

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

Hot! Other than that, it has been a productive month for our community. In the past five months we have removed 105 dead pine trees from the community financed by grant funds, our self-funded program and the cooperative efforts of individual property owners. Even PG&E has removed a half-dozen trees. There is more left to do in this effort but we continue to make good progress.

Riviera West has joined with three other HOAs and other communities along the Soda Bay Road corridor to form the Konocti Fire Safe Council. This incorporated body will pool resources and efforts to increase our area's fire safety and resiliency through advocacy, mutual assistance and seeking resources. The Council has applied for 501(c)(3) status with the Internal Revenue Service so as to accept tax deductible contributions and allow it to apply for state and federal grant funds. The Council will be governed by a seven member board with four members selected from the founding HOAs and three selected from the unincorporated communities within the area of responsibility. The founding HOAs include Riviera West, Riviera Heights, Kelseyville Riviera and Buckingham.

The Board of Directors approved the purchase and installation of an emergency siren system for Riviera West at a cost of \$34,670. The siren will be located at the end of Broadview Drive at the highest point in the community. Once installed, the system will be operated by the Lake County Sheriff's Office and will be tested on the first Monday of each month for 30 seconds. Riviera West joins Kelseyville Riviera and the Middletown area in using this type of emergency alert system.

More than 65 community members attended an HOA-sponsored Community BBQ on July 24 at the Clubhouse. BBQ chicken and tri-tip headed up the menu and camaraderie and good cheer highlighted the event. Watch for other social events in the upcoming months organized for your enjoyment by the Riviera West Social Club.

Phil Hartley, Board President

Norma Simmons, President, Harbor View Mutual Water Company

Two down and one to go!

The two old redwood tanks are history and the gleaming new steel tanks are hard at work. The old – and last – tank at the Broadview site has been demolished and the new one will join the others in operation soon. Although we had expected the project to be completed in June, the inevitable supply chain delays have pushed the end date to late August or early September.

And while our tanks will be new and our water treatment plant is young, there are still parts in the delivery system that are older and may occasionally and unexpectedly fail. This happened at the beginning of June when a part broke causing a surge in water pressure in the lower section. This can happen in any public water system. One thing every homeowner can do to prevent high water pressure from damaging their plumbing fixtures is to install a pressure reducing valve (PRV). Check with your plumber to make sure you have one properly installed and working correctly.

Continued on page 2

**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

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

Continued from page 1

Daytime temperatures are rising and that means the amount of algae in the Lake is increasing. Our Operators monitor and test for the cyanotoxins in both the raw water at the intake point and the post-treatment water where it enters our distribution system. We are back-flushing our filters more frequently to remove organic materials. If you experience any discoloration or unpleasant odor in the water from your tap, please contact the treatment plant at 707-279-4143.

At the July meeting, the Board of Directors approved a resolution increasing our rates as recommended in our new Rate Study. While increasing rates is never an easy decision to make, we knew it had to be done. Secretary/Treasurer Chris Smits worked with RCAC (Rural Community Assistance Corporation) to crunch the numbers, taking into consideration the tax bill due on our grant money as well as increasing costs. The five-year plan will ensure our continued solvency and independence that ultimately protects not only our drinking water supply but also the value of our homes and property.

| | Current | New 2022-2023 | % Increase |
|--------------------|-----------|------------------|------------|
| Base Rate | \$162.23 | \$171.96 | 6% |
| Usage | | | |
| 1-2000 cubic ft | \$0.07086 | | |
| 2001-4000 cubic ft | \$0.08859 | | |
| 4001+ cubic ft | \$0.10629 | | |
| 0-1200 cubic ft | | \$0.0730 | 2% |
| 1201-2000 cubic ft | | \$0.0878 | 2% |
| 2001-3000 cubic ft | | \$0.0912 | 2% |
| 3001+ cubic ft | | \$0.0927 | 2% |

The new base and usage rates are effective July 1 and will be reflected in the September bi-monthly bills.

Norma Simmons, President



Tank Facts

Our two old redwood tanks stored about 60,000 gallons each. The old steel tank on Broadview Drive stored 108,000 gallons.

New epoxy-coated steel tank storage capacity:

Clubhouse tank:
84,000 gallons

Broadview tank #1:
103,000 gallons

Broadview tank #2:
66,000 gallons



Important Dates

- ▶ Friday, August 26: Movie-theme TGIF hosted by Debi Denham and Harry Davis. Bring a dish to share and BYOB.
- ▶ September (Date TBD) Annual Social Club Kick-Off Meeting. Stay tuned for details to come!
- ▶ Friday, September 9: Marina TGIF hosted by Carina DeHerrera and Bobby Gunion. Bring a dish to share and BYOB.
- ▶ September (Date TBD): Round 2 of the first Riviera West Annual Bocce Tournament.
- ▶ September 21: Riviera West Regular Board meeting, 4:30 PM. Check your email and rivierawesthoa.com for meeting details.
- ▶ September 21: Harbor View Regular Board meeting, 5:30 PM. Check your email and rivierawesthoa.com for meeting details.
- ▶ September 30 – October 1: Community Yard Sale
- ▶ October 14: Festa Italiana hosted by Chris Smits and Clelia Baur.

WATER COMPANY EMERGENCY?

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





Stay Informed During Fire Season

The **Watch Duty** app provides photos and push notifications to help you plan your response.

Watch Duty gives you real-time information about fire movement and firefighting efforts nearby.

Downloading the app is easy at **watchduty.org**



Visit CalFire's website for reliable, up-to-date guidance on creating defensible space, making a wildfire preparedness action plan, and preparing for evacuation.

Click on readyforwildfire.org to connect!

Know Your Zone!

KEL E - 122

With hot weather upon us we must all take steps to keep people and property safe. Make a note today of our fire response zone.

Whether it is an advisory, a recommended or mandatory evacuation, the Sheriff's Office will refer to your ZONE.

Riviera West's zone is KEL E-122.

To learn more, visit zonehaven.com



Safety Action Center is a new PG&E emergency planning portal that offers a range of helpful resources. Take the quiz, then learn how to plan for a better outcome in case of wildfire and other emergencies.

www.safetyactioncenter.pge.com



Riviera West Social Club Update

Summertime Greetings to One and All!

We continue to build community connection in our little corner of the world. Summer 2022 has provided us with some great activities.

Water aerobics started in mid-June and has been well attended. We will continue as long as the pool is open and people are still attending.

In May, Norma Simmons hosted the Cinco de Mayo TGIF. We also held our annual Spring Tea. Many thanks to Norma Simmons, Chris Smits, Clelia Baur, Debi Denham, Diane Stawicki, Wilma Taylor, and Karen Magnusen for being our hostesses at tables and helping in the kitchen. Those who attended said the food was delicious and they had a great time!

In June the Social Club served mimosas and goodies at the Annual Meeting. Thank you to everyone who helped set up and serve. Doug and Kerry Moore also hosted an exotic luau-themed TGIF.

In July, Diane Stawicki and Julie Cannard hosted a "Be Happy" TGIF. The theme worked, as everyone clearly was happy and enjoyed themselves. Thanks for being new hosts!! Our TGIFs are the easiest and most enjoyable way to catch up with friends and get to know someone new.

We want to thank the HOA for a delicious BBQ catered by Rosey Cooks! Kudos to the Social Club members who helped make it happen: Norma Simmons, Chris Smits, Debi Denham, Harry Davis, Michaela Keenan, Susan Lucatorto, Amber Chatwin, Bill Bartolucci, Donna Hartley, Clelia Baur, and Dave Worswick.

On August 26, Debi Denham and Harry Davis will host a movie-themed TGIF, and on September 9, Carina DeHerrera and Bobby Gunion will host the annual Marina TGIF.

We have started having 50/50 raffles at the TGIFs to replenish our account after purchasing the beautiful, custom-made Maharajah bar. Congrats to the two recent 50/50 winners, Norma Simmons and Laura Silva!!

If you'd like to host a TGIF, help in planning an event, or participate in deciding how we budget for improvements, or just hanging out with some fun people, please consider joining the Social Club.

Our new year starts in September. Dues are \$15 per person, \$25 per couple. We meet on an as-needed basis. We are always looking for new ideas and people to spearhead them. Currently, there are two positions open on our Board. Please contact Kerry for more info.

Our "Kick-Off" Meeting will be held in September. Date TBD, check your emails for details.

Kerry Moore, President

707-364-6165, matmoor1741@hotmail.com

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

Upcoming Social Club Events:

September 30 – October 1: Community Yard Sale

August 26: TGIF hosted by Debi Denham and Harry Davis

September TBD: Social Club Kick Off event - This is the start of the new "social season" at Riviera West. Bring your fresh ideas and membership renewal dues. Spread the word around the neighborhood and let's get more people involved. The more, the merrier! Details to come.

September 9: TGIF hosted by Carina DeHerrera and Bobby Gunion at the Riviera West Marina

September 30: Riviera West Community Yard Sale. If you want your address to be included, contact the office for more information.

October 14: TGIF - Festa Italiana hosted by Chris Smits and Clelia Baur

Community Doesn't Just Happen – It Takes Volunteers

Is Your Property a Short-Term Rental?

Riviera West does not prohibit short term rentals (e.g., vacation rentals, Airbnb, etc.), subject to the following conditions:

- ▶ Members must inform the Association if their property is used as a short-term rental. This information is vital in emergency situations and in conducting routine monitoring.
- ▶ Tenants must be made aware of (i.e. provided a copy of) and must follow Riviera West Rules and Regulations. Any violations are the responsibility of the property owner. As with any Riviera West property, violation fines and penalties will apply.
- ▶ Short-term tenants are permitted to use the swimming pool, park and marina if the property owner allows them use of their key card.
- ▶ Key cards: Each member household is entitled to one electronic key card. The property owner may keep it for their personal use or choose to let their tenants use the card.
- ▶ Call the office at 707-279-8544 or email rivierawest@gmail.com to be sure we have accurate information about your short-term rental.

Thank you to all property owners for your cooperation!



Rules and Regulations Deep Dive If you didn't know, now you know

The HOA rules apply to all Riviera West property owners. Following our rules maintains neighborhood harmony, enhances our quality of life and protects our property investment. We will feature a few randomly chosen rules in each newsletter. A complete copy of the Riviera West governing documents is available at rivierawesthoa.com.



Rule 10.5 Exterior lighting. No fixtures which illuminate and excessively glare onto any other lot shall be permitted. No unshielded spot/flood lights.

Because of our hilly terrain, one person's porch light can shine directly into the bedroom of another member's house. Decorative porch lights can illuminate much more than you intend, to the frustration of your neighbors. Please be considerate of your neighbors when using outdoor lighting. Use motion-sensor lights. Turn off your lights at a reasonable hour and be sure your porch light does not spill over to other properties.

Dark skies are a precious gift to small-town residents. We can see billions of stars invisible to our neighbors in Sacramento and the Bay Area. The next time you stand in your driveway enjoying the stars with your grandkids, be glad your neighbor's house lights are not interfering with your view!

Rule 10.7 House Address: Residences shall display street address numbers that are easily readable from the street and kept in good repair. Numbers affixed to mailboxes shall suffice if the box is directly in front of the residence.



Your home address should be clearly visible in all kinds of weather conditions and at all times, night and day. And it's not just to satisfy a Riviera West requirement. A clear address is an important safety measure. Imagine a medical emergency or other crisis when seconds count. First responders must be able to reach your house quickly so they can help you.

The best option for our community is the green and white reflective aluminum sign offered through the Lake County Fire Safe Council. For a reasonable donation, the Fire Department will take care of the ordering and installation.

You can feel confident knowing help can find you when you need it most. Click here for the Fire Safe Council's "Reflect to Protect" site and order your sign today.

Fire Fine Follow-Up



This spring the Riviera West Fire Safety Committee was hard at work on its mission to build wildfire resiliency. Our professional lot inspector identified properties of concern and the Board notified the property owners. Almost everyone responded by removing dead or dying vegetation and clearing overgrown weeds and grass.

We thank all property owners who cleared their lots to help prevent the spread of wildfire. For those who received notices but haven't responded, we remind you to contact us for the necessary follow-up.

The time allowed for clearing dangerous trees and brush is about to end. If you have cleared your parcel or have made firm arrangements to complete the work, please let us know so you can avoid a fine.

We would rather have you make a contribution to community safety than have to collect a fine.

Call us at 707-279-8544 or send an email to rivierawest@gmail.com.

Food for Thought

Many HOAs use a management service to handle administrative and operational tasks. Who pays for this? The members, of course.

At Riviera West, volunteers provide substantial support to keep our community thriving.

Volunteering keeps our costs low. It's fun, it's satisfying and it benefits everyone in the community. Maybe it's time for you to join the friendly, hands-on folks making a difference.

See it? Like it? Volunteers Made it Happen

Best Kept Secret in Riviera West

If you attended our amazing community barbecue last month, you enjoyed the creativity and dedication of Riviera West volunteers. Scheduling, publicity, Costco shopping, selecting a caterer, set-up and clean-up – a lively group of volunteers did it all. Our quality of life is much enhanced because of their contribution. And here's a secret: volunteers have as much fun organizing as you have attending. We are seeking new volunteers for 2022-2023.

Q: I want to help, but I'm nervous about taking on a big project.

A: You can find your comfort level here. We appreciate all help, large and small, at any level, for whatever time period is right for you. From stuffing envelopes to setting up tables, planning parties, beautifying common areas and building wildfire resiliency. How and when you contribute is up to you.

Q: I like volunteering but don't know where to start.

A: Step one is to contact the Riviera West office. We can answer questions and help you find a role that's right for you. From small, one-time projects to ongoing committee roles and everything in between, there is something you can do to benefit our community.

Committees: Our volunteer-staffed committees advise the Board on important issues, from fire safety to architectural planning. They could use your skills and expertise. All property owners are

eligible to join a committee, even those who live outside the area. Our standing committees are Architectural Control and Planning, Elections Committee, Fire Safety Committee, Marina Committee and Pool Committee.

Social Club: The Social Club organizes all kinds of fun activities, from TGIFs to theme dinners to the annual Tea and Holiday Party. Social Club members also help with mailing preparation, storage and organization of records, decorating for special occasions, and coordination for the annual members' meeting.

Ad-Hoc Committees: These folks coordinate specific activities at the direction of the Board. One example is our elegant kitchen remodel, expertly managed by a volunteer design group.

Another is the "Heron Garden" next to the clubhouse, which a volunteer group created as a water-wise, pollinator-friendly space for members to enjoy. Volunteers host the water aerobics program. They manage clubhouse rentals, website maintenance, IT projects, and more.

Whatever and however you help, your volunteer work helps make Riviera West one of the most desirable HOAs in Lake County. Please contact the office anytime for more information. We look forward to welcoming you as a new volunteer!



Courtside action is congenial, cheerful and fun. Bocce is a great social game that is easy to learn, quick to master and where everyone competes on an even playing field. Join the fun! Contact the office so we can include you in coming activities.



Phil's Bocce Bulletin

The Riviera West Bocce Ball League is approaching the completion of Round 1 of the first annual tournament. Round 2 will commence in September (to avoid the August heat) with four teams and 16 bocce athletes competing for the coveted Super Ball trophy.



Start Sorting Your Loot! The Community Yard Sale is September 30 – October 1

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. The dates for this year's sale are Friday, September 30 and Saturday, October 1.

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.

Contact the office at 707-279-8544 if you want to participate or if you'd like to volunteer to help organize the sale.

When to Evacuate? Immediately!

Both Riviera West Drive and Soda Bay Road can quickly become blocked during a wildfire. Avoid the stress and danger! **At the first sign of a threatening fire, leave immediately.** You don't have to wait for an evacuation order.

Early evacuation leaves roadways clear for fire crews and law enforcement. You will face less traffic and have a better chance of finding lodging if necessary. And you can always come back if the situation improves.

According to Cal Fire,

"Leave as soon as evacuation is recommended by fire officials to avoid being caught in fire, smoke or road congestion. Don't wait to be ordered by authorities to leave. Evacuating the fire area early also helps firefighters keep roads clear of congestion, and lets them move more freely to do their job. In an intense wildfire, they will not have time to knock on every door. If you are advised to leave, don't hesitate! You must take the initiative to stay informed and secure! Listen to all forms of media for further announcements from authorities."

Visit rivierawesthoa.com for more information on fire safety and preparation. Click on **Fire Safety** under the "About Us" menu.

Fire Season Planning and Preparation

In recent years we've followed the reports of devastating California wildfires. Some have been uncomfortably close to home. As fire season ramps up, it's important to remember one key message: **Early action saves lives.** Fast-moving fires can trigger evacuations with very little warning. Are you packed and ready to leave your home on very short notice? Following are a few tips and links to help you plan ahead for the best outcome.

- ▶ Have a family conference to discuss evacuation and communication plans
- ▶ Check media resources for accurate and timely updates
- ▶ Explore alternative evacuation routes ahead of time and practice using them
- ▶ Pack a go-bag of essentials for people and pets
- ▶ During fire season, keep your gas tank full and your cell phone charged
- ▶ Program emergency numbers into your phone
- ▶ Keep your family informed of when you evacuate and where you're going
- ▶ Know how to open your garage if the power is out
- ▶ Plan back-up resources as cell signals and internet may be interrupted

Pack a "Go-Bag" in advance with the most essential items and keep it accessible in case you have to leave immediately.

- ▶ Cell phones and chargers
- ▶ Driver's license, ID cards, insurance information and irreplaceable documents
- ▶ Safe deposit keys, other important keys
- ▶ Medication, medical devices, copies of prescriptions
- ▶ Laptop, power supply, back-up drives
- ▶ Cash and credit cards
- ▶ Bottled water and compact, high-energy snacks
- ▶ Food and water for pets
- ▶ Personal hygiene and sanitation necessities
- ▶ Flashlight and extra batteries
- ▶ Contact information (good idea to print out your contact list)
- ▶ Change of clothing and sturdy shoes

Online resources for fire season preparation:

CalFire Emergency Supply Kit advice:

<http://www.readyforwildfire.org/Emergency-Supply-Kit/>

Evacuation Plans from the US Department of Homeland Security:

<https://www.ready.gov/evacuating-yourself-and-your-family>

Kelseyville Fire Protection District contact information:

<http://www.kelseyvillefire.com/contact/>

Lake County Sheriff's Office contact information:

<http://www.lakesheriff.com/Contact/contact.htm>

Lake County Office of Emergency Services:

<http://www.lakesheriff.com/Page10546.aspx>

REMINDER – Annual Dues Payment is Required

Thank you to all Riviera West members who have already paid their annual HOA dues. If you have not made your payment yet, please do not delay. You can send a check or pay online at gozego.com. Your payment is important to our community. Paying your assessment on time makes it possible for us to maintain and improve the value of your property. Please contact the office if you need assistance.

Controlling Invasive Plants and Trees

During our annual meeting in June, several members expressed concern about the invasive plants seen on Riviera West properties and along our roadways. In response, we will highlight a few common invasives that have found their way into our community. With greater awareness, we can make better decisions about plants we introduce to our properties. Often, homeowners inadvertently choose landscape plants that are classified as invasive in Lake County. In other cases the plants spontaneously appear, spread by birds or other animals.

Invasive in Focus: Sweet Broom/Scotch Broom

The bright yellow flowers and sweet scent of Scotch broom belie the sinister role it plays in Lake County's ecosystem. Adapted to dry, sunny, Mediterranean landscapes, this hardy plant spreads with alarming speed, displacing native wildflowers wherever it become established. Its seedpods burst open when the time is right, broadcasting thousands of seeds that remain viable for decades. Varieties include Scotch Broom, Italian Broom, French Broom, and many others. Large stands of it can be seen in Lake County creek beds and along roadways, including Soda Bay Road.

These tough perennial shrubs are listed within the 30 most invasive plants in California. In addition to driving out native species, they are notorious for their ability to spread wildfire. One Master Gardener said that because of their high resin content "They don't just burn, they explode." Not a good choice for the Mt. Konocti ecosystem. Though some California nurseries still sell Scotch Broom, Washington State has placed it on the quarantine list. Selling, buying or distributing the plants or seeds in Washington is prohibited.

If a prior owner planted Scotch Broom on your property, please consider removing it. Search for and uproot seedlings that have sprung up around the original plant. Easier-to-control landscaping alternatives recommended by the California Invasive Plants Council include:

- ▶ Callistemon "Little John" dwarf bottle brush
- ▶ Cistus (rock rose)
- ▶ Grevillea lanigera – wooly grevillea
- ▶ Grevillea noelli
- ▶ Phlomis fruticosa (Jerusalem sage)
- ▶ Dietes iridioides (fortnight lily)

For more information, visit the California Invasive Plant Council. Please locate your plants responsibly for fire safety.

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, 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.



Cytisus scoparius (Scotch Broom)
Above photo from the Washington State
"Weed 'em and Reap" Noxious Weed
Control Board website.

Helpful References:

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

Washington State Noxious Weed Control
Board

UC Davis Agriculture and Natural
Resources

UC Cooperative Extension Lake County
Master Gardeners Program

CalFire Firesafe Landscaping Tips