



VIEW

from the West

## Riviera West/Harbor View Bimonthly Newsletter

### PRESIDENT'S MESSAGE

**Philip Hartley, President, Riviera West Country Club Board of Directors**

The sun is out, the pool is open and the annual Bocce Ball Tournament is about to begin. So, I guess summer has arrived.

The pool is open but may be a bit on cool side in the morning since one of the propane heaters has failed. It will be replaced ASAP.

Now is the time to recruit members for a Bocce Ball team (4 per team) or sign up to be placed on a team. No experience is necessary; Bocce is easy to learn and all ages can play. Call the office to register your interest, for help in forming a team or joining an existing team or to get some instructions in the game.

Our summer fire safety program is about to launch. Our professional inspector will be checking out every parcel in the community starting on June 19. Citations for non-compliant fire safety conditions will then be issued. Property owners will have 45 days to clear unsafe conditions in order to avoid a fine.

Our annual free brush chipping day is Thursday, July 6. You may begin creating your street level wood debris piles, following our chipping guidelines, at this time and up until the chipping begins. Watch your email for more information and instructions on how to prepare your brush pile. Be sure to notify the office if you have material to chip.

There has been an unusually heavy growth of grasses and shrubs because of the heavy rains this year, so if your lot has wild grass and/or shrubs, it would be best if you schedule removal now. Weed control vendors are going to be very busy this month.

Remember the annual Riviera West Homeowners meeting on June 17 at 9:00 AM at the clubhouse. Due to new guidelines on using teleconferencing for public meetings, we will not be using Zoom for the meeting.

Cheers.



### SIREN TESTING SCHEDULED FOR WED JULY 3

Our Board and the Fire Safety Committee have worked hard to get our siren installed and integrated with Lake County emergency responders.

Starting on Monday, July 3 the siren will be tested at 11 AM on the first Monday of every month. During an evacuation or other emergency, the County will activate the siren. If you hear it during an emergency, check with **LakeCoAlerts** for information directly from the Sheriff's Office and County OES. Sign up now for **LakeCoAlerts** before fire season heats up. See page 5 for the details.

Watch your email for monthly siren test reminders.

**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](mailto:rivierawest@gmail.com)  
[harborviewwater@gmail.com](mailto:harborviewwater@gmail.com)  
 website: [www.rivierawesthoa.com](http://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

## PRESIDENT'S MESSAGE

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

Champagne corks popped on Friday, May 19, 2023 at the clubhouse as we celebrated the completion of one of our community's greatest achievements, the Water Storage Tank Replacement Project which began on November 8, 2021.

Thanks to a \$1,886,553 grant from the California Department of Water Resources Small Community Drought Relief Program, we were able to:

- ▶ Replace the old tanks with three new bolted steel tanks.
- ▶ Make other improvements such as interconnecting mechanical piping and a disinfection by-product treatment system at the clubhouse tank site.
- ▶ Replace three aging existing valves.
- ▶ Install new tank level sensor with cellular communication to the system's water treatment plant for enhanced monitoring and control.
- ▶ Build new retaining walls and fencing at both the Broadview and Clubhouse sites which now meet seismic requirements.
- ▶ Acquire an emergency intake pump should the Lake's water level drop to low levels in the future.
- ▶ Replace the activated carbon media inside the filters at the water treatment plant.

Our success would not have been possible without Joe Ziemann from Water Works Engineers, Jessica Boyt from California Department of Water Resources, and the team from Piazza Construction. And we were honored by the Riviera West Board of Director's Resolution expressing its appreciation of the Water Company's contribution to the community. A big thank-you also goes out to all of our Harbor View customers for your support and understanding throughout this challenging project.

With the new water treatment plant completed in April 2015 and our new storage tanks, Harbor View Mutual Water is in great shape for the future.

Just a reminder: Next year, there will most likely be vacancies on the Harbor View Mutual Company Board of Directors. Serving on the Board is an interesting experience and a great way to make a contribution to our community. If you are interested in joining the Board in 2024, give us a call. We would be happy to speak with you.

Have a great summer!

*Right: Using the official Big Scissors, Chris Smits, Norma Simmons and Carina DeHerrera cut the ribbon, signifying our success. Lead Water Operator Jeremiah Fossa and Water Operator Dominic Turner celebrated the moment.*



*Left: Harbor View Mutual Water Board members officiated the ribbon-cutting (from left): Chris Smits, Laurie Baum, Carina DeHerrera and Norma Simmons. Board member Jean Swegle was unable to attend but sent her support.*

## Important Dates

- ▶ Friday, June 16, 3:00 PM: deadline for receipt of mail-in or drop-off Board of Directors ballots. You can also drop off your ballot in person at the annual meeting (see below). Please follow the instructions on the ballot envelope to be sure your ballot is counted.
- ▶ Saturday, June 17: Riviera West and Harbor View Annual Meetings at the clubhouse. Riviera West meeting: 9 am Harbor View meeting: 11 am Refreshments provided by the Social Club.
- ▶ June (date TBD): Property inspections begin for fire season lot clearing.
- ▶ July 6: Free brush chipping day. See page 6.
- ▶ July 14-15: Community Yard Sale. Watch your email for further information.
- ▶ July 15, time TBD: Lake Date - an evening get-together at the Riviera West Marina. Watch your email for details.
- ▶ Wednesday, July 19: Riviera West Board Meeting at 4:30. Harbor View Board Meeting at 5:30 at the clubhouse.
- ▶ July 31: Water payment due.

### WATER COMPANY EMERGENCY?

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







## Riviera West Social Club Update

### We're Enjoying the Weather and the Company of Neighbors

Only a few months ago we were digging out from feet of snow. Now the days are warm and bright and we are ready for summer activities. The annual Riviera West Spring Tea was a resounding success. Chris Smits managed the event with the help of a great group of volunteers. Guests enjoyed delightful home-made fare amid a graceful, lavender-based theme. Thanks to the Social Club volunteers for a successful Tea! Photos on page 7.

**First-ever Chili Cook-Off:** Members enjoyed classic and innovative versions of chili prepared by talented cooks in our community. Members also contributed delicious salads and desserts. This event was hosted by Members Lee Beery and Richard Smith.

**Cinco de Mayo:** Host Norma Simmons masterminded a lively South-of-the-Border celebration with beautiful decorations and authentic Mexican food on May 5. We had a full house of guests who enjoyed the food, festivities and socializing with neighbors. Thanks to Norma and the Social Club volunteers!

The 2023 annual Members Barbecue was an all-around success thanks to organizers Norma Simmons, Chris Smits, Debi Denham, Kerry Moore and Clelia Baur. This event also served as the opening day of Bocce Ball season. See page 8 for photos.

### Upcoming Summer Events:

**LAKE DATE, Saturday, July 15:** Carina DeHerrera and Bobby Gunion will reprise their very popular lake-side party at the Riviera West Marina. We will enjoy the sunset and sample something delicious from the grill. Please bring a dish to share and BYOB. More information to come via email and the website.

**TGIFs:** Now that the pool is open and warm weather moves in, the Social Club will once again be organizing TGIF parties on (mostly) Friday evenings. Just bring an appetizer to share and BYOB. TGIFs are hosted by one or more members.

**Community Yard Sale: July 14 – 15, 9 – 4** Contact Norma Simmons at 279-9604 to sign up.

For more information about the Riviera West Social Club, send us an email at [rwccsocialclub@gmail.com](mailto:rwccsocialclub@gmail.com).



### Chili Cook-Off Winners

Chris Smits awards prizes to the expert chili chefs.

Left: Mildest Chili winner Bill Chambard  
Center: Hottest Chili winner Doug Moore  
Right: "Came Back for More" Chili winner Cathi Scogin.

## Start Sorting Your Loot! The Riviera West Community Yard Sale is July 14-15

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, July 14 and Saturday July 15 from 9 am – 4 pm.

Each member family hosts their own yard sale on their property. Meanwhile the Social Club manages a sale at the clubhouse with 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. Stay tuned for further information via email and the website.

Contact Norma Simmons at 707-279-9604 if you want to participate or if you'd like to volunteer to help organize the sale.



Photo taken from Knob Cone Drive by Clelia Baur

## Get Ready for Bocce Ball Season 2023



Plan your bocce team now to join the Riviera West Bocce League. No experience is necessary; it's a great way to socialize and an easy game to learn. Contact the office for information about starting or joining a team. Tournament play will start as soon as a sufficient number of teams are formed.

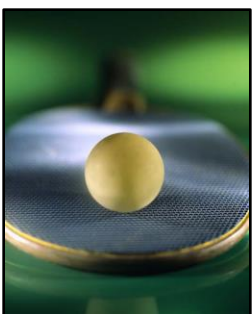
## Water Aerobics at the Riviera West Pool

Join us for refreshing and healthy exercise at the pool starting on Monday, June 5.

Monday, Wednesday and Friday, 9:00 – 10:00 am

This year we are asking folks to bring their own pool noodles and any other equipment they wish to use.

We're also looking for alternate water aerobics instructors. You don't have to be an expert, just someone willing to lead the group through the workout using the guidelines we provide. Contact the office if you are interested or have any questions.



## Board Explores Adding Table Tennis

A feasibility study is underway to see if we can install outdoor table tennis for members to enjoy. The Riviera West Board is working on it. We will keep you posted.

## Enjoy the Pool!



The Riviera West pool is open for the Summer 2023 season. We welcome all members and hope you enjoy the pool this year. The swimming pool is our joint property and responsibility; let's work together to protect it. A few of the rules are listed below.

[Click here](#) or visit [rivierawest.com](http://rivierawest.com) for the complete rules and more information.

- ▶ There is no on-duty lifeguard. We are not responsible for anyone swimming alone. All persons use the pool and adjacent areas at their own risk.
- ▶ The swimming pool is for Riviera West property owners and their guests only.
- ▶ Each household may bring no more than six users to the pool at one time.
- ▶ Each group must have their own key card. Members are not permitted to admit those without cards.
- ▶ During routine monitoring, key cards and addresses must be provided to Riviera West staff and designated volunteers.
- ▶ Children under the age of 14 must be accompanied and supervised by an adult with an authorized Riviera West key card.
- ▶ Remember that you are liable for the behavior of guests you have admitted with your key card. Do not risk a fine or loss of pool privileges.
- ▶ If you use your home as a rental or an Air B&B property, please inform your tenants of the pool rules. If your tenants violate pool rules, you will be responsible for any fines incurred.

## Use These Fire Safety Tools to Protect Home & Family

### Hook Up

#### LakeCoAlerts Keeps You Informed in an Emergency

A local emergency is when you need timely and reliable information. LakeCoAlerts streams communication directly to you from the Lake County Sheriff's Office and OES. LakeCoAlerts is your source if you hear the Riviera West siren during an emergency. Follow the directions from the Sheriff's website:

- ▶ Register for LakeCoAlerts to receive important emergency alerts from LCSO and OES via phone call to your landline or cell phone, text and/or SMS messages, e-mail and via social media.
- ▶ **You must sign up to receive these alerts.** This is an "opt-in" system.
- ▶ Add LakeCoAlerts to your phone contacts or caller ID so you know we are trying to reach you. The phone number that you will see is 707-289-8964. When you receive a text message, you will see the number 89361.
- ▶ [CLICK HERE](#) to sign up. It only takes about a minute to enroll! Even if you are signed up for Nixle we urge you to sign up for LakeCoAlerts.

### Clear Up

#### FIVE FEET Around Your House: Clear and Present Danger

Most residential losses in major wildfires are not the result of the primary fire reaching a house. Houses burn because embers are up-drafted by the fire and may travel for up to two miles before falling back down. These embers fall onto roofs and then drop to the ground, collecting right next to the house. They find combustible materials from needles, leaves, dead branches, and any other flammable material, which smolders until it creates an open flame that attacks the house.

**The lesson is clear; the five-foot area around your home is a critical danger zone.** This area has been labeled ZONE 0 by firefighters everywhere in California. Keep it clear of combustible material!

### Take Note

#### Know Your evacuation ZONE! Is that Message Meant for You?

Get to know your zone before fire season heats up! Lake County uses an online map that divides the County into individual zones. The well-defined zones allow the Sheriff's Office and other responders to send evacuation information targeted to specific areas during an emergency. Knowing your zone will help you know when evacuation information or other instructions are meant for you.

#### Riviera West is Zone KEL-E 122

If the message contains zone **KEL-E 122**, the message is meant for you.

Visit [zonehaven.com](https://zonehaven.com) to view the map and for further information.





Contact the Fire Safety Committee at 707-279-8544 for specific lot-clearing information. [Click Here](#) for local tree removal and brush-clearing referrals.

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

## Lot-Clearing Ahead of Fire Season

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.
- 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.
- Owners whose lots are out of compliance will receive a written notice explaining the violation.
- If lots are not cleared within 45 days of the notice date, the lot owner may receive a fine.

## Free Chipping Day is Thursday, July 6

### One of Riviera West's Most Important Member Benefits

Every year during the summer months, Riviera West 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 our property owners are permitted to have their branches and brush chipped and removed under this program.

Chipping Day is Thursday, July 6 this year.

Contact the office at 707-279-8544 with the address of your chipping pile. **If your property is not on the list, we cannot ensure your pile will be removed.**

### Chipping Day Dos

- Important: Oleander is toxic. The chipping crew will take them, but oleander limbs must be kept separate from other materials. If oleander is mixed in with your other branches, your pile will not be chipped.
- 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 all chipping material neatly and evenly with ends facing the road.
- Keep your piles under 5 feet high.
- Keep your pile less than 12 feet long.

### Chipping Day DON'Ts

- Do not stack brush over existing vegetation or on the roadway.
- No roots – dirt and rocks in the roots damage the chipping 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.

NOTE: Brush put out after that date or not conforming with the guidelines will not be chipped. Removing it will be the sole responsibility of the property owner.

### RIVIERA WEST FIRE PREVENTION POLICY

Take a moment to read through the Riviera West Fire Prevention Policy, which is included in our Governing Documents. The Governing Documents provide information and guidelines that we all must follow as members of the homeowner's association.

[CLICK HERE](#) to view the Fire Prevention Policy.



## Festive and Fragrant: Riviera West Annual Spring Tea Featured a Lavender Theme



Annual Spring Tea, Saturday April 22: This Social Club event was hosted by Chris Smits and a group of talented volunteers. Guests were treated to home-made delicacies: cranberry-almond scones, tiny sandwiches, petit fours and exquisite little cookies.

Tea was served on fine vintage china and the "kitchen crew" made sure the guests had a wonderful time. Raffle winners enjoyed baskets filled with hand-crafted items.



*Top: The event room was expertly decorated for the occasion by our talented volunteers.*

*Center: (from left) Volunteer Kerry Moore, guests Heather Guevara and her daughter Alyssa Mae, and volunteers Debi Denham, Chris Smits, Diane Stawicki and Donna Hartley.*

*Bottom: Lucky raffle winners received these baskets.*

Join us for a  
**LAKE  
DATE!**

Riviera West Marina Park  
Saturday, July 15

Mark your calendar for a lakeside gathering for Riviera West members, Saturday, July 15 (time to be announced).

We will meet at the Riviera West Marina Park for a beautiful lakeside party hosted by Carina DeHerrera and Bobby Gunion.

Please bring a dish to share, and BYOB.

We look forward to seeing you there!

Remember to bring your card key to open the gate, and bring a lawn chair.

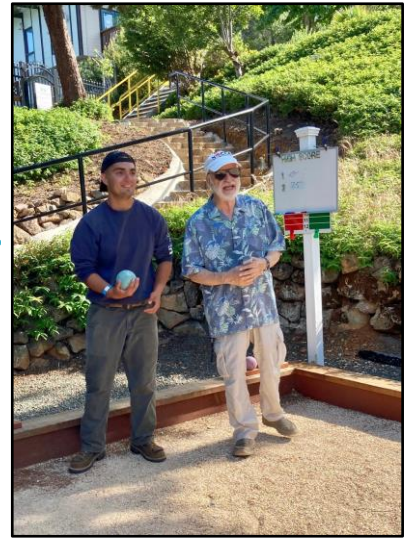


## Annual Members Barbecue and Bocce Season Opener: Saturday, June 3

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2



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We were happy to see several new members in attendance at this year's Members Barbecue. The weather was perfect for the bocce ball contest and socializing in the recreation park. Dinner was served at the clubhouse.

1: Guests gathered at the park for some friendly competition

2: Adrian Cubilla gets some bocce tips from Phil Hartley

3: Second place contest winner Debbie Kellner

4: Dining al-fresco: Bobby Gunion, Kerry Moore, Doug Moore and Carina DeHerrera

5: Members enjoyed dining in the great room and on the deck

6: Bocce contest first prize winner Panette Talia

7: Every seat in the big room was filled for this popular event

6



3



5



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## Save the Date – Saturday, June 17, 2023 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 at the clubhouse on Saturday, June 17. 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 17, 2023, 9:00 AM

Harbor View Mutual Water Company Annual Meeting  
Saturday, June 17, 2023, 11:00 AM

The meeting agendas will be sent via email, and additional details have been sent via US Mail in the annual member information packet.

### Invasive Plant Expert to Speak at the Annual Meeting

With our enviable position on iconic Mt. Konocti comes the responsibility to try to keep invasives from taking over habitat that native wildflowers and plants depend on. We can do this by confining potentially invasive plants to our own properties and by avoiding planting invasives to begin with.

To help our property owners learn more, we will feature an expert from the UC Davis Cooperative Extension at our annual meeting on June 17. Clebson Gomes Gonçalves, PhD, Agricultural Advisor for Lake and Mendocino Counties, will offer some practical guidance on this subject at the end of the meeting.

## 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](http://rivierawesthoa.com).



“Can I Put a Shed on My Property?” Yes, if certain conditions are met. Plastic or metal sheds are not permitted. Sheds must be made of the same material as your house and must be in the rear part of your lot. Many wood-construction shed kits or pre-fabricated units (such as Tuff Shed products) are permitted as long as they fulfill the Association’s guidelines.

**ACCESSORY BUILDINGS:** *Accessory buildings (sheds) require scale plot plan and building plans submitted for approval prior to construction. Accessory buildings must be built of the same materials as the dwelling and color matched, including the roof. The roof pitch should match the dwelling. Accessory buildings must be constructed on the rear half of the lot and are not to exceed one hundred fifty (150) square feet in area. Minimum setbacks for accessory buildings are as follows: Five (5) feet from the rear and side property lines and five (5) feet from the dwelling.*

## Peace & Quiet is Desired



We have recently had reports of excessive noise from late-night gatherings.

Please show consideration for your neighbors by lowering the volume or taking your festivities indoors by 10 PM at the latest.

If your property is a rental or short-term rental such as airbnb or vrbo, please inform your tenants that late-night noises are not permitted.

We appreciate your cooperation!

## Wildlife of Riviera West

### News Flash! Corvids Spotted in Riviera West

Corvidae is a Latin name for a large family of noisy, intelligent birds found throughout the world. Members of this family found in our neighborhood include crows and various bluejays, with the occasional raven making an appearance.

Some Riviera West residents are well-acquainted with their local crows, with the birds paying daily visits to their decks and patios to socialize. Crows are famous for their intelligence. They recognize people by their faces and appear to have self-awareness, recognizing themselves in mirror tests. They use tools, seem to enjoy solving problems, and have been filmed apparently playing. Crows sometimes form large flocks, especially in winter (this gathering is called a “murder of crows”).

The bluejays are also very present (and very vocal) in the neighborhood, constantly on the lookout for seeds and insects. They also like to perch on a nearby fence or branch and loudly comment on whatever you are doing.

There are 135 species in the corvid family worldwide. The ones we’re most likely to see in Lake County include *Corvus brachyrhynchos* (American Crow), *Corvus corax* (Common Raven), *Cyanocitta stelleri* (Stellar’s jay) and *Aphelocoma californica* (California Scrub Jay).

### A note from UC Department of Agriculture and Natural Resources:

#### Why You Shouldn’t Feed Wild Animals

Did you know that it is illegal to feed wildlife? As tempting as it is to put out bread crumbs for birds or deer chow for Bambi, there are downsides to feeding wild animals, says a UC Agriculture and Natural Resources expert in human-wildlife conflict resolution.

California law states: “Except as otherwise authorized in these regulations or in the Fish and Game Code, no person shall harass, herd or drive any game or nongame bird or mammal or fur-bearing mammal. For the purposes of this section, harass is defined as an intentional act that disrupts an animal's normal behavior patterns, which includes but is not limited to, breeding, feeding or sheltering. This section does not apply to a landowner or tenant who drives or herds birds or mammals for the purpose of preventing damage to private or public property, including aquaculture and agriculture crops.”

The Pacific Flyway is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. As part of the Pacific Flyway, California is a temporary home for many species of birds. Due to people feeding them, some of these birds no longer naturally migrate.

“Unfortunately, when we feed birds at parks with lakes and ponds, we are encouraging these unnatural situations and not helping the health of these bird populations,” Quinn said. “This can cause unnatural numbers of water fowl to congregate in ponds, rivers and lakes and creates perfect conditions for avian botulism and cholera to take hold. Bird die-offs can occur naturally in wilderness areas and are prominent in drought conditions due to low water resources.



*Corvids in our Backyards*

Top: American Crow  
(photo credit Bird Watching HQ.com)

Center: California Scrub Jay  
(Photo credit: All About Birds.com)

Bottom: Stellar’s Jay  
(Photo credit: Audubon.org)