

VIEW

from the West

Riviera West/Harbor View Bimonthly Newsletter

PRESIDENTS' MESSAGES

Philip Hartley, President, Riviera West Country Club

Saint Patrick's Day saw the Riviera West Clubhouse open again for social activities. A welcome time to reengage with neighbors saw a larger than expected turnout. Everyone enjoyed good food and good company.

The Clubhouse will be undergoing repairs and refurbishment in the coming couple of months. First the decks will be cleaned and repainted and the steep, wide stairs will be removed (they are in need of repair, are seldom used, pose a potential hazard and are not up to current code). We found out the cost to replace the wooden boxed gutter system popular in the 1960s was too expensive. A modern, seamless, custom painted metal gutter will be installed. Finally, the exterior of the Clubhouse will be painted. The color was selected by the same group of skilled volunteers who managed the clubhouse kitchen remodel.

Our landscaping maintenance company (Lake County Landscaping) is creating a landscaping plan for the lawn area just to the left of the outdoor bulletin board kiosk.

Replacement of the two wooden piers at the marina is awaiting the lake to reach a depth to allow a construction barge to operate at the site. Work will be completed by Clear Lake Marine Construction.

Our epidemic of pine tree die-off rages on. Currently 30 parcels have been cited for dead trees with a total of more than 75 trees needing to come down. We continue to seek grant funds to help offset the burdensome costs. The only bright spot is that once we get these like-aged gray pines and knob cone pines out, we will be rid of this serious threat to the safety of the community.

We are moving ahead with the acquisition of a fire siren system for the community. The Board of Directors approved this concept a few years ago, but there was no formal arrangement for the operation of the systems by the County. Recently, Supervisor Jessica Pyska arranged for a County-wide cooperative agreement wherein the Sheriff's Office will have responsibility for operating and periodically testing the alarm systems purchased by communities. Currently Cobb Mountain/Middletown and Kelseyville Riviera have installed siren systems.

Fire safety inspections of all parcels in Riviera West will be scheduled for the last week of May. A free chipping day will be set for late July. Please do not place tree/brush piles on the street for chipping prior to May 23, 2022. More information and guidance on fire safety will be forthcoming.

The State of California and a number of the larger property insurance companies have come to an agreement to publish a list of objective criteria for fire safe houses and to offer discounts to homeowners that meet these criteria. Additionally, the companies will offer a discount for homes within Firewise Communities (like Riviera West). We understand the insurance discounts will apply upon policy renewal. Watch your mail for additional information from us on this program including a document to verify our Firewise status.

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Riviera West Country Club Harbor View Mutual Water Company

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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

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: 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; Harbor View
meeting is 5:30 PM.

Meetings may be in person, via Zoom
or a hybrid of both. Check your email
for Zoom invitations and instructions
and check the website or call the
office for specific meeting information.
We ask everyone to follow all
public health guidelines that may be in
effect at the time of the meeting.

Editor: Elvia Cubilla

Norma Simmons, President, Harbor View Mutual Water Company

It's Spring! And many of us are ready to think about gardening. That makes this a good time to check your sprinklers and drip irrigation systems for anything from small leaks to broken lines. Repairing leaks is an easy way we can conserve water during our continuing drought. Don't forget to check sinks and toilets too.

We've almost got all of our meters converted to radio read and that will give every household the opportunity to monitor their water consumption. Look for more information about signing up for [EyeOnWater](#) in the Annual Meeting packet which will be sent out the week of mid-May.

By the time you read this, the first of the Broadview tanks will have been assembled, filled, checked for leaks, and sterilized. It is expected to be in service by April 5th or 6th. The next step will be the demolition of the clubhouse redwood tank. The project is currently 60 days behind schedule due to supply chain issues, but our contractors are pushing hard to get it done by the end of July.

Every five years, the company performs a Rate Study to ensure that our rates adequately cover both normal operating expenses and contributions to our Capital Improvement/ Reserve account. While we were fortunate to be awarded a CA Department of Water Resources grant which allowed us to avoid a long-term loan, rising inflation and supply chain issues will offset any savings we expected from our new water storage tanks. Everyone is encouraged to attend our May Board meeting and our Annual Meeting in June to learn more about our rates.

Riviera West Social Club Update

Well, spring has sprung, and even though we are all hoping for more rain, the sunshine does lift our spirits. The good news is that we're back to having activities together! We're looking forward to good times ahead!

Our first gathering was our St. Patrick's Day TGIF on March 18 at the clubhouse. There were about 35 people sporting the green. We had a great evening! Continue checking your emails for upcoming event dates and times. If you are interested in these

events or want more information about the Riviera West Social Club, send us an email at rwccsocialclub@gmail.com.

Upcoming Events:

April 26, Tuesday: Sip and Paint with Diane Stawicki at the Clubhouse, 5:00 – 7:00 PM

May 14, Saturday: Spring Tea Time 2:00-4:00pm at the Clubhouse

June or July: Spring Yard Sale, Dates TBD

June 18, Saturday: Annual Meeting at the Clubhouse. Riviera West Homeowners meeting will start at 9:00 am. Harbor View Mutual Water Co. will start at 11:00 am.

TGIFs for the 2022 Spring/Summer Season:

TGIFs are fun and easy events to host. You can feature a theme or choose not to. Take a look at the dates and see if you would like to host one.

If you need advice on how to host a TGIF, we're happy to help; just give us a call!

April 8 and April 29: Hosts needed

May 6: Cinco de Mayo hosted by Norma Simmons

May 20 and 27: Hosts needed

June 24: Luau hosted by Clelia Baur, Chris Smits and Norma Simmons

Kerry Moore, Social Club President

Important Dates

- ▶ Monday, April 26: Paint & Sip with Riviera West artist Diane Stawicki. 5-7p.m. Cost \$40 (Social Club members \$35).
- ▶ May 2022: Lot inspections for fire safety. [Click here](#) for lot clearing information!
- ▶ Saturday, May 14: Spring Tea at the clubhouse hosted by the Social Club. 2-4 p.m. Cost \$15
- ▶ Saturday, May 14: Annual information packet will be mailed to members.
- ▶ Wednesday, May 18: 4:30 PM: Regular meeting of the Riviera West HOA Board (via Zoom) Members will receive an email Zoom invitation.
- ▶ Wednesday, May 18: 5:30 PM: Regular meeting of the Harbor View Mutual Water Company Board (via Zoom) Members will receive an email Zoom invitation.
- ▶ Saturday, June 18: 9:00 AM Riviera West Annual Meeting at the clubhouse and via Zoom.
- ▶ Saturday, June 18: 11:00 AM Harbor View Mutual Water Annual Meeting at the clubhouse and via Zoom.

**WATER COMPANY
EMERGENCY?**

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



Community Yard Sale Scheduled for July

It's time to gather up all those items you are ready to re-home. Every year the Riviera West Social Club organizes a community-wide yard sale. This year it will be in July; exact dates will be published via email and on the website.

Each member family hosts their own yard sale on their property. Meanwhile the Social Club manages a sale at the clubhouse with all proceeds going to the Social Club events budget. You can donate yard sale items for the Social Club sale if you don't want to host your own sale.

Social Club volunteers do all the publicity and set up signs. Participating members are asked to pay a nominal amount to help with purchasing signage materials.



Coming Soon: Surplus Materials Sale for Members Only

Over the past few years the HOA and Water Company have accumulated a variety of useful items. On the surplus sale date, these will be made available to Riviera West members at a nominal cost. The surplus sale is planned for late June; we will announce the exact date as soon as it is decided.

Save the Date – Saturday, June 18, 2022 Riviera West and Harbor View Annual Meetings

Riviera West and Harbor View Annual Meetings

Every year Riviera West and Harbor View Mutual Water Company host annual meetings for all of our members. We will meet in person at the clubhouse and via Zoom. Refreshments will be served courtesy of the Riviera West Social Club. Upcoming budget plans, committee updates, fire safety progress and facility improvements are some of the topics we will be reviewing with members.

We encourage you to attend! Your input and participation are important to our community, and the meetings are a great way to meet and socialize with neighbors.

Riviera West Annual Meeting

Saturday, June 18, 2022, 9:00 AM in person and via Zoom

Harbor View Mutual Water Company Meeting

Saturday, June 18, 2022, 11:00 AM in person and via Zoom

Please watch your email for the Zoom meeting invitation and other meeting information, including public health guidelines that may be in place on the meeting date. You will receive meeting agendas and details via US Mail in the annual member information packet.

Working Together to Resist Wildfire

Riviera West and Harbor View Fire Prevention Measures

Building a fire-resistant community requires a multi-faceted and disciplined approach. It also requires the involvement of all stakeholders. The Riviera West and Harbor View Boards are working systematically to create resiliency on several fronts, and we are already seeing improvements. We appreciate the cooperation of property owners who understand the value of these efforts. With your participation and support, we can build long-term resiliency.

- An active Fire Safety Committee
- Committee Chair attends regular meetings of the Lake County Fire Safe Council
- Riviera West continues to qualify for *Certified Firewise Community* status
- We secured grant funding to remove 45 large trees that threatened evacuation routes
- TRAP program is in place to remove dangerous trees on members' properties
- Vegetation-clearing program for the water plant, storage tanks and other facilities
- Lot inspections and lot-clearing policy reduce fuel load throughout the community
- Free chipping service makes it easier for members to clear their lots
- Member communications provide resources for home-hardening, lot clearing and evacuation planning



March 2022: Trees and brush removed from the Riviera West marina area





Act Now to Clear Your Lot! Protect Yourself and Your Property from Wildfire

Warmer, drier weather is once again upon us and it is time to prepare for fire season. Removing problem trees and brush, preparing for power outages, making our homes fire-resistant and planning for evacuation are foremost on the priority list. Take decisive steps today to improve your chances of a positive outcome this season.

Ember Resistant Zone

Keep a Five-Foot Clear Zone Around Your Home

Research has shown that a five-foot ember-resistant zone around your house helps create critical defensible space. Known as "Zone Zero," the area immediately bordering your home should not create a landing place for flying embers. [The CalFire website](#) provides excellent tips on creating and maintaining a fire-resistant zone adjacent to your home:

- Use hardscape like gravel, pavers, concrete and other non-combustible mulch materials. No combustible bark or mulch.
- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.); Check your roofs, gutters, decks, porches, stairways, etc.
- Remove all branches within 10 feet of any chimney or stovepipe outlet.
- Limit plants in this area to low growing, nonwoody, properly watered and maintained plants.
- Limit combustible items (outdoor furniture, planters, etc.) on top of decks.
- Relocate firewood and lumber to Zone 2.
- Replace combustible fencing, gates, and arbors attach to the home with noncombustible alternatives.
- Consider relocating garbage and recycling containers outside this zone.



Entitled neighborhood turkeys showing off their plumage and blocking traffic on Riviera West Drive.

Q: A little pine tree started growing at the edge of my property. Should I keep it?

A: That cute little tree could grow into a giant that threatens your home, your neighbor's home or nearby power lines.



In Riviera West, volunteer pines are often the same species that cause trouble when they mature. These species shed copious amounts of needles and drop branches that damage houses, fences and vehicles. They are susceptible to beetle infestation and are highly flammable. Two species are the most dangerous:

Knob cone pines were introduced to Mount Konocti decades ago to re-vegetate after a fire. Many are now at the end of their life spans. Over the past ten years, several of these pines have fallen or dropped branches that caused power outages and damage to property.

Gray pines (also known as bull pines), can grow to 100 feet at maturity. They are the grayish-green, sparse growing pines seen along Soda Bay Road and on Mt. Konocti. These huge trees can overwhelm Riviera West properties. Their pine cones, which are 10" to 12" long and weigh more than 1.5 lb., can cause considerable damage when they fall.

The good news: If the trunk is 6" or less at chest height, you can remove the tree without approval from the homeowner's association. Removing these pines when they're young eliminates serious problems down the road.



Contact the Fire Safety Committee at 707-279-8544 for more information, or for tree removal and brush-clearing referrals. Chipping Day will be in July this year. Instructions will be sent by email and posted on the website.

Let's work together to keep our homes and families safe! Visit our website to view the Riviera West Fire Prevention Policy.

Free Chipping Day 2022

One of Riviera West's Most Popular Member Benefits

Every year during the summer months, the Homeowners' Association arranges a free chipping service for members. This is part of our ongoing effort to reduce fire fuels, making our community more resistant to wildfire. Only Riviera West property owners are permitted to have their branches and brush chipped and removed under this program.

Chipping Day will be in July this year (exact date not yet determined). Chipping companies are busy and we must work with them to make arrangements as the season progresses. Please watch your email for the exact day and additional details.

Contact the office at 707-279-8544 with the address of your chipping pile. If you are not on the list, we cannot ensure your pile will be removed. Please do not set your chipping pile at the curb before May 15.

To be sure your branch and brush piles are picked up, please follow these guidelines:

Chipping Day Dos

- Important: Oleander is toxic. Keep oleander limbs separate from other materials.
- Stack material next to the road so the chipping crew can easily reach the pile.
- Tree trunks and limbs must be smaller than 6 inches in diameter.
- Stack material neatly and evenly with ends facing the road.
- Keep your piles under 5 feet high.
- Keep your pile less than 12 feet long.

Lot Clearing Reminder

Now is the time to bring your property into compliance with Riviera West lot clearing requirements:

- Grass and weeds must be no taller than three inches.
- Remove brush piles and flammable debris.
- Remove flammable material from under and around your house and deck.
- Remove dead trees. Contact the Riviera West office for ACP approval before removing any tree.
- Remove "ladder fuels" that allow fire to spread from the ground to tree branches.
- Tree limbs must be trimmed to at least six feet from the ground.
- Trim shrubs and trees, especially of dead branches. No tree branches should be too close to or touching the roof or other parts of the building.
- Lot inspections will take place in May.
- Free chipping day will take place in July.
- Free chipping service is for Riviera West members only.

Chipping Day DON'Ts

- Do not stack brush over existing vegetation or the roadway.
- No roots – dirt and rocks in the roots damage machinery.
- No mud or dirt. Do not drag your branches through mud or dirt.
- Do not cross-stack piles.
- No bulldozed or machine-stacked piles.
- No rocks, berry vines, tree stumps or construction material.
- No poison oak or Scotch broom in the pile.
- **Do not place limb or brush piles next to the street prior to May 15.**

NOTE: We will notify you via email when we have a date for the chipping service. Brush put out after that date or not conforming with the guidelines will not be removed and will be the sole responsibility of the property owner.



Harbor View Mutual Water Company Tank Replacement Project Update

The water tank upgrade project has finally broken ground on replacement of the HVMWC 53-year-old original wooden water tanks. The new epoxy coated bolted steel water tanks should last at least 53 years into the future.

The smaller wooden tank at the Broadview site has been completely replaced by the new tank which will be online in the first week or two of April. The main tank at the Clubhouse site will be taken out of service in the first full week of April. Tank construction should take about two months. The large steel tank at Broadview will be the last storage tank replaced and will hopefully be finished by July 31st, barring any major supply chain issues.

Broadview Tank #1 is in!



Going UP. The tank was assembled in three rows of epoxy coated steel sections.



Isn't It Beautiful?



The replacement of these tanks will cut down on wasted treated water during the drought, provide more equal storage in the distribution system, reduce fire concerns with wooden tanks, and decrease maintenance costs for many years in the future. Your tax dollars are hard at work for you on a local project that directly benefits the entire community.



When all work has been completed, the tanks will be painted to blend in with the landscape.