Contest in January. Other ideas are Trivia Night and/or Game night and the Superbowl Party in February. Please check the website as it will always have updated information to refer to: [rivierawesthoa.com](http://rivierawesthoa.com)

Masks are still required indoors for unvaccinated people and recommended for all others when not eating or drinking.

Happy Holidays! Wishing you all the Best in the New Year! Kerry Moore, President

## Important Dates

- ▶ December 11 & 12: Food and Toy Drive -- Neighbors are encouraged to bring donations to the Open House beginning on Dec. 4. You may drop off food and toy donations curbside at the clubhouse on Saturday and Sunday, December 11 & 12.
- ▶ December 24 - 27: Office closed for the Holidays
- ▶ December 31: Office closed for New Year's Eve.
- ▶ Wednesday, January 19: 4:30 PM: Regular meeting of the Riviera West HOA Board (via Zoom) Members will receive an email with the zoom invitation.
- ▶ Wednesday, January 19: 5:30 PM: Regular meeting of the Harbor View Mutual Water Company Board (via Zoom) Members will receive an email with the zoom invitation.
- ▶ January 22: Tentative date for annual Riviera West Soup Contest. Stay tuned for details.



### WATER COMPANY EMERGENCY?

If you cannot reach the office, call  
**707-279-4143.**



*Photo by Chris Smits*

## The Architectural Control and Planning Committee's Role

### **"Do I need the HOA's approval for my project?"**

It's a question our office staff often receives. New Riviera West members are sometimes unfamiliar with our policies, including guidelines about the appearance of their property. Real estate professionals provide new owners with our Governing Documents. However, in the complex process of closing a transaction the HOA materials can be overlooked.

### **Why do HOAs have architectural guidelines?**

The simple answer is to keep the neighborhood looking attractive to maintain members' property values and encourage new construction. According to legal experts Davis-Stirling, "Maintaining the architectural integrity of the development has been recognized by the courts as an important function of an association. Maintaining a consistent and harmonious neighborhood character, one that is architecturally and artistically pleasing, confers a benefit on the homeowners by maintaining the value of their properties."

Visit [Davis-Stirling.com](http://Davis-Stirling.com) for more information about HOAs.

### **How are architectural guidelines managed at Riviera West?**

The Riviera West Architectural Guidelines to Building gives members specific information on what types of projects must be approved in advance. In almost all cases, the guidelines refer to the exterior of your property. The general rule of thumb is, if it can be seen on the outside of your property, Riviera West approval is probably required. Failing to get approval before starting a project can result in a fine.

The most common project approval requests we receive are for exterior paint, shingle replacement, fences, sheds, retaining walls and solar panels. Tree removal and some kinds of landscaping are also common projects that require permission in advance. For a complete list of covered projects, check out the Architectural Guidelines to Building on the Riviera West website.

The Architectural Control and Planning Committee (ACP) is responsible for reviewing and approving members' project requests. The ACP is made up of volunteers who are property owners like yourselves. They will help you understand the guidelines and how your project can comply with them.

### **I have a project in mind. Where do I start?**

The first step is to read through the guidelines and ask for help if you need more information. Second, complete the one-page project approval form. Make any adjustments needed for the project to fit into the guidelines. Be sure any County-required building permits are in place. For some larger projects (additions, garages, new construction) a performance bond is required. It is returned when construction is complete.

The ACP volunteers appreciate everyone's cooperation in this process. Keeping our community safe, clean and attractive is beneficial to everyone. Visit our web page for more information: [rivierawesthoa.com](http://rivierawesthoa.com) ACP information

## Home Crime Prevention Tips

Sadly, the Holidays are a time when thieves become more active. While enjoying the season, take the time to safeguard your safety and security. Following are some tips and a link with more information.

- ▶ Keep your garage closed and your vehicles locked, and do not leave possessions visible in vehicles. Use a locking gas cap.
- ▶ Windows and doors should be locked; don't leave a window partially open for an outside extension cord.
- ▶ Do not leave mail in the mailbox for pick-up any more than necessary, and collect your mail as soon as possible after it's delivered. Mailbox thefts have happened in the Rivas and Buckingham area.
- ▶ Keep your travel plans and expensive gift purchases off social media.
- ▶ When shopping online, use strong passwords and change them often.
- ▶ In parking lots, be aware of your surroundings especially at night. [CLICK HERE](#) for some excellent safety advice from Consumer Reports.
- ▶ Keep a photo or video log of valuable possessions and record all serial numbers.



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**Please do not enter if you have**



**FEVER**



**COUGH**



**SHORTNESS OF  
BREATH**



## 2021 Proposed Project List

Throughout the year the Riviera West Board works to keep our jointly owned assets in good repair. As President Phil Hartley outlined in his letter this month, several projects are in the planning stages or already underway. Following are the project Phil summarized for members during our November 17 board meeting.

### Progress Report - November 2021

- ▶ Install additional street signage for Shoreline View Way – REQUESTED
- ▶ Install speed reduction signage - DONE
- ▶ Install double pane windows in the offices
- ▶ Replace pool gate and front section of fencing – IN PROGRESS
- ▶ Replace entrance signage- DONE
- ▶ Extend pest control contract to cover restrooms in the marina- DONE
- ▶ Research and install if feasible a traffic mirror at the entrance
- ▶ Continue to monitor the progress on the implementation of the fire alarm system Clearlake Riviera for consideration of a system at Riviera West. – IN PROGRESS
- ▶ Repair clubhouse soffit and eaves – IN PROGRESS
- ▶ Install handrail on stairs down to bocce ball park - DONE
- ▶ Replace metal shed behind the pool area. - DONE
- ▶ Secure bids for repainting the clubhouse. – IN PROGRESS



### Additional Projects

The grant funded project to remove hazardous fire fuel in the community is proceeding on schedule. The 200+ herd of goats brought in to clear the firebreaks on our boundary have completed their work. Our tree removal contractor has now started removing trees. Members of the RW Fire Safety Committee had identified 138 trees that meet the criteria for removal. Of these requests for permission to remove were sent out for 61 trees. After receiving bids from four contractors and negotiating with the selected contractor, the communities calculated they could remove 90 trees, 45 in each community. Trees selected for their highest relative hazard have been tagged for removal. The project is scheduled to be completed by November 2022.

### Water Shutoff Moratorium ends on December 31, 2021

The Harbor View Board reminds everyone that the water shut-off moratorium will be ending on December 31, 2021.

It is important to keep your Water Company account up to date and paid in full by the due date. An account that is delinquent for more than 70 days is subject to discontinuation of service. If service is shut off, a \$200 reconnect charge will be assessed to your account and your account must be paid in full (including any additional delinquent charges) before service is resumed.

To avoid having your water service discontinued, we can set up a payment plan to bring your account current. Call our office at 707-279-8544 to request a payment plan. The Water Company will work with you to get your account current.

**Don't risk having your water shut off in January! Call us at 707-279-8544**

Goodbye Old Friend –  
Our 1960s vintage  
redwood water tank  
is decommissioned



## Wildflowers of Riviera West: Yarrow

*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 bulbs and we will be able to enjoy future generations of beautiful flowers.*

### COMMON YARROW

The wildflower we see in our neighborhood is known as Common Yarrow or *Achillea millefolium*. This sturdy, resilient plant is common in much of North America and is actually a member of the sunflower family. The plant has dense clusters of tiny flowers held on a sturdy stem, and emits a pleasant herbal aroma when touched. Native Americans had medicinal uses for yarrow, including soothing intestinal ailments, wound treatment and fever control. Since prehistoric times, people have relied on yarrow and it is still used today to make therapeutic teas and compresses.

Depending on the growing environment, yarrow can reach between one and three feet in height, with several flowering branches. Its leaves are delicate and fern-like. In wild-growing yarrows, the flower clusters are usually white with shades of pale yellow. The blooming season is from spring into fall.

### Cultivation

Nurseries offer yarrow in different colored flowers. Including it in your garden has the advantage of encouraging bees and other pollinators. Once established, it is drought-resistant.

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.

A few of the resources cited for this page:

<https://homespunseasonalliving.com/10-ways-to-use-yarrow/>

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



### COMMON YARROW

- ✓ White flowers in clusters of 20 or more
- ✓ 1 to 3 ft tall
- ✓ Seen in open woodland and along roadsides in Lake County

Photo credit: Calscape.org, 7/29/21