

VIEW

from the West

Riviera West/Harbor View Bimonthly Newsletter

PRESIDENT'S MESSAGE

It is probably a little early to take a deep breath as our area has so far avoided a major fire outbreak. But our fire safety efforts continue to provide some margin of defense. We issued 90 citations this summer for noncompliant fire safety conditions. To date, 73% of the cited parcels have been cleared; 58 by owners and eight that are scheduled to be cleared by the County. The remaining parcels are subject to additional fines if they remain uncleared.

Our new emergency siren missed a test last month due to upgrades the County Sheriff's Office was making to signal repeaters. The test on October 2 went off without a hitch.

Finally, we continue to collaborate as active participants in the Konocti Fire Safe Council which represents all the communities along the Soda Bay Corridor. A cooperative grant with the County Department of Public Works has provided funds for the development of an area-specific evacuation plan, purchase of a masticator to clear roadsides and funds to remove a number of potential evacuation-blocking trees from Soda Bay Road and Point Lakeview Road. The search continues for more resources to enhance fire safety in our area.

We recently completed our state required three-year reserve study. The study documents our potential financial liability for keeping our material assets in good working order. Riviera West is the only HOA in the County that owns a pool, marina, clubhouse, two parks and a bocce ball court, and whose members also own their own water company.

Also completed was an annual operating budget audit by an outside firm. Both documents showed that Riviera West is currently in a clear and stable financial position. But we will have to pay attention to the fact that dues did not increase over the past decade in the face of obvious rising costs.

At its last regular meeting, the Board of Directors reviewed and ratified a list of projects that need to be accomplished as cost and contractor availability allow. The projects are mostly needed repairs to the clubhouse and marina. Scroll to page four to view the list.

Enjoy our beautiful fall season and watch for some great social events coming up.

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



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Riviera West Country Club
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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

Fellow Property Owners,

Last year's abundance of rain really helped the lake water quality this summer. It was an easier year for us to treat the water. With the new tank project completed, we are able to make half as much water than the previous years. We are no longer seeing treated water wasted by leaking from the old tanks.

The radio meter reading project has come to completion with all 250 homes in the community now on the system. This has allowed leaks to be spotted in a couple of days instead of two months. We ask that you sign up for the Badger meter app called *eyeonwater*. This monitoring tool is available in your app store for free, you just have to download it. Once you've logged on, find Harbor View MWC in the list of companies, enter the customer code from your bill (including all the zeros in front of it) and you're ready to view your usage in real time. The system will send you a text or email in case of a leak.

It's also important to let the office know if your current phone number or email changes so the water operators can reach you if they spot the leak on their program.

We received new carbon filter media in early August. This specialized filtering is responsible for removing taste and odors as well as PFAs – “forever” chemicals – from the treated water. The cost of this was split with the State as they authorized us to use the very last \$15,000 from the new tank grant to purchase and install it. The typical lifespan of carbon filter media is three to five years and ours had just crossed eight years, so it was time to change. The operators “wash” the filter media weekly in the high heat months to keep it clean and functioning as well as possible until it is eventually used up.

If you are interested in helping keep our community-owned water system healthy and viable, please consider becoming a Harbor View Board member. A number of our long-time members are stepping down after some intensely busy years. They succeeded in chasing and catching \$1.6 million dollars in state grant money to replace the aging wood water tanks with brand new, bolted steel epoxy-lined tanks.

With proper maintenance, the tanks should last another 55 years. The heavy lifting has been done! New Board members only need to continue careful maintenance and oversight, AND keep a look-out for grant money that could be used to improvements in our systems.

Norma Simmons, Board President, Harbor View Mutual Water Company

Toy and Food Donations Collected Early this Year

Social Club shopping bulletin: We've been informed that the charities that gather toys and food for needy families are collecting earlier this year than usual. The toy and gift deadline is December 1; they need the time to sort and prepare the donations. We will start collecting toys and gifts for kids all through November. Please watch your email and the Riviera West website for more information.



Our local food pantries ask that we donate foods that are high in protein value, such as peanut butter, dry beans, canned fish and meat, cans of beef stew, soups and chili. Canned fruits and vegetables are also appreciated. Good quality breakfast cereal, rolled oats, nuts, seeds, whole grain pasta and quinoa also provide good nutrition.

All of your donations are distributed to people in our local community. Thank you for your generosity toward the less fortunate!



Important Dates

- ▶ Wednesday, October 11, 6:00 – 7:30: Wildfire Evacuation Event, Konocti Harbor Resort (see page 6).
- ▶ Saturday, October 14, 2-5 PM, Sip & Paint at the clubhouse (see page 3).
- ▶ Saturday, October 28, 5:00 PM Festa Italiana dinner at the clubhouse (see page 3).
- ▶ Month of November: Drop off new, unwrapped toys and gifts for teens and kids at the clubhouse during normal office hours.
- ▶ Wednesday, November 15, 4:30: Riviera West Board Meeting at the clubhouse.
- ▶ Wednesday, November 15, 5:30: Harbor View Mutual Water Company Board Meeting at the clubhouse.
- ▶ Sunday, November 19, 4:00 – 5:00 Annual Tree-Trimming Party for Social Club Members.
- ▶ November 30: Water Company payment is due.
- ▶ December 1: Last day to drop off toy and gift donations.
- ▶ Sunday, December 3, 1:00 – 3:00: Holiday Open House at the Clubhouse.

WATER COMPANY EMERGENCY?

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





Riviera West Social Club Update

Cool Days and Cool Events Ahead!

It's been a great summer, and now the cooler months ahead promise a busy schedule for the Riviera West community. Over the summer, members enjoyed several get-togethers, including the community yard sale in July and TGIF events in June and August that featured fun and imaginative themes. Our annual Social Club Kick-Off Meeting and membership drive was held on September 6. We look forward to an active and exciting year to come! Upcoming events include:

Sip & Paint, October 14, 2:00 – 5:00 at the Clubhouse: Riviera West artist Diane Stawicki will lead an interesting and relaxed art session with a Holiday theme. Enjoy a glass of wine and socialize with friends and neighbors, then bring home a delightful canvas for your home. The cost is \$40 (\$35 for Social Club members), which covers the cost of materials.

Festa Italiana, October 28, 5:00: We're reprising our popular Italian dinner, enhanced with continental décor, music and raffle gift baskets. Last year this event filled up quickly, so make your reservation now by emailing rwccsocialclub@gmail.com or calling Debi Denham at 714-273-2703.

Tree-Trimming, Sunday, November 19, 4:00 – 8:00: As in past years, we invite our Social Club members for a cozy tree-trimming afternoon, with music and refreshments. Tree-trimming is from 4:00 – 5:00, with refreshments and socializing from 5:00 – 8:00.

Holiday Open House, Sunday, December 3, 1:00 – 3:00: Join us for light refreshments and Holiday socializing.

December Toy and Food Drive: Neighbors are once again donating toys and gifts for needy children and teens, and non-perishable food for families in the Kelseyville area. You can donate toys and gifts all through November; the deadline is December 1.

Watch your email and the website for more information about upcoming events. Thanks to everyone in the community for supporting the donation drive and for participating in our social events! For more information about events or want more information about the Riviera West Social Club, send an email to the [Social Club](#).

Riviera West Social Club

Sip & Paint

with Diane Stawicki



Saturday, October 14 - 2:00 pm – 5:00pm
Riviera West Clubhouse

Cost: \$40 per person
(\$35 for Riviera West Social Club members)

R.S.V.P. to rwccsocialclub@gmail.com to hold your place as seating is limited.
Pay by cash or check. Make checks payable to "Riviera West"

Local artist and Riviera West resident Diane Stawicki will teach us how to paint this cute Holiday themed picture. Canvas and paint supplies are provided by Diane, and the Riviera West Social Club will provide a glass of wine to sip. Enjoy a fun evening with friends and bring home this cute holiday elf!

Benvenuti!

The Riviera West
Social Club
invites you to
Festa Italiana,
an evening
of Italian food,
music and
conviviality



Saturday, October 28 at the Riviera West Clubhouse
Doors open at 5:00 ♦ Dinner served at 5:30 ♦ \$18 per person

Enjoy an authentic Italian meal!

Antipasto

2 Entree choices: Tuscan Chicken with Homemade Pasta, or Lasagna
(Vegetarian Lasagna available - please request ahead of time)
Italian Salad and Fresh Sourdough Bread
Assorted Desserts

One complimentary bottle each of red and white wine
will be provided at each table. You can also bring your favorite beverage.

SEATING IS LIMITED

Call Debi at 714-273-2703 or email rwccsocialclub@gmail.com
to reserve your place and choose your entree.
Make checks payable to Riviera West.

Facilities Repair and Improvement Projects

As our early 70s-era facilities begin to show their age, we must devote time and resources to keeping these member-owned assets in good condition. In the September 20 regular meeting, the Board agreed to focus on the following list of major repair projects now in the planning stages. As finances and contractor availability allow, these projects will be prioritized and funded. Routine building and grounds maintenance is not included in this review. Members are encouraged to attend Board meetings to stay in touch with our progress over the coming years.

- ▶ Repair to chimney/roof to correct water leaks
- ▶ Replace sections of pool fencing with new panels to match pool entrance
- ▶ Install handrail on one edge of the bocce ball park patio
- ▶ Replace gangways to the marina docks
- ▶ Repair the sea wall at the marina
- ▶ Replace the Riviera West clubhouse sign at the parking lot entrance
- ▶ Landscape the area at the front side of the clubhouse near the information kiosk
- ▶ Repair and refurbish the pool bathrooms
- ▶ Install manual combination locks on the pool bathrooms and marina bathrooms

ACP Related Violations Are Easy to Avoid

Do you want to make a change to your property? A new deck design or perhaps a new exterior paint job?

Before you start buying materials, hiring a contractor and picking out colors, please take the time to check with the Architectural Control and Planning Committee (ACP) at the Riviera West office. Inadvertently violating an ACP guideline could result in a warning letter, monetary fine or other consequences.

Generally speaking, if the work to your house can be seen from the outside, you must obtain an OK from the ACP BEFORE beginning work. Even if the work you're planning is in compliance with the association guidelines, failing to get ACP approval ahead of time is itself a violation. This is standard policy for homeowners' associations (HOAs).

Some background information: Anyone who owns property in Riviera West is required to comply with our *Governing Documents*. People receive the Governing Documents and sign the agreement with Riviera West during the property purchase transaction. The *Rules and Regulations* and *Architectural Guidelines to Building* sections of the Governing Documents clearly indicate the home improvements that must be approved in advance and how to get ACP approval.

The best advice is to check with the ACP every time, before you start a project. The ACP committee members are neighbors and volunteers, and they are eager to help you. Thank you to all property owners for working with the ACP to help keep Riviera West a safe and attractive community!

[Click Here](#) to access the ACP page on the Riviera West website.



Nature Moment at the Heron Garden

One of our members recently captured photos of a Sphinx moth as it visited the lavender flowers at the clubhouse. Naturalists say this species (*Hyles lineata*) is more widespread this year because of the heavy rains we had last winter. The wingspan of these moths can be up to three inches – as large as a hummingbird.

Thanks to Stacy Burrows for the excellent pictures.



Photo credit: 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.



We are sometimes asked if our CC&Rs prohibit members from operating a business in the community. The simple answer is no, as long as your business operation is in your home and not obvious from the outside. As the regulation states: the activity should not be detectable by “sight, sound or smell” and a few other conditions. Following is the text:

Rules & Regulations Section 3: Business Activities

3.1 All Residential Units shall be used, improved and devoted exclusively to residential use by a single family. No trade or business may be conducted on any lot or from any residential unit, except that an owner or tenant of a Residential Unit may conduct a business activity within a residential unit so long as;

3.1.1 The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside of the residential unit.

3.1.2 The business activity conforms to all applicable County zoning ordinances and/or requirements of the Association.

3.1.3 The business activity does not involve door-to-door solicitation of owners or tenants in the Association.

The leasing of a residential unit by the owner shall not be considered a trade or business within the meaning of this section.

Working from Home

Several Riviera West residents earn their living by working at home, including writers, graphic designers and artists, online business owners and professional consultants.

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

[Click Here](http://rivierawesthoa.com) to access the Governing Documents page on our website.

A Few Housekeeping Items for Fall and Winter

If the weather forecast is to be trusted, we're in for a wet winter. It's a good time to take proactive steps to keep our properties safe and well-maintained.

- ▶ Is your slope protected from erosion damage? Repairing water runoff damage can be costly, especially if the runoff goes past your lot and onto a neighbor's. Check with local home improvement stores for erosion control resources, including landscape plants that can hold a slope while not promoting the spread of fire.
- ▶ Check your roof gutters for pine needles or other burnable material.
- ▶ Trim branches well away from your roof, both to prevent direct damage and to discourage squirrels and rats from gaining access.
- ▶ Keep steep walkways and driveways clear of acorns, pebbles and other debris that can cause you to slip in wet weather.
- ▶ Unclog air ducts and inspect your air intake filters so your heating system can work more efficiently.
- ▶ Store firewood outside and at least three feet away from your house to prevent wood-boring insects from getting in.
- ▶ Protect your pipes from freezing by purchasing foam pipe wrap at the home improvement store. To protect the foam long-term, you can wrap it with 20 mil black pipe tape. A small amount of winter prep can save you from a large plumbing repair bill during a freeze period.



Plan Ahead to Avoid Late Fees on Your Harbor View Account

As requested by our customers, we are reprinting some helpful advice on scheduling your Harbor View payment:

If you use your bank, credit union, or other bill paying option, did you know that they generate and mail a physical check? It usually takes between three to five days for it to be delivered to the office.

While you believe you've paid on time, it can actually become a late payment and is subject to the \$20 late fee. The solution is to set up your payment to go out about five days prior to the statement due date so it arrives at the office on time.

If you use the online bill pay service, your payment transaction must be processed before the close of business on the statement due date.

Click on harborviewmutual.epayub.com to access the Harbor View Mutual Water Company online bill pay service. We do not use Zelle, Venmo, Apple pay, Google pay, or any other digital wallet applications. Online payments must be processed through our website.



Don't Let Undiscovered Leaks Drive up Your Usage Costs

Before our new digital water meters were installed, Water Company staff needed to check for leaks. Not anymore! Now you don't have to worry about having a leak. The easy to use EyeOnWater.com app lets you check your usage in real time. If you are a landlord, you can easily monitor tenants' usage. Sign up for EyeOnWater today!

Remember, water bills are ultimately the owner's responsibility. Make sure your tenants know where the home water shutoff valve is located and how to use it if there is trouble with your plumbing.

If you have a landscape irrigation system, think about shutting off water to it once the temperatures drop. Freezing water expands causing pipes to burst, and that can be an expensive fix. Leaks can also happen when the ice thaws.



Stay Informed During Fire Season

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

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

Downloading the app is easy at watchduty.org



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

Click on readyforwildfire.org to connect!

Know Your Zone! KEL E - 122

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

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

Riviera West's zone is KEL E-122.

To learn more, visit genasys.org



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



LESSONS FROM LAHAINA

Special Wildfire & Evacuation Preparedness Event for Soda Bay Corridor Residents

Konocti Fire Safe Council, CalFire and Konocti Harbor Resort are hosting a discussion of action steps each of us should take BEFORE a wildfire occurs.

Wednesday, October 11, 2023
6:00 – 7:30 pm at Konocti Harbor Resort in Andy's Tavern

Special guest speakers include local resident John Nowell, Former LAFD Battalion Chief, and CalFire Battalion Chief Brian York. Admission is free.



The Social Club is once again hosting Festa Italiana! Join is on October 28 for a fun-filled evening! Watch your email and the Riviera West website for more information.

Trash Bin Etiquette

Just a reminder to please clear up any trash and recycling left behind after the weekly pick-up. Neighbors have complained about papers and trash on the roadsides, especially during windy weather.

Also, please bring in your bins as soon as possible after the garbage truck passes through. Cans are sometimes blown into the traffic lane.

Thank you for doing your part to keep our community clean and safe!



Riviera West Bocce Tournament Award 2023



Riviera West Bocce Tournament 2023 Turns into a Classic Cliff-Hanger

Five teams completed the second annual Riviera West Bocce Ball Tournament in August. Our colorfully-named teams: Broadway Bowlers, Bocce Buddies, Tequila Frenzy, the Hot Flashes, and the Winos competed by each playing 12 games.

The teams were evenly matched and only one game separated the winning team from the other competitors.

Led by Captain Lisa Wenz, the winning Hot Flashes team included Stacy Burrows, Laura Silva and Becky Reffuse.

All the players toasted the season at a margarita fest where the Hot Flashes were presented with the perpetual tournament trophy. Be sure to join up next season for a fun, social game and camaraderie.

All Riviera West members are encouraged to participate. Look for sign-up announcements in the spring.



Board President Phil Hartley awards the trophy to the winning team, the Hot Flashes. Left to right, team captain Lisa Wentz, Rebecca Reffuse and Stacy Burrows. Not pictured: Laura Silva.



Something New! 60's Beach Party TGIF

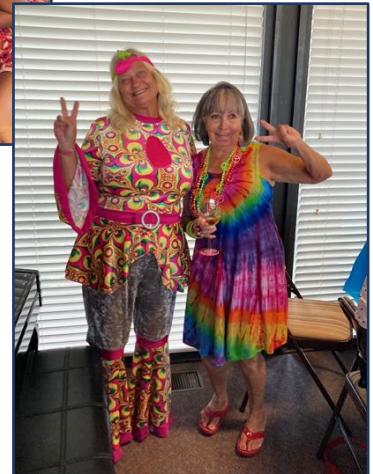
In August, Neighbors enjoyed an evening of fun and music that recalled that amazing decade – the 60s. Featuring a beach party theme, host Lisa Wentz played LPs from the Beach Boys, the Monkees, Jan and Dean, and other favorites.

Attendees feasted on Lisa's gourmet hot dog bar, colorful vintage salad recipes and iconic 60s picnic desserts. Guests each brought a dish to share.

Best of all was the hula hoop demonstration. Stacy Burrows surprised everyone with her exceptional hula hoop skills. Rebecca Reffuse, Lisa Wentz and Diane Stawicki also offered impressive performances.

Every TGIF is an opportunity for creativity. Any Riviera West member can offer to host one of these fun and casual get-togethers. The Social Club will assist with tips and hands-on help. Just contact us if you are interested in hosting an event.

We look forward to hearing from you!
Contact us at rwccsocialclub@gmail.com.



TGIF Photos, clockwise from upper left:

Hula hoop spinner extraordinaire Stacy Burrows demonstrates some amazing moves.

60's divas rocking their far-out fashions.

Lisa Wentz looks on as Rebecca Reffuse twirls the hula hoop.

Stacy Burrows and Norma Simmons get into the flower power spirit.

Stacy's "Mermaid Meets Shark" dessert was a highlight of the buffet table.



Wildlife of Riviera West

Western Fence Lizard

If you're outside for more than a few minutes in Riviera West, you are guaranteed to see one of our most prolific native species – the fence lizard. They are active in the daytime and can be seen basking on sunny surfaces or scurrying along rocks and branches. Their range extends across the northwest and mountain states down to Baja California.



"Lizzo" is the resident swimming pool mascot at Riviera West. She helps keep the pool deck pleasant by patrolling for flies and other annoying insects. Photo by Stacy Burrows.



Arrogant lizard stakes his claim on the parking lot.

Fence lizards come in a variety of colors and patterns, mostly in the brown and tan range, though they can also have black and even bright blue scales. They often have turquoise or blue on their bellies. The population of lizards around the clubhouse includes some jet-black variations. During the colder months, fence lizards find shelter and emerge again in spring.

Spiders, ticks and other insects are their primary food source, and they in turn are preyed on by snakes, birds, cats and other reptiles. They mate in the spring, and begin one to three clutches eggs in the spring and summer, each with 15 or more eggs. The baby lizards usually hatch in August.

Text credits:

[Wikipedia.com](https://www.wikipedia.com)



Western Fence Lizard
(*Sceloporus occidentalis*)

These hyper little reptiles can vary in coloration and pattern. They are distant relatives of the iguana.

Photo credit:

National Park Service photo www.nps.gov