

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

The community dodged any serious fallout from the recent streak of heavy rainstorms. The toll was only one downed tree due in part to the fact that we cut down more than 140 dead trees over the past 10 months. The rise in the lake level from the storms has put a damper on projects in the marina to repair the sea wall and replace the gangways to the docks. We will get back on track with these projects this spring.

The clubhouse has a coat of new paint and a new roof has been installed this week. Other projects in progress include the new stairway from the lower level up to the entrance and an improvement to the BBQ area to eliminate a drop off at the edge of the concrete patio.

We are meeting with Lake County officials including County Council in the coming week to try to resolve the stalled lot clearing program. Little has been done with the program that was funded with a one-time assessment we voted to pay to provide funds to clear abandoned and ignored parcels of hazardous vegetation. Confusion concerning legal issues with the definition of the scope of work that can be done with the funds lies at the heart of the stall.

The Konocti Fire Safe Council (we serve on its Board of Directors) has received a \$20,000 grant from the California Fire Safe Council to improve its capacity to accomplish its fire safety goals. The Council is planning to make application, due in March, for a large grant from CalFire to create a 14-mile fire break along the boundary between communities on the Soda Bay corridor and the lower slopes of the Konocti peaks.

A community group is exploring interest in creating a pickle ball court near the clubhouse. Watch for a survey in the coming weeks.

The first claim on the new perpetual trophy for the annual Bocce Ball tournament was awarded to the "Broadview Bowlers" captained by Richard Smith. Sixteen players on four teams played six games each to complete the first annual tournament. The games were fun, easy to play, friendly and social. If you have an interest be sure to let the office know prior to this coming May to participate in the second annual tournament.

Cheers.

**Riviera West Bocce Ball Trophy**

The Broadview Bowlers are the proud winners of the 2022 Riviera West Bocce Ball Trophy.

Contact the office if you are interested in joining or starting a bocce team.



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

PRESIDENTS' MESSAGES

Norma Simmons, President, Harbor View Mutual Water Company

Cry me an atmospheric river!*

Although we'll all have eaten our fill of Thanksgiving turkey and pumpkin pie by the time

We went from worrying about the low Lake water level during the summer drought months and now we worry about falling trees and mudslides because our parched soil can't absorb the over-abundance of rain quickly enough.

And watch out for freezing night time temperatures. When water in exposed pipes or irrigation systems freeze, it expands putting a lot of pressure on those pipes and lines. That's when little cracks occur that can turn into an expensive leak. Now is the time to take preventive measures. Wrap exposed supply pipes, cover exposed water spigots, turn off and drain any irrigation systems. Remember, the legacy Leak Forgiveness Policy was retired at the end of 2022. Each and every property owner now is solely responsible for any leaks on their side of the meter.

Sign up for Eye-on-Water to watch for changes in your water usage. There's even an app you can download to your mobile device.

Get it at the Apple App Store or Google Play Store depending on your device.

Remember, this is YOUR company. You own it. All property owners in Riviera West are owners in Harbor View Mutual Water. We have new state-of-the-art equipment and exceptional operators and staff. Over the years, HVMWC has been fortunate to have active Board management. The future depends on the continued voluntary participation by capable owners.

* The song "Cry Me a River" was written by Arthur Hamilton in 1953 and recorded by Julie London (1955) and Ella Fitzgerald (1961). You can hear this song performed by these marvelous ladies on YouTube.

CLICK HERE to learn more about atmospheric rivers, see the link below:

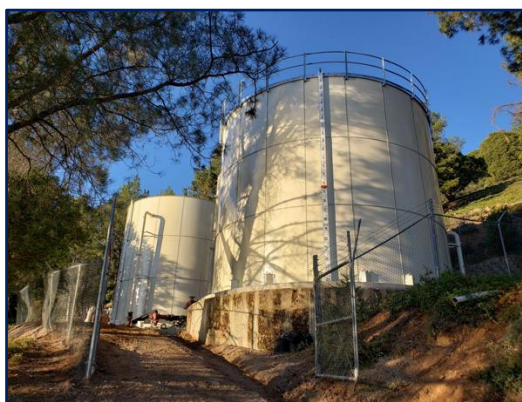
CLICK HERE to learn more about USGS monitoring of Clear Lake water levels:

Time to Celebrate!

COMING SOON: Harbor View Mutual Water Company RIBBON CUTTING ceremony for our newly-installed water tanks.

The three new tanks are in and done! We're doing some much needed additional work on the pressure reducing valves and pipes in the Crestwood and Mountain Crest vaults. The work on Mountain Crest will require shutting off water for a day to some homes in the upper zone. Those customers will receive advance notice as the work approaches.

So it's finally time to open the champagne and celebrate a successful project. This will happen in late March, so watch your email for more information.



Important Dates

- ▶ February 20: Office closed for Presidents' Day.
- ▶ Friday, February 24: First-ever Riviera West Chili Cook-off hosted by Lee Beery and Richard Smith.
- ▶ Water bills will go out on the first week of March. Water payment due by March 31.
- ▶ Wednesday, March 15: Riviera West HOA Board Meeting at the clubhouse, 4:30 PM. Check the website for the meeting agenda.
- ▶ Wednesday, March 15: Harbor View Mutual Water Company Board Meeting at the clubhouse, 5:30 PM. Check the website for the meeting agenda.
- ▶ Wednesday, March 22: Water Tank Project Celebration
- ▶ Saturday, March 25: Greek Dinner hosted by Lisa Wentz. Stay tuned for more information!

WATER COMPANY EMERGENCY?

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



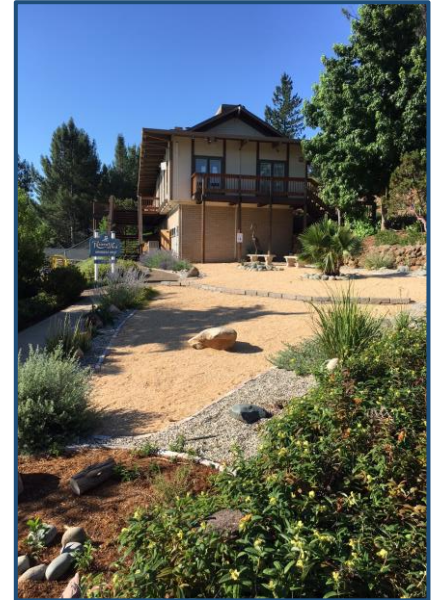
Riviera West and Harbor View Boards Will Have Openings for New Members in 2023

Both Boards of Directors have open seats for terms beginning in June 2023 and 2024. 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 was sent to all members, and is available at rivierawesthoa.com.

Nominations must be received at the Riviera West office by 3:00 PM on Thursday, March 23 2023. Some qualifications need to 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.



Community Doesn't Just Happen – It Takes Volunteers



Riviera West Social Club Update

Greetings to All!

Social Club volunteers organized a successful season of dinners, neighborhood gatherings and charitable activities over the Holiday Season. We thank our long-term and new members for their enthusiastic help in promoting goodwill in the community.

After weeks of heavy rain, the sun is now out and the solstice is behind us. The daffodils are poking their leaves up, the robins are back and Spring is just around the corner!

Looking Forward to Spring and Summer Events:

Chili Cook-Off, Friday, February 24, 5:30: A friendly (but of course very serious!) competition for the tastiest and spiciest. This promises to be an exciting event. Come for the music, fun and food.

Greek Dinner, Saturday, March 25: *Kali orexi* everyone! That means Bon Appetit in beautiful Greece. For the first time, we will welcome this exotic new addition to our International range of gourmet dinners at the clubhouse. Don't miss this exciting dinner party! More information to come.

Riviera West Spring Tea, Saturday April 22: The ever-popular Tea promises to be as delightful as last year's, which was enjoyed by all. Seating will be limited, so make plans now to sign up as soon as tickets become available.

Cinco de Mayo, May 5. Norma Simmons is hosting our legendary Cinco de Mayo celebration. Mark your calendars for this one!

TGIFs: As soon as the season warms up and the pool opens, the Social Club will once again be organizing TGIF parties on (mostly) Friday evenings. Many members like TGIFs best because they are informal and spontaneous. Just bring an appetizer to share and relax at the clubhouse, or by the pool or marina. TGIFs are hosted by one or more members. Anyone can host – it's fun and easy, and we are happy to walk you through it.

Pilates Classes:

Starting on February 4, a Pilates mat class will be offered on Saturdays from 9:00 to 10:00. To sign up for the class send an email at lisamwentz@hotmail.com. Our instructor is Riviera West member Lisa Wentz. Thank you, Lisa for making this health and fitness option possible.

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.

Clubhouse Improvements Proceeding



Repaired and Refreshed

New exterior painting was completed in December. Next on the list is roof repair, which is being done in phases based on the weather and availability of contractors.



Improved Access

Early last year we removed the “grand” stairway from the back deck. The dramatically wide staircase was aging and repair was not cost-effective. A safe and efficient stair and pathway will provide easy access to the lower level directly from the front of the building.

This facilitates walking to the heron garden, pool deck and restrooms, and the storage/mechanical room.



Riviera West clubhouse can be rented

Riviera West members can rent the clubhouse for parties, receptions and other special events.

Folding tables and chairs can also be rented. Members can reserve the clubhouse or other rentals by contacting Norma Simmons at 707-279-9604.

[Click HERE](#) to view the clubhouse rental agreement.

[Click HERE](#) to view the table and chair rental agreement.



The Lake is Up

The robust series of storms through January brought relief to Clear Lake water levels. At the end of January Lake level was at a healthy 4.3 Rumsey, about six feet of depth since the beginning of December. This means better water quality and better access. Members are reminded not to use the pier until safety repairs are made.





December 2022 Photo by Chris Smits

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.

What is the ACP?

According to the HOA experts at Davis-Stirling.com, "The general purpose of an architectural committee is to ensure compliance with architectural standards established by the association." They go on to explain that in planned communities like ours, the Architectural Control and Planning Committee's main involvement is with the exterior appearance of properties within the development. Major projects that come under the ACP's purview at Riviera West include new construction, accessory buildings, decks and lot setbacks. A partial list of other exterior elements includes landscaping, tree management, fences, and paint and shingle colors. The Riviera West Architectural Control and Planning Committee is composed of three volunteer property owners.

When and how to interact with the ACP

The Riviera West Architectural Control and Planning Committee is composed of three volunteer property owners. The time to contact us is before you make definite plans on your project. You can contact us by leaving an email or phone message with the office. We will answer questions and provide information, as well as guide you to the easy-to-use project application form. We enjoy helping our fellow residents understand and follow the guidelines that keep our community safe and attractive.

Are you interested in volunteering? The ACP membership rotates among members based on their availability. We are happy to discuss future volunteer opportunities with you! Thanks to all of our members for your cooperation.



BUTTERNUT SQUASH SOUP

(Makes 10-12 servings) from soup contest winner Amber Chatwin

ROUX:

4T melted butter and 4T flour

SOUP:

1 stick (1/4lb) butter
 1 large onion, diced
 1 large leek, cleaned and finely diced
 1 cup finely diced celery
 2 cups finely diced carrots
 2 cloves minced garlic
 1/2 t dried thyme
 1t ground white pepper
 1.5 lbs butternut or other winter squash, peeled, seeded and chopped
 1 c white wine
 1 t vanilla
 3 bay leaves
 1/2c pure maple syrup
 1/4 c brown sugar
 1 t cinnamon
 1/4 t nutmeg
 2 Q chicken stock
 2-4 T roux
 ~1/2 c heavy cream

To make the roux: Stir together the butter and flour and bake for 10 minutes in a 350 deg oven. Set aside.

To make the soup:

In a large roasting pan, melt the butter and add the onions, leeks, celery, carrots, garlic, thyme and pepper. Cook over medium heat, stirring from time to time, until the vegetables are golden. Add the squash. Stir well and add the wine, vanilla, bay leaves, maple syrup, sugar, cinnamon and nutmeg.

Put the pan in a 350 deg oven and bake uncovered until the squash is tender, 45-50 minutes. Remove the bay leaves. Press the contents of the pan through a coarse sieve or feed it through a food mill into a large pot.

(You can stop here, place in ziplock bag, place on cookie sheet and freeze for future use)

Add the chicken stock and bring to a simmer. Cook for a few minutes. Add roux, a spoonful at a time, stirring after each addition. When the soup begins to thicken, you've added enough roux. Keep warm until ready to serve. Just before serving, add heavy cream to taste.

Fast Facts

- The Riviera West HOA was incorporated on December 20, 1968 in San Francisco
- There are 461 properties in the Riviera West community
- The clubhouse was originally used as a real estate office when the developers sold Riviera West lots in the late 60s and early 70s.

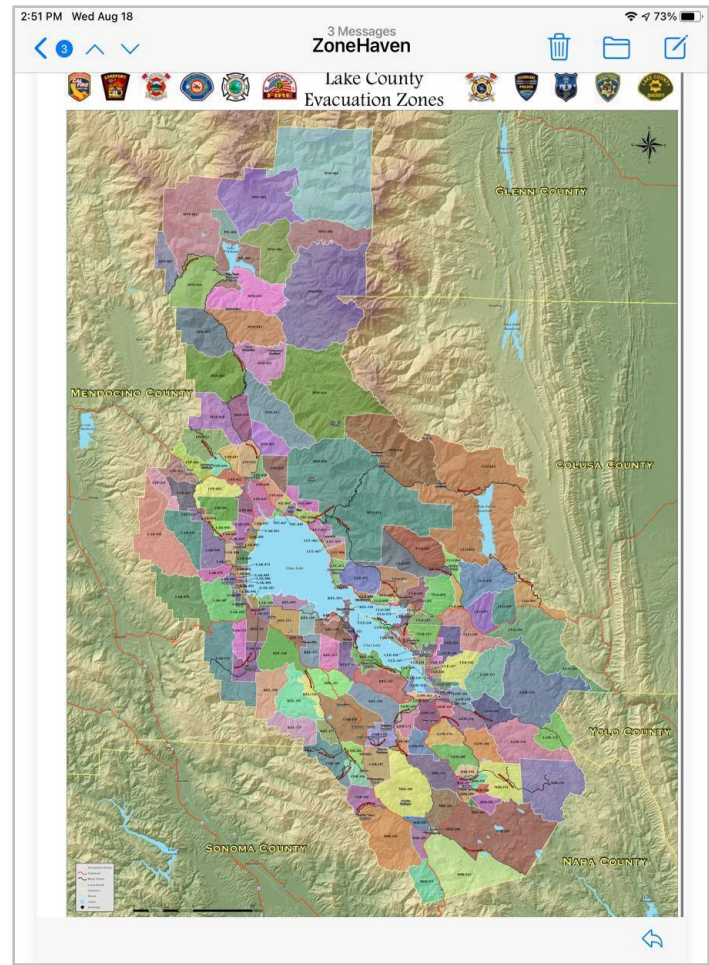
Know Your Zone

The subject of evacuation zones came up in a recent Board meeting, so we're publishing another reminder. Throughout the year and especially during fire season, accurate and timely information is essential to your safety. Whether it is a hazard advisory, a recommended or mandatory evacuation or other important announcement, the Sheriff's Office will refer to your ZONE. Each area of the County has a specific zone code.

Knowing codes for other areas helps when checking travel routes or other situations outside Riviera West.

Riviera West zone is KEL E-122

Top learn more, visit zonehaven.com



Help Us Reach You!

We need to reach you...
...in emergency situations, for important HOA announcements, during water emergencies, or if there is a problem on your property. We are legally required to update your contact information every year. Please take the time now to fill out our Member Contact Information Sheet! It is in your best interest and makes our jobs much easier. [CLICK HERE](#) to access the form. Thank you!



Join us for the Riviera West



Hosted by Lee Beery and Richard Smith

Put your favorite chili recipe to the test!
We are hoping for a wide variety.

Friday, February 24
5:30 pm at the Clubhouse

Prizes for
Hottest, Mildest, and I went back for more

To enter,
call the office no later than Monday, February 20
707-279-8544

If you're not competing, please bring a salad or corn bread or dessert
and your beverage of choice

RWGT*

***Riviera West's Got Talent**

Are there any piano players in the house?

We know there's a lot of untapped talent out there!

We're looking for someone who can play the piano. We have a beautiful piano in our clubhouse that is now just sitting idle. It needs some TLC, but we'd like to restore it to its glory and have some live music at our events.

If you play or knows someone who does, please let us know. We look forward to reviving piano music at the clubhouse and giving a member a chance to show off their keyboard skills.

Join us for Pilates

A weekly Pilates mat class will be offered on Saturdays beginning in February. Please leave a message at the office for Lisa Wentz if you are interested. Space is limited so you must sign up in advance. There is no cost.

What is the Reserve Study and Why is it Important to You?

Every California Homeowners' Association (HOA) is required to set aside reserve funds for repair and replacement of the members' commonly-owned assets. Riviera West maintains the required amount in its reserve account and replenishes it regularly as funds are used to keep the clubhouse, pool, grounds and other facilities in good condition. We conduct periodic reserve studies according to state guidelines and make the studies available to all members.

A well-applied and appropriately funded reserve account is the sign of conscientious HOA management.

Following is a summary of the reserve funding concept and process from the State of California Department of Real Estate:

Importance of Reserve Studies*

A reserve study provides a current estimate of the costs of repairing and replacing major common area components (such as roofs or pavement) over the long term. Ideally, all major repair and replacement costs will be covered by funds set aside by the association as reserves, so that funds are there when needed.

This requires:

- examination of the association's repair and replacement obligations;
- determination of costs and timing of replacement; and
- determination of the availability of necessary (reserve) cash resources.

Because the board has a fiduciary duty to manage association funds and property, a replacement reserve budget is very important. Not only does this information supplement the annual pro forma operating budget in providing owners with financial information; the reserve study is also an important management information tool as the association strives to balance and optimize long-term property values and costs for the membership.

For buyers, understanding the reserve study is an important part of evaluating the value of a CID property. For association members, reserve planning helps assure property values by protecting against declining property values due to deferred maintenance and inability to keep up with the aging of components.

A good reserve study shows owners and potential buyers a more accurate and complete picture of the association's financial strength and market value. The reserve study should disclose to buyers, lenders, and others the manner in which management of the association (i.e., the board and outside management, if any) is making provisions for non-annual maintenance requirements. Preparing a reserve study calls for explicit association decisions on how to provide for long-term funding, and on the extent to which the association will set aside funds on a regular basis for non-annual maintenance requirements. A good reserve study may also function as a maintenance planning tool for the association.

* Content credit: California Department of Real Estate website www.dre.ca.gov, January 29, 2023.

Lake County is Unique

Clear Lake is believed to be the oldest warmwater lake in North America, due to a geological fluke. The lake sits on a huge block of stone which slowly tilts in the northern direction at the same rate as the lake fills in with sediment, thus keeping the water at roughly the same depth.

The geology of the county is chaotic, being based on Franciscan Assemblage hills. Numerous small faults are present in the south end of the lake as well as many old volcanoes, the largest being Cobb Mountain.

The geologic history of the county shows events of great violence, such as the eruption of Mount Konocti and Mount St. Helena and the collapse of Cow Mountain, which created the hills around the county seat of Lakeport.

Blue Lakes, Lake Pillsbury, and Indian Valley Reservoir are the county's other major bodies of water.

Source: Wikipedia

STAY SAFE!	
	
Riviera West/Harbor View Office	707-279-8544
Harbor View Water Emergency	707-279-4143
Lake County Sheriff's Office	707-263-2690
Lake County Emergency Svcs.	707-262-4090
Kelseyville Fire Protection Dist.	707-279-4268
Riviera West Emergency Zone	KEL E-122

Wildlife of Riviera West

California Quail

You may have noticed flocks of these chubby, beautifully-colored birds scurrying around the shrubbery in your yard. The male California Quail has a distinctive gray breast, bright, contrasting feather patterns and a black head plume that droops forward over its head. The female's plumage is similar but with more muted coloring.

Often you will hear the birds before you see them by the *Chi-ca-go* call or their soft "poit-poit" vocalizing. Their chicken-like hunt-and-peck foraging style involves scratching the ground searching for food. They are well adapted to dry conditions and are widespread throughout California, Oregon and parts of other Western states.

Quails tolerate people only at a certain distance, but will flush and scatter if they are alarmed, preferring to run rather than fly. A startled flock of quail, large and small, dashing excitedly into the bushes is a comical sight.

Wikipedia's description:

"The California quail is a highly sociable bird that often gathers in small flocks known as "coveys". One of their daily communal activities is a dust bath. A group of quail will select an area where the ground has been newly turned or is soft, and using their underbellies, will burrow downward into the soil some one to two inches. They then wriggle about in the indentations they have created, flapping their wings and ruffling their feathers, causing dust to rise in the air. They seem to prefer sunny places in which to create these dust baths. An ornithologist is able to detect the presence of quail in an area by spotting the circular indentations left behind in the soft dirt, some 7–15 cm (2.8–5.9 in) in diameter."

Text credits: Wikipedia, allaboutbirds.org



Callipepla californica (California Quail)

The California Quail is the state bird of California. It is widespread throughout California and other Pacific coast states.

Above Photo credit: Marin Audubon Society

Below Photo credit: Sacramento National Wildlife Refuge

