

*Riviera West/Harbor View Bimonthly Newsletter***PRESIDENTS' MESSAGES****Philip Hartley, President, Riviera West Country Club**

This time of year treats us to spectacular vistas over the lake created by cloud patterns, the sun and full moon on clear nights. From my house the lake sometimes completely disappears under a solid cloud cover that looks like a snow field. Sunrises and sunsets are impressive.

On the project list; the extension to the boat launch ramp has been completed. The grant project to remove 45 hazardous trees will be completed in the next week, and the ten hazardous trees selected by our Tree Removal Assistance Program have been contracted for removal. We have new energy efficient lighting in the clubhouse that also provides for additional lighting configurations for events. Work on replacing the two 40-year-old wooden piers at the marina will begin as soon as the lake reaches a depth to allow heavy equipment on a barge to operate. Repainting and repairing the roof areas of the clubhouse are still awaiting estimates. Please see the photos on Page 2.

Trees within the community continue to die at an exponential rate. Age, exacerbated by drought and pine beetles is the cause. We share the problem with surrounding communities and we are collectively seeking grant programs to reduce the problem. Riviera West property owners have been very cooperative in removing cited trees though the cost is burdensome. If you have juvenile gray pine or knob cone pines on your parcel, now would be a good time to remove them before they reach less manageable heights.

Kudos again to our water company as the project to replace the old water tanks progresses successfully and on time.

Cheers, Phil Hartley, President

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

It's never too early to prepare!

If you joined our Board meeting on January 19, you heard from Paul Fuller of Allied Public Risk, our insurance provider. He explained how insurance companies are re-evaluating wildfire risks for their clients using a rating scale of 1 to 100 (1 = least risk; 100 = greatest risk). The score for our treatment plant location was 92 with a score of 94 for our water storage tank locations. Yikes! And yes, that means our premiums are going up and our wildfire coverage is being reduced. Fortunately, all other coverage and deductibles will remain the same.

We've always known that we live in a beautiful forest with a high amount of fire fuel.

So, we've taken action early. We've got an aggressive plan to identify and remove trees and undergrowth that threaten our very precious water system. We're clearing out a defensible space around the plant and tanks and plan to incorporate this plan into our annual budget.

But, there's still a lot of Winter left. As the nighttime temperatures dip, remember that exposed pipes are prone to freeze causing the water to expand and putting pressure on your pipes. This can cause your pipes to crack and leak. Even a small leak can create major

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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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structural and property damage. Taking action now will avert a Spring thaw surprise.

If you're not a fulltime resident (or even if you are), you can monitor your water meter by registering at <https://eyeonwater.com> This works in conjunction with our new Badger radio read meters. If you have trouble registering, call the office at 707-279-8544

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

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

## Grounds and Facilities Improvements



Clockwise from top right:

New clubhouse lighting completed with efficient LED panels and custom spotlights.

Before-and-after images of dangerous tree removal, Riviera West Drive/Soda Bay Road intersection.

Marina boat ramp extension completed.

New pool security fencing in progress.

Railing and walkway to park, improvements to the bocce court completed.

## Important Dates

- ▶ February 21: Office closed for President's Day.
- ▶ Friday, February 25, 4:00 pm. Social Club meets at the clubhouse
- ▶ Wednesday, March 16: 4:30 PM: Regular meeting of the Riviera West HOA Board (via Zoom) Members will receive an email with the zoom invitation.
- ▶ Wednesday, March 16: 5:30 PM: Regular meeting of the Harbor View Mutual Water Company Board (via Zoom) Members will receive an email with the zoom invitation.
- ▶ Monday, April 4: Nominations for the Riviera West and Harbor View Boards must be received at the Riviera West office by 3:00 PM.

### WATER COMPANY EMERGENCY?

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



Before



After



## From the ACP: A word about buildings

### For when it's not a house, but it is a building

With spring around the corner, some of us will roll up our sleeves (or pay someone else to) and make some improvements around the property. Plans may include a storage shed or other accessory building. The ACP offers these reminders to those who are new to Riviera West as well as long-time owners who may not have added a building before.

It is typical for an HOA to have architectural guidelines for both homes and other types of buildings such as garages and sheds. The guidelines are provided to all members in the Governing Documents, with specific details in the Architectural Guidelines to Building. All Riviera West property owners should receive a copy of these documents from the real estate company when they buy their property. The information is also available at [rivierawesthoa.com](http://rivierawesthoa.com).

### Can I build a garage?

Houses in Riviera West are required to have garage space for two vehicles. The building steps for a new garage are similar to those for building a residence. The specifics on size, height, setbacks, roof pitch, etc. are contained in the Architectural Guidelines to Building. The style and finishes of the building must match the house, and a performance deposit and Lake County building permit are required.

### What type of shed is approved?

The short answer is that the shed must coordinate with the house, using the same materials, colors and roofing materials. For example, metal and plastic sheds and plastic greenhouses are

not permitted. There are also setback and site placement requirement. The guidelines provide clear information:

*"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."*

### When can you use a temporary building?

Temporary structures can be used under certain conditions when a house is under construction. As stated in the official guidelines:

*"Temporary buildings or shelters of any kind (RV, trailer, tent or garage) for the purpose of residence during construction are not permitted. Temporary facilities for the storage of tool and materials may be erected, if first approved by the ACP. Such structures must present a neat appearance in keeping with the goals of Riviera West. Such structures must be dismantled and removed upon completion and before final inspection."*

### What about a carport?

Carports will be considered if the following conditions exist:

- The property already has a two-car garage currently used for parking, that conforms to the Riviera West Architectural Guidelines to Building.

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- The appearance and construction standards that apply to residential buildings and garages also apply to carport construction
- Any required carport building permits from Lake County must be obtained
- ACP review and approval is necessary before any construction work begins

In call cases, construction must wait until the property owner has written approval from the Architectural Control and Planning Committee. Also, owners must obtain any necessary building permits from the County.

We recommend that owners review the Governing Documents carefully when planning for a new building. ACP volunteers are happy to help you understand the rules and regulations so your project will both comply with the HOA's guidelines and add value and utility to your property.

Thank you for working with us to keep Riviera West a safe and attractive community!



## Riviera West Social Club Update

The RWSC has always helped with ideas and chipped in for "facelift" items for the clubhouse and other common areas. Maybe you are interested in helping with something like this.

At our next meeting we could brainstorm on a high-visibility activity that would attract several volunteers and really publicize it to generate more participation. Marina cleanup? Planting bulbs? Grounds clean up around the clubhouse and clearing out and organizing the back storage area?

Our next meeting will be Friday, February 25, 4:00 pm at the clubhouse. If you want to attend but cannot make this time due to work, etc. let me know and we will do our best to change it. Please feel free to come and check out our group and share your input, even if you are not a member. We want to hit the ground running when we're able to gather safely again.

Looking forward to better times ahead,

Kerry Moore, President

## Riviera West and Harbor View Boards Will Have Openings for New Members for 2022-2023

Both Boards of Directors have open seats for the 2022-23 term. If you are a Riviera West property owner, you can run for a Board position. Serving on the Board is a 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 will be sent to all members, and the self-nomination form is available at [rivierawesthoa.com](http://rivierawesthoa.com).

Nominations must be received at the Riviera West office by 3:00 PM on Friday, March 25, 2022. Some qualifications must 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. 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. More information will be forthcoming as election season approaches. Please watch your US Mail and email for messages about self-nominating for a Board seat.



## Kelseyville Riviera Siren Tests to Begin in February

Our neighbors in Kelseyville Riviera will soon begin monthly testing of their emergency alert system. The first of their regular siren tests will be at 11:00 am on Monday, February 7. The siren will be sounded at that time on the first Monday of every month.

If the siren is activated when it is not a testing day, it means there is an actual emergency and residents should seek official information.

**Please do not enter if you have**



FEVER



COUGH



SHORTNESS OF  
BREATH

### Harbor View Mutual Water Company Operator's Report

The tank replacement project is moving along nicely through the holidays. So far, the contractor has completed the demo of the Broadview wood tank, excavated 4 feet deep, compacted the fill under the tank, built a new 4 foot retaining wall behind the tank, and dug footings and forms to pour the foundation.

The contractors are looking to move down to the clubhouse tank in the next week and start building the new retaining wall at that site. They won't take that tank out of service until the Broadview tank is close to being finished. The tank manufacture is about two weeks behind schedule.

The Operators performed a test last week to see if we could not only supply water for the entire community from the very top but also wash the filters from a tank 800 feet higher and two miles away. The test went well and we reached a maximum flow rate at the plant of 500 gallons a minute without lowering the pressure in the problem spots to low.

Head Operator Jeremiah Fossa



#### Good-Bye to the Old Tank

At left is a view of the current redwood tank located on the clubhouse property. It is next in line for replacement, with construction expected to begin in February.



#### Ready for Action

Right: Materials are staged next to the new tank site behind the Riviera West clubhouse.

### Construction is Progressing on the New Broadview Drive Tank

Footings and forms to pour the foundation



The new retaining wall is completed





## Combatting Invasive Plants – we can all play a part

We are taking a break from our *Wildflowers of Riviera West* native flora series to talk about **space invaders**.

These crafty aliens don't come from distant galaxies. They are innocent-looking plants that escape your property and start spreading. Sometimes they can spontaneously appear, with seeds "delivered" by passing birds. They can be wild and spiky or exotically beautiful. They colonize disturbed soil and roadsides. They can even be deliberately planted by well-meaning residents who don't know about their invasive tendencies.

By whatever means they arrive, these plants can cause mayhem in the local environment. If the circumstances are right invasives propagate quickly and take over the open space, water and sun essential to native wildflowers.

We can all play a part in maintaining a healthy ecosystem – and our ecosystem is already stressed by years of drought. The first step is recognizing the interlopers. Some common plants causing problems in Lake County include:

- Vinca Major: Large Periwinkle
- Euphorbia: Spurge
- Cortaderia Jubata: Pampas Grass
- Cytisus Scoparius: Scotch, Italian or Common Broom
- Spartium: Spanish Broom

If you have these plants as landscaping, consider replacing them with native plants or nursery plants that are not invasive. For every invasive plant you remove, you are helping preserve our native landscape.

Another infamous "space invader" is Yellow Star Thistle, which has already taken hold along some Riviera West roadways. Please try to remove these if they show up along your property. It is important to pull them out with the root intact.

There are many websites devoted to controlling invasive weeds. The UC Agriculture and Natural Resources website is a good place to start. A part of UCANR, the Lake County Master Gardeners program provides helpful information.

### Photo credits

Vinca Major California Invasive Plants Council

Spurge: North Dakota State University

Scotch Broom: US National Park Service

Pampas Grass: Wikipedia

Spanish Broom: Los Angeles Times

Star Thistle: US National Park Service



Big Periwinkle



Spurge



Scotch Broom



Yellow Star Thistle



Spanish Broom



Pampas grass