

VIEW

from the West

Riviera West/Harbor View Bimonthly Newsletter

PRESIDENTS' MESSAGES

Philip Hartley, President, Riviera West Country Club

The Riviera West Clubhouse now has a new, bright finish due to a relatively warm week of clear skies and the excellent workmanship of Dean's Painting Company. For more on this, see page 3.

Other projects in progress include a new pathway from the lower maintenance/storage room up to street level, repairs to the sea wall at the marina and a minor modification to the BBQ area in the bocce ball park to remove a falling hazard. We have received and approved an estimate from Humberto's Roofing to replace the lower-level roof shingles on the clubhouse in view of leaks from that area.

We continue to rid our community of tall, dead pine trees. In the past 10 months we have removed about 140 such trees; 45 with grant funds, 10 with special HOA funds and the remainder removed by individual parcel owners. The most recent removal involved 17 dead trees on one parcel. We are very grateful for the cooperation of our community-minded property owners.

The newly formed Konocti Fire Safe Council has been busy conducting outreach efforts in the multiple unincorporated communities along Soda Bay Road. These communities, including several mobile home parks, generally do not have any organized fire safety programs and the Council will be providing information and guidance. The Council has submitted a competitive grant proposal to the California Fire Safe Council designed to increase the capacity of local fire safety councils. The Konocti Council has already received a \$10,000 grant from Supervisor Jessica Pyska to help defray startup costs.

As we wrap up a busy 2022, we thank the hard-working staff we depend on to keep us operational: Elvia Cubilla, Mary Terou and Bruce Kupferman in the office, and Jeremiah Fossa and Dominic Turner at the Water Company. Your dedication is appreciated by all!

Special thanks also go out to all of our volunteers. The made-from-scratch Italian dinner and a soup cookoff this Fall were just a few examples. West is not only best; we also eat lavishly.

Best wishes for a joyous holiday season to you and yours.

December 2022 Issue 120



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

Purple Air is Temporarily Down



Here's a bulletin for those who depend on the Purple Air app to monitor air quality.

The Riviera West air quality monitor device is temporarily non-operational at the time being due to the repainting of the clubhouse. We will announce its re-installation via email and/or on the website.

Once it is back up you can log on to www.purpleair.com, click on map and enter Riviera West Drive in the search box. Click on reading for detailed information on air quality at our location.

Presidents' Messages**Norma Simmons, President, Harbor View Mutual Water Company**

Although we'll all have eaten our fill of Thanksgiving turkey and pumpkin pie by the time you read this, it's never too late to say "thank you" to the people who keep our precious water running when you turn on the faucet.

Thank you Jeremiah Fossa and Dominic Turner for handling all the big and little issues with the same professional and personal touch. We are so fortunate to have these two qualified and dedicated operators! Thank you to our office personnel Elvia Cubilla, Mary Terou, and Bruce Kupferman who keep the bills going out, our bills paid, and our accounts current. Thank you to our all volunteer Board members who give of their time and energy to keep Harbor View Water running smoothly for both the short and long term. And thank you, too, to the owners and residents of Riviera West Country Club for your support.

2022 saw a lot of improvements. We completed the installation of radio read meters at all locations allowing us to retire the Leak Forgiveness Policy that was unique to Harbor View Mutual Water.

The old leaking redwood tanks have now been replaced by new steel tanks that actually meet seismic requirements. These tanks will last for many decades with minimal maintenance. By comparing previous years' water production to our current numbers, we stopped losing approximately 30,00 gallons a day of treated water per day!

During the project, we also identified two other concerns. First, the ability of our intake pump to operate should the Lake level continue to drop; and second, the Pressure Reducing Valves (PRV) in the upper zone was in need of repair. We've already purchased the necessary equipment and prepared the site at the water intake to use an auxiliary submersible pump should the need arise. And working with our engineer and contractor, we are getting estimates for the PRV repair work which should be done in December or January. This work may require water to be shut off for a day in the upper zone, but notification and information will be provided to those residents in advance.

With our state-of-the-art water treatment plant and our shiny new water storage tanks, we should be ready for whatever Mother Nature has up her sleeve for 2023.

In the meantime, Happy Holidays and Happy New Year!

You Can Rent the Clubhouse!**Room with a View**

As one of Riviera West's benefits to members, the clubhouse can be rented for events that are too big to have at home. In the past, the building has played host to wedding receptions, memorial services and all kinds of parties – gourmet banquets, graduations, birthdays, anniversaries and more. Any member can reserve the clubhouse and enjoy the large indoor-outdoor space, modern kitchen and beautiful view. The rental cost for one day is \$150, plus a refundable cleaning deposit of \$250.

Per fire regulations, our occupancy limits are 180 people (standing, no chairs and tables), 128 (theater seating, chairs only) and 60 (dining tables and chairs).

If you're interested, step one is to contact the office by phone or email. Office staff will notify rental coordinator Norma Simmons, who will review the rental form with you and coordinate your rental. A specific certificate of insurance is required, as is the member's agreement to follow some basic guidelines.

Event Areas

Clubhouse rental is for the great room, kitchen and deck only and does not include the use of the swimming pool or park areas. Some other restrictions apply. Contact the office if you would like to reserve the clubhouse. Norma will soon be in touch. Click here to review the rental agreement, which is found online at rivierawesthoa.com.

Important Dates

- ▶ Food donations accepted until December 15. Please drop off at the clubhouse during normal business hours.
- ▶ December 23 - 26: The office will be closed for the Holidays.
- ▶ January 2: The office will be closed for the New Year holiday.
- ▶ Water bills will go out on the first week of January. Water payment due by January 31.
- ▶ Wednesday, January 18: Riviera West HOA Board Meeting at the clubhouse, 4:30 PM. Check the website for the meeting agenda.
- ▶ Wednesday, January 18: Harbor View Mutual Water Company Board Meeting at the clubhouse, 5:30 PM. Check the website for the meeting agenda.
- ▶ February 2023: First-ever Riviera West Chili Cook-off hosted by Lee Beery and Richard Smith. Stay tuned for more information.

**WATER COMPANY
EMERGENCY?**

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



Our Clubhouse Gets a Fresh, New Paint job

Built in the late 1960s, the Riviera West clubhouse is a classic example of “Tiki Modern” architecture, a popular trend back then. The roof design and massive stone fireplace are typical elements of this exotic style.

The Board of Directors takes special care in maintaining the clubhouse and our other common assets. Though it needs periodic repair and updating, the building has fared well over the decades.

This year we have addressed repairs to the roof and eaves, as well as some plumbing and electrical upgrades.

Sporting a crisp, new paint job on walls, doors, trim and decking, the clubhouse will continue boasting its unique, mid-century vibe for years to come.



Work in progress: Painting underway in late November.



Riviera West Social Club Update

Greetings and Happy Holidays!

The Social Club organized a series of festive events to close out the year. Our fall events were well-attended and we soon geared up for another winter season of parties and our charitable donation program. After the difficult pandemic years, it felt great to gather at the clubhouse once again.

Fall/Winter events included:

Festa Italiana: There was mandolin music in the air as we celebrated an Italian-themed feast with abundant and delicious food. Hosts Chris Smits, Bill Lillo and Clelia Baur brought their continental cooking skills to bear on a hearty dinner enjoyed by a full house of Riviera West members. We dined on home-made pasta, lasagna and Tuscan chicken, with home-baked sourdough bread and delectable desserts.

Soup Contest: What better excuse is there to get together than a neighborly competition of savory soups? This year we revived the popular Riviera West annual soup contest to an enthusiastic response. A record eight soup chefs presented their expertly crafted soups to the delight of party attendees. Other members brought colorful salads and dessert creations. Dave Worswick's home-made sourdough bread was the perfect complement. Amber Chatwin earned first prize for her original butternut squash soup.

Tree-Trimming Party: Social Club members met for an evening of tree-trimming and dinner on December 2. Every year, the Social Club recognizes the volunteer efforts of our members by organizing this special event.

Holiday Open House: Neighbors celebrated the Season at our annual Holiday Open House on December 3. We enjoyed music, festive decorations and a delicious buffet lunch. Best of all was time spent connecting with neighbors.

Charitable Donations:

Every year, Riviera West members show their generosity by donating to those less fortunate in our community. Members delivered toys and gifts for kids of all ages, and many bags of donated food filled the donation boxes at the clubhouse. Toys for Tots will be distributing the toys and gifts, and the food will be sent to food pantries within the County. Food can be donated until December 15. Thanks to all Riviera West members for their generosity!

The Social Club will meet in January to plan for a new array of activities for 2023. Once again, we welcome new Social Club members. Volunteering is fun! Whatever your interests and skills, you can have a role in making our community a better place.

Happy Holidays and Happy New Year!

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.

Community Doesn't Just Happen – It Takes Volunteers



Holiday Lights Contest

There is still time to compete for the most beautifully decorated home in Riviera West! Enter your home by December 16. Starting December 17-December 24 all neighbors can vote for their favorite house. Winners will be announced the week after Christmas. Last years' winner is not eligible but is encouraged to participate! Enter your house to Kerry Moore, 707-364-6165, matmoor1741@hotmail.com



Winter sunrise photo by Carina DeHerrera

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.



Painting Your House? Please Let us Know Before You Start

When you're choosing colors for your home and lining up a contractor, it's important to factor in time for Riviera West's approval of your color choices. One of the Architectural Control and Planning committee's duties is to review and approve members' exterior paint and trim colors and roofing styles.

Larger HOAs often require their members to choose from a range of strictly-controlled color schemes for a completely consistent look. Though Riviera West is not as highly regulated as these types of HOAs, we do have guidelines for exterior paint colors and roofing materials.

For house paint, the preference is for neutrals and earth-toned colors, or muted versions of other colors. These are most likely to complement neighboring homes for a harmonious overall appearance. Wood stains in natural colors are also encouraged. Most commercial roofing materials are acceptable, with a few exceptions.

Section 16 of the Riviera West Architectural Guidelines to Building states:

Design and Color: Both the design of the structure and its exterior color scheme must be in harmony with the general surroundings of adjacent properties and structures.

Whether re-roofing or repainting a house, members are encouraged to contact the ACP as soon as possible to avoid last-minute stress. The ACP volunteers technically have 30 days in which to respond to a project application.

Though we do our best to expedite the review, it is best to contact us as soon as you have made a color decision. We thank all members for working with us to maintain an attractive community.



Riviera West Holiday Food Donation

Local families in need find the Holidays particularly difficult. Every year, the Social Club sponsors a neighborhood food drive. We will be collecting food items until December 15. You can drop your grocery items off at the clubhouse anytime during normal office hours.

Food should be non-perishable and within its use-by date.

Recommended foods include:

- Canned vegetables, beans and fruit
- Canned tuna, ham, chicken
- Canned soup, stew, meat-based chili, canned dinners
- Vacuum sealed dried fruit
- Nuts
- Pasta and pasta sauce containing meat
- Peanut butter
- Healthy crackers
- Low sugar cereal, granola
- Cereal bars/breakfast bars
- Quinoa and other grains
- Dry beans

Thanks to all Riviera West members for your generosity!



Holiday Highlights – Riviera West Social Club Seasonal Events Bring People Together



Festa Italiana

Hosts/organizers Norma Simmons, Danae LoDolce, Bill Lillo, Clelia Baur, Debi Denham and Chris Smits



Soup Contest Winner

Congratulations! Amber Chatwin earned first prize for her original butternut squash soup.



Holiday Open House

Neighbors celebrated the Season at our annual Holiday Open House on December 3. We enjoyed music, festive decorations and a delicious buffet lunch. Above: Raffle winners Carina DeHerrera, Julie Voll and Lee Beery.



Tree Trimming

Social Club members met for an evening of tree-trimming and dinner on December 2. Every year, the Social Club recognizes the volunteer efforts of our members by organizing this special event. Above: Dave Worswick checks the quality of the décor.

Winter Driving Safety

Heading for Snow Country?

Here is some timely advice from the California Highway Patrol:

- You must stop and put on chains when highway signs indicate chains are required. You can be cited by the California Highway Patrol and fined if you don't. You will usually have about a mile between "Chains Required" signs and the checkpoint to install your chains.
- Control areas can change rapidly from place to place because of changing weather and road conditions. The speed limit when chains are required is 25 or 30 miles an hour and will be posted along the highway.

Click here for more winter driving tips from the CHP.

Safe Pets, Safe Community



In recent weeks we've had increased reports of dogs roaming loose in the community. In one case a dog damaged a neighbor's property. In another case two large dogs ran onto a neighbor's second floor deck to confront a cat.

Please keep your dogs secured, for their safety and the safety and comfort of neighbors. Both Riviera West CC&Rs and Lake County ordinances require that dogs be leashed or kept on owners' property. Property owners can receive a fine for unsecured dogs.

Thank you for keeping our neighborhood safe and comfortable and keeping your furry friends safe at the same time.

Fireplace Safety



*How do you keep your fireplace safe?
The best tools you have are your eyes.*

With regular visual inspections, both inside your home and out, now is the time to make sure your fireplace is in good shape for the burning season.



THE FOLLOWING TIPS WILL ASSIST IN KEEPING YOU SAFE AND ENSURE THAT YOUR FIREPLACE IS WORKING PROPERLY

- Ensure the chimney outlet is equipped with an approved spark arrestor. A spark arrestor prevents hot embers from leaving the chimney and landing on roofs or adjacent property.
- Never leave the fire unattended.
- Never burn trash, plastics or flammable liquids.
- Have the chimney and fireplace inspected and cleaned every year by a certified chimney sweep.
- Make sure your fireplace is designed for the wood you are burning. Don't burn wood in a unit designed for gas logs.
- Keep decorations and furniture at least three-feet away.
- Always use a fireplace screen.
- Don't overload the fireplace with too much wood.
- Make sure the damper is open before lighting the fire.

KNOWING YOUR FIREPLACE



If built properly, fireplaces are dependable and safe to use. Fireplaces wear over a period of years and need to be maintained to extend their life. There are two types of fireplaces, masonry and metal insert. A masonry fireplace is built with bricks and mortar and have a metal or clay flue liner. They are designed to burn various types of wood and may also be equipped with gas logs. A metal insert firebox is made at a factory and installed as a unit within the framing of the home. A metal flue is also put into place and runs through the roof or exterior wall of the home. Many of these fireplaces are designed solely for gas logs and not intended to burn any solid fuel such as wood.



Did you know...
that half of home heating fires are reported during the months of December, January, and February?



HOLIDAY FIRE SAFETY
CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
<https://www.fire.ca.gov/programs/communications/>
www.fire.ca.gov

Tips to Prevent Pipes from Freezing this Winter

Make sure your pipes are insulated. Our local home improvement stores can show you simple and inexpensive ways to keep the chill off those exposed pipes. And whenever you are gone for an extended period of time, consider shutting off your main water line and draining your water system. This will leave your pipes empty in the house, so no water can freeze inside of them to cause a rupture.



Controlling Invasive Plants and Trees

Invasive in Focus: Pampas Grass (*Cortaderia selloana*)

Pampas grass is usually around six feet tall, though it can grow as tall as twelve feet. It does well in our hot-weather climate and loves full sun. The flower clusters are carried on tough, wand-like stems in a plume shape. The plant creates a tussock base that can be hard to remove.

This pesky plant can be replaced by a number of attractive grasses or other tall shrubs. Visit plantright.org for an excellent review of alternatives.

According to the California Department of Fish and Wildlife:

“**Pampas grass** is a quickly growing grass that forms massive clumps along roadsides, steep cliffs, river banks, and open areas that have been disturbed by human activities or natural disturbances. Introduced to Santa Barbara, California in 1848 by nursery operators, pampas grass has spread all over the state, threatening native plants and the animals that rely on them.

An individual pampas grass stand can produce millions of seeds annually that travel several miles, and because these grasses are very tolerant of intense sunlight, drought, and frost, they are very efficient at establishing in many habitat types. Due to the fact that pampas grass can live over a decade, it has become a favorable plant for people to grow in their gardens.

Invasive plants such as pampas grass displace native plants and create habitats that are lower in biodiversity. Furthermore, pampas grass has leaf blades that are highly undesirable as food or shelter to birds and other wildlife, and can actually cause physical harm to those animals, including humans, because the leaves are extremely sharp. Therefore, it is important that we do our part by not planting pampas grass in our gardens, but instead plant native plants that are comparably beautiful and provide the same utility.”

Thank you to all Riviera West members for your efforts in removing invasive plants from our corner of Mt. Konocti!



Pampas grass (Cortaderia selloana)

Pampas grass trivia:

Each plume of this grass can produce 100,000 seeds or more. Wind disperses the seeds so they can continue colonizing new areas.

Cortaderia is derived from the Argentine Spanish name ‘cortadera’, meaning ‘cutter’, in reference to its razor sharp leaf margins.

Selloana is named for Friedrich Sellow, a German botanist and naturalist[citation needed] from Potsdam who worked as a plant collector in Brazil.

Photo credit: California Invasive Plants Council

Text credits: Wikipedia, California Dept. of Fish and Wildlife, California Invasive Plants Council, plantright.org