

*Riviera West/Harbor View Bimonthly Newsletter***PRESIDENT'S MESSAGE****Philip Hartley, President, Riviera West Country Club Board of Directors**

Well, the good thing about the exceptional heat is that we are saving money on propane to heat the pool. One of our two propane heaters failed earlier this summer, but so far we haven't had to use its replacement. It is good to see how many people are enjoying the use of our Class A pool. Just a few reminders to keep it enjoyable for all:

- ▶ No smoking at or near the pool. Please use the parking lot as a smoking area for increased safety.
- ▶ No glass containers in the pool area. Bare feet and broken glass do not mix.
- ▶ No diapers, swim or otherwise, are allowed in the pool. It does not take fecal matter of a visible size to introduce measurable e-coli into the water. A positive test results in the closing of the pool for days to carry out chemical treatment.

One of the positive features of Riviera West is that individual community members step up to organize and host social events. Dinners, TGIFs, and events from formal teas to art workshops make life in our community more enjoyable. The most recent event held on the evening of July 15 at our lakeside picnic area was well attended and our ninth annual yard sale provided many homeowners a chance to clear away unused items. We are looking forward to a 60s TGIF beach party on August 18 and our annual Social Club kick off (new members welcome) in September. If you would like to host a social event, let the office know. Our Social Club will help you make your event a success.

Our annual fire safety program has completed inspections and hazardous fuel chipping. All 465 lots in Riviera West lots were inspected this spring, with 90 citations issued. This is a 20 percent increase over last year owing to this year's heavy rains and grass/brush growth. Ten abandoned or non-responsive parcels are scheduled to be cleared by the County. Over 100 properties were serviced by our free chipping day event.

We all work together to make our community the best it can be. If you see something that doesn't seem right per our Rules and Regulations, please report it to the office.



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, Thursday & Friday
 9:00 am – 3:30 pm
 Wednesday: Closed

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
 Treasurer: Bob Lucatorto
 Secretary: Alexandra Milukhin
 Director: Carina DeHerrera
 Director: Chris Smits

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

We're excited to welcome our two new Board members: Bob Lucatorto and Alexandra Milukhin! They were appointed at the meeting held on July 19 and we are happy to have them on board.

The hottest months of the year are ahead of us; and with the heat, the character of the water in our Lake changes. Fortunately with the last little bit of the grant money, we were able to replace the carbon media in the filters at the water treatment plant. Along with our state-of-the-art DAF system, this filter removes tastes and odors and is also responsible for removing some toxins, disinfection by-products, and long-lasting chemicals. This should result in improved water quality as it moves through our system. And our experienced operators are always monitoring and testing the water.

Lately some people have posted problems and complaints about their water on NextDoor. We don't monitor this social media site. The best way to have your issue addressed is to contact the office or the water treatment plant. If it's an emergency, call the water treatment plant first. If it's a non-emergency issue such as taste, smell or color, just leave a message and someone will get back to you. For billing questions, please call the office or email harborviewwater@gmail.com.

Water Treatment Plant: 707-279-4143

Office: 707-279-8544

And as an annual reminder, this is a good time to:

- ▶ Adjust sprinkler heads and fix any leaks
- ▶ Install drip irrigation system with a smart controller
- ▶ Water plants early in the morning or late in the evening
- ▶ Use inorganic mulch such as decomposed granite, gravel, or rock around plants.
- ▶ Wash your car with a hose equipped with a shut-off nozzle. Don't let water run down your driveway. Or if available, take it through the car wash when you fill up your tank.
- ▶ Sweep your driveway, don't hose it.
- ▶ Consider installing low-flow devices on your in-home faucets and showers and installing low flow/flush toilets.

New Faces on the Water Company Board



Harbor View Mutual Water Company welcomes two newly-appointed members at their July 15, 2023 Board Meeting.

From Left: New Director Alexandra Milukhin, Board Secretary/Treasurer Chris Smits, Board President Norma Simmons and New Director Bob Lucatorto. (Not pictured: Director Carina DeHerrera, who was out of town).

Important Dates

- ▶ Monday, August 7, 11:00 am. Emergency fire siren test.
- ▶ Friday, August 18: TGIF with a 60s beach party theme. Meet at the clubhouse at 5:30, bring a dish to share and BYOB.
- ▶ Harbor View Mutual Water Company Board Meeting: Wednesday, September 13, 2023 at 4:30, Riviera West clubhouse.
- ▶ Riviera West Board Meeting: Wednesday, September 20, 2023 at 4:30, Riviera West clubhouse.

WATER COMPANY EMERGENCY?

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





Riviera West Social Club Update

Joining with Neighbors for Summer Fun

The Social Club organized our ninth annual community yard sale, which took place on July 14 and 15. Seventeen households participated. Some families reported making substantial profit by passing useful items along to lucky shoppers. Signs at Soda Bay Road and throughout the neighborhood directed visitors to the yard sale locations. At the clubhouse, a wide-ranging collection of items yielded some much-needed funding for future Social Club events. We hope for another successful

TGIF (actually more of a TGIS), Saturday July 15: Members enjoyed a mellow evening by the Lake after a busy day of yard sale activities. Our shady, lakeside park location was perfect after the heat of the day. Hosts Carina DeHerrera and Bobby Gunion spoiled the guests with grilled shrimp and pineapple skewers. The park was decorated with sparkling party lights and cheerful flowers on the picnic tables. Attendees brought sweets and side dishes to share. It was a beautiful party and a perfect use of our lovely lakeside park. See the pictures on page 5.

In June, the Social Club assisted the HOA and Water Company Boards in organizing the **2023 Annual Meetings** at the clubhouse. We organized refreshments for the meeting and helped with set-up and clear-up. See page 9 for a wrap-up of the annual meeting.

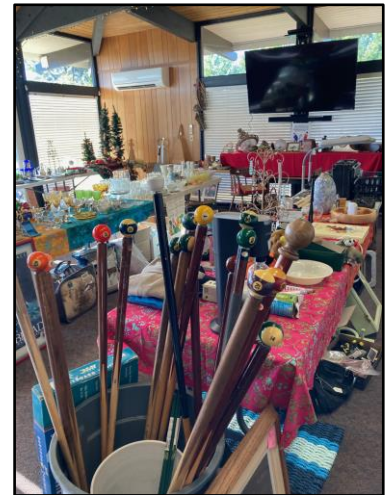
Upcoming Events:

Beach Theme TGIF Friday, August 18, 5:30: Lisa Wentz and friends will host a lively, 60s beach party-themed event featuring music and décor from one of our favorite eras. Enjoy hot dogs with all the fixins' and test your skills in the hula hoop contest. As always, TGIF parties are potlucks: bring a dish to share, BYOB and prepare to have fun!

Sip and Paint, October 14: Nurture your creative side! Our popular gathering for artistic expression. Sip and Paint, will be guided by artist and Riviera West resident Diane Stawicki. Watch your email and our website for further information.

Join us! The Social Club always welcomes new volunteers. You can choose the type of activity and level of involvement that works best for you. The best part is teaming up with an active, fun-loving group dedicated to making our community a better place to live. Give us a call if you're interested! For more information, send us an email at rwccsocialclub@gmail.com.

*Yard Sale in the clubhouse,
July 14 and 15*



A Visit from the Next-Door Neighbors



Ah, the country life – one of Riviera West's most appealing features. A few weeks ago we had unexpected visitors, namely three healthy-looking goats and a friendly sheep.

While the maintenance person had the door open to bring in cleaning supplies, the curious critters took the opportunity to step in and check out the premises. They politely left when asked.

After some research, we learned that our fuzzy guests wandered in from the Robledo vineyard next door. The little group was seen around the neighborhood sampling the vegetation for a few days before heading back home.



Photo credit: Chris Smits



Phil's Bocce Bulletin

This year our members' interest in bocce has sky-rocketed! Neighborhood bocce aficionados have been practicing and the quality of the play is clear to see. The highly competitive Riviera West Second Annual Bocce Tournament will wind up its season the second week of August. It has been a close race so far.

Stop by and be a spectator at one of the games. The schedule is posted on our website. And next season, join a team and be part of the action!



Chipping Day 2023 – Making Riviera West Safer

On July 6 and 7, Timberline Land Management crews removed branches and brush piles from more than 100 Riviera West properties.

Conscientious property owners worked hard ahead of time to trim their trees and clear brush to take advantage of the service. Reminder: The office keeps a list of local lot-clearing and tree-trimming services in case you need assistance.



Possible Public Safety Power Shut-Offs Ahead. Be Ready!



As a last resort to keep you safe, PG&E might turn off power during high winds to prevent a wildfire. This is called a [Public Safety Power Shutoff \(PSPS\)](#). Extra support is available if you or someone in your home relies on power for health and safety. Contact PG&E for additional resources to keep you safe before, during and after a PSPS, including increased alerts and notifications. [Click Here for Lake County based resources.](#)

Pool Rules Reminder



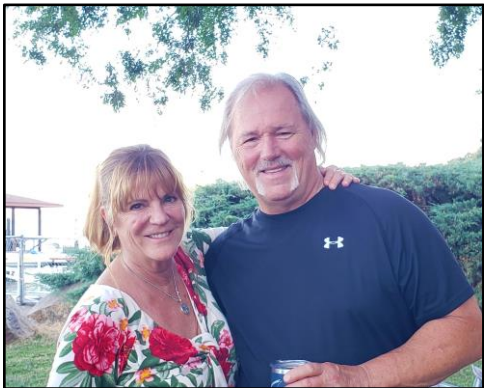
REMINDER – Please follow the pool rules! The swimming pool is our joint asset and responsibility. Bear in mind that repairs to the pool are expensive and we, the property owners, are paying the bill.

- ▶ No smoking or vaping is allowed in and around the pool deck. This includes the area around the gate and the metal stairs leading to the pool level.
- ▶ Adult alcohol use is not prohibited, however irresponsible use is dangerous to everyone. Please be careful and considerate.
- ▶ Children must be carefully supervised for their own safety. Running and roughhousing can lead to injuries, both for the youngsters and those around them.
- ▶ Don't play or hang on the ropes! The ropes are required for safety reasons and are damaged by repeated pulling and tugging.
- ▶ It is important to control the use of our swimming pool! Unfortunately, people from outside the community try to enter. Please do not let people in if they don't have a key.
- ▶ Riviera West residents, please be prepared to show your ID to authorized Pool Committee, Staff or Board members.
- ▶ Thank you for helping keep the pool safe and enjoyable for everyone!

Lake Date TGIF Party Offers Relaxation and Relief from the Heat



Guests enjoyed a memorable evening beside the Lake. Thanks to hosts Carina DeHerrera and Bobby Gunion (below), who spoiled us with shrimp and pineapple skewers fresh from the grill.



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.



ACP Guidelines Update

The Architectural Control and Planning Committee refers to consistent guidelines to assess different types of structures and materials used on Riviera West properties. Following are two examples.

Shade Structures

If you are interested in installing a shade structure, please complete an ACP Project Approval form for review before you purchase your unit. There are many grades of prefabricated and kit shade structures on the market. Our guidelines help ensure that these structures in our community will be of high quality, visually appealing and appropriately placed on the property. Key requirements are sturdy metal or wood construction, located in the back yard, and secure anchoring to the ground to prevent sagging, leaning or susceptibility to high winds.

Fence Slats

While it allows for good air flow, chain link fencing does not provide privacy, which is desirable in certain circumstances. If you wish to add privacy slats to your fence, the basic guidelines are 1) that the slats are high-quality plastic in shades of dark brown that resemble wood, 2) that a V-channel at the bottom keeps all the slats even and level, and 3) that the slats are maintained in good condition over time with no sagging, missing pieces or deterioration.

Reminder: Please choose black fencing material if you plan to install chain link fencing.

All new and replacement fencing (wood or metal) must be approved by the ACP.

[Click here](#) to download the ACP Project Approval form, or visit the office for a paper copy.

Thank you to all Riviera West property owners for working with the ACP to keep our community safe and attractive!

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.

You Can Rent the Clubhouse

A Popular Member Benefit

The Riviera West clubhouse can be rented by Riviera West members 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.

The rental fee is \$150 and a cleaning deposit of \$250 is required, to be refunded if there is no damage and the clubhouse is left in the condition in which it was found.

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

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



Riviera West Annual Meeting Wrap-Up

Another Busy and Productive Year

Every year Riviera West and Harbor View Mutual Water Company host annual meetings for all of our members. Board and members met at the clubhouse on Saturday, June 17. Refreshments were served by Riviera West Social Club volunteers.

Highlights of the meeting include a review of completed and pending projects by Board President Phil Hartley:

Completed projects:

- ▶ Our new emergency fire siren is installed and operational. When necessary, it will be activated by County Office of Emergency Services. The siren was tested for the first time on July 3 and in future it will be tested at 11 am on the first Monday of every month.
- ▶ The clubhouse decks were repaired and repainted as part of normal maintenance.
- ▶ Additional building maintenance included painting the clubhouse exterior, replacing damaged rain gutters and downspouts, fixing roof leaks and replacing the roof covering.
- ▶ The old deck stairway that was deteriorating and was not to code was removed and replaced with a new, safe stair and pathway across the heron garden.

Projects still to be completed:

- ▶ We are still planning to replace the ageing gangways to the launch dock and the main dock at the marina. Since the lake level is unexpectedly high, we won't be able to build concrete foundations as planned. We will use metal pilings instead and that will require waiting until the contractor is available.
- ▶ We would like to replace the old chain link pool fencing with a style that matches the new front gate. The black iron fencing is a large expense. Since this is an aesthetic improvement, it can be delayed until the funding is in place.

Phil also reviewed our progress with fire prevention measures, including our leadership role in the new Konocti Fire Safe Council. The Council collaborates with the County and emergency responders, and works to get grant funding for fire prevention and evacuation measures that benefit the entire Soda Bay corridor.

Harbor View Mutual Water Company Annual Meeting Wrap-Up

2022-2023: Missions Accomplished

Harbor View Mutual Water continues to be financially secure. We are able to operate within our budget and maintain our reserve account for any unforeseen emergencies. We continue to budget for wildfire mitigation by removing trees and shrubs from critical areas around our plant and storage tanks.

Thanks to a \$1,886,553 grant from the CA Dept 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

With this project behind us, we will look to future improvements such as a new truck and fork lift.

Keeping to the 2022 Rate Study, we will be increasing rates in the fiscal year beginning on July 1. This rate increase will allow us to meet our CA State tax liability associated with the grant and to make appropriate adjustments for increased costs due to inflation.

The base rate will increase by 5% from \$171.96 to \$180.56 bi-monthly. Usage rates will be increased 2% across all tiers. Rates are reviewed each year as part of the Budget process and compared to the recommendations of the Rate Study.

Do You Have Tenants?

You can help our office staff provide efficient and timely support.

- ◆ It's important to notify us promptly when a tenant family moves out and new folks move in. Having the correct information is essential for both the Water Company and the HOA. Give us a call before the move-in date! And let your tenants know they are welcome to stop by the office to get acquainted.
- ◆ In case of an evacuation or other emergency, how can we reach your tenant directly? Please provide (or update) reliable phone and email contacts for both your tenants and yourself.
- ◆ If you are using a rental agent or property manager please provide their contact information so we have it on file.
- ◆ Your authorization is required to bill the tenant directly for water service.
- ◆ Have you provided your tenant with a copy of the Riviera West rules and regulations? Difficulties can be avoided if people know the guidelines in advance.
- ◆ Your tenants are welcome to use the marina and swimming pool if you allow them to use your Riviera West key card. We cannot issue a separate key card for your tenant.
- ◆ We don't often have problems but it is good to remember that the property owner is responsible for any issues or fines resulting from their tenant's actions.
- ◆ THANKS for helping us make the process more efficient for everyone!

Remember to Sign Up for LakeCoAlerts

The new Riviera West fire emergency siren is tested every Monday at 11:00 am. If you hear it at any other time, check with LakeCoAlerts for authorized information. LakeCoAlerts streams communication directly to you from the Lake County Sheriff's Office and OES. To use this resource, follow the directions from the Sheriff's website:

- ▶ Register for LakeCoAlerts to receive important emergency alerts from LCSO and OES 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.



Wildlife of Riviera West

King Snake

A number of Riviera West residents have reported sightings of kingsnakes, colorfully-banded snakes moving along nearby roadways or around residential properties. When they see the snake's brilliant red, yellow and black markings, peoples' first response is often fear, since kingsnakes closely resemble venomous California coral snakes.

An old pioneer rhyme makes it easy to distinguish between the two: "Red meets black, friend to Jack. Red meets yellow, kill a fellow." This is a reminder that the snake's color bands indicate whether it is a harmless kingsnake or a dangerous coral snake. If the red band is next to the black band, it is a non-threatening king snake.

King snakes are constrictors measuring from two to five feet in length, and enjoy a diet consisting of small mammals, amphibians and reptiles. They prey on the mice, wood rats and ground squirrels that raid our gardens, and they reduce the rattlesnake population. They in turn are targeted by birds of prey.

According to the *Brittanica.com* website: "The [California king snake](#) (*L. getula californiae*) exhibits two pattern types, the common ringed pattern and a rarer striped form; both patterns can appear from a single clutch of eggs. King snakes [derive](#) their common name from the common king snake's habit of feeding upon other snakes, including [rattlesnakes](#) and [copperheads](#), to whose venom [they](#) are immune."

This text is from *Wikipedia.com*: "Kingsnakes are native to North America, where they are found all over the United States and into Mexico. This genus has adapted to a wide variety of habitats, including tropical forests, shrublands, and deserts. As a whole, kingsnakes are found coast-to-coast across North America, with some as far north as Montana, North Dakota, New Jersey, Illinois and Ohio; south of those areas, there are kingsnakes to be found in nearly every corner of the lower-48 United States. Kingsnakes are also found virtually coast-to-coast across México, all the way down to the México-Guatemala border."

Text credits:

[Brittanica.com](#)

[Wikipedia.com](#)

Photo credit:

[Wikipedia.com](#) photo

By en:User:Dawson - [1], CC BY-SA 2.5,
<https://commons.wikimedia.org/w/index.php?curid=1696597>



California King Snake
(*Lampropeltis elapsoides*)

King snakes get their name because they make a meal of other snakes, including rattlesnakes and other venomous snakes.