

## Riviera West/Harbor View Bimonthly Newsletter

#### PRESIDENT'S MESSAGE



### Philip Hartley, President, Riviera West Country Club

With the Holiday season now upon us, the clubhouse saw its annual Christmas tree raised, and surrounded by Toys for Tots and food donations provided by our members. Thanks to all members who dropped their toy donations off by December 2 for the community agencies to collect and distribute them in time for Christmas.

We were happy to learn that two of our most delinquent and unsafe parcels have been sold through the County tax foreclosure/auction. Both parcels have new owners and steps to clear the parcels are underway. The County is also in the process of clearing seven additional lots using funds from the Special Districts project we funded more than a year ago through a special assessment. The cost of clearing will be charged to the owner's property tax bill to restore the fund.

In Konocti Fire Safe Council news, the Council will be submitting a grant proposal this January to secure funding for fire safety and evacuation signage for the Soda Bay Corridor. The fire safety signage will be large, portable, battery/solar, programmable message electronic billboard units. The Council recently received an award from the County Office of Emergency Services for promoting fire safety in the County (see page 4).

It has been a quiet month for projects; added additional signage for Shoreline View Drive, relocated the office direction sign on Meadow Wood, painted the outside stairs from the street down to the maintenance/storage room area and ordered the next 40-foot section of fencing to replace a section of cyclone/barbed wire fencing around the pool. To solve a longstanding roof leak in the clubhouse that involves the chimney and that became worse last winter creating a pool of water in the kitchen, it has been decided to remove the chimney. The chimney has not been functional for a long time as the fireplace is not usable for open fire. A new roof surface will be installed over the chimney area.

At the November Board meeting, Treasurer Richard Smith reported that the last three years have seen the cost-of-living index increase more that 6% per year creating a greater urgency to address our annual membership fee structure. Riviera West has not adjusted its annual fee in the last 10 years. For the past seven years our annual revenues have not kept up with our annual expenditures. We have covered this shortfall primarily by tapping into a comfortable surplus created by our previous fee adjustment and by making changes in our operation to reduce costs. The last three years have brought our surplus down to a level that needs to be stabilized to provide a fiscal cushion to cover unforeseen expenses. Therefore, the Board will begin a series of budget workshops starting with its January meeting to review our fiscal status and ultimately make a transparent decision about next year's membership fee. Yes, we will, most likely, need to implement an increase.

May you and yours have a Happy Holiday and a Joyous New Year.



#### December 2023 Issue 126





#### **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: Closed 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 Treasurer: Bob Lucatorto Secretary: Alexandra Milukhin Director: Carina DeHererra 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

#### **Another Busy Water Year**

This is the time of year for looking back and looking ahead. A lot of projects, both big and small, were completed this year. And we put an exclamation point on the water tank replacement project when we closed the books and bank account in November.

Thank you to our Operators Jeremiah Fossa and Dominic Turner for keeping things running so smoothly. Thanks to Elvia Cubilla, Mary Terou, and Bruce Kupferman who keep our financials in good order. And thanks to our Board members who oversee the big picture. Having an all-volunteer Board who are both owners and residents keeps our operating costs down and allows us to be more responsive to community concerns. We're fortunate to have such a great team!

Looking ahead, the Board will be in transition. This last June, we said goodbye to Jean Swegle and Laurie Baum as they completed their term, and hello to Bob Lucatorto and Alexandra Miluhkin who joined Carina DeHerrera on the Board. Next June, we'll lose two more long-standing Board members. Norma Simmons and Chris Smits will step down after having served for the past six years.

That leaves us with two Board vacancies to be filled. Could this be you? You don't need to know anything about making drinking water. We have terrific operators and staff for that. What is needed are owners who want to contribute to our community and understand the value of owning our own water company. If you're thinking about it, call any of the Board members or the office to talk about it.

Happy Holidays and a Healthy New Year to All!

# Riviera West Holiday Lights Contest

Sparkling lights always make the neighborhood brighter during the winter season. The Social Club is once again offering a prize for the best lights display. To enter your home in the contest, text or call Kerry Moore by December 15, at 707-364-6165 or send an email to <a href="mailto:rwccsocialclub@gmail.com">rwccsocialclub@gmail.com</a>. The entries will be judged by all Riviera West neighbors from December 18-24, and the winner will be announced during the first week of 2024. The prize is a \$100 gift card!

All members please watch your email on December 15 for a list of the properties that are entered in the contest, then visit each home and vote for your favorite. Thanks to all those who participate to light up the community every winter!

Please note: Last year's winner is not eligible to win again this year.



## **Important Dates**

- Food donations accepted until December 21. Please drop off at the clubhouse.
- December 15: Deadline to enter the Holiday Lights Contest.
- December 18-24: Holiday Lights Contest judging by all community members. Winner will be announced December 31.
- December 23 26: Office closed for the Holidays.
- January 2: Office closed for the New Year holiday.
- Monday, January 15, 2023: Office closed in honor of Martin Luther King Jr. Day.
- Wednesday, January 17, 2024: Riviera West HOA Board Meeting at the clubhouse, 4:30 PM. Check the website for the meeting agenda.
- Wednesday, January 17, 2024: Harbor View Mutual Water Company Board Meeting at the clubhouse, 5:30 PM. Check the website for the meeting agenda.
- Harbor View water bills will go out on the first week of January. Water payments are due by January 31.

## WATER COMPANY EMERGENCY?

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



Photo courtesy of Chris Smits

## **Riviera West Architectural Control and Planning Committee Compliance Guidelines**

The following will be of interest to members when considering parking of recreational vehicles, boats, jet skis and trailers. Guidelines for building parking structures and concealing fuel tanks is also provided. If you have further questions or are planning to do any building, please contact the office and leave a message for the Architectural Control and Planning Committee.

You can access the complete Architectural Guidelines to Building at www.rivierawesthoa.com.

- 1. Parking of boats, jet skis and trailers
  - a. For long-term parking, boats and jet skis on their trailers must be parked on the user's property and concealed as much as possible from view of the street, whether in the driveway or on the land. For short-term use, boats or jet skis may be parked alongside the road for no more than 72 hours as long as they do not create a traffic hazard by occupying part of the traffic lane or creating a visual obstruction. Trailers must be registered and kept in good condition.
- 2. Parking of recreational vehicles
  - a. RVs may be parked on the owner's property, whether in the driveway or on the land, as long as every effort is made to conceal them from view. Concealment measures include parking behind or alongside a building or using shrubbery, approved fencing or other approved structure to shield the vehicle from view.
- 3. Propane and fuel tanks
  - a. Propane and fuel tanks must be shielded from view when they are located in the front of the property and visible from the street. Tanks located on the back of the property that are easily visible from the street must also be covered. Recommended coverings include ACP-approved fencing or lattice work. Shrubbery may be acceptable if it is densely planted to effectively screen the tank. Good quality wood lattice is acceptable; plastic lattice and other plastic products are not acceptable. Fencing or lattice should be painted or stained to blend into the landscape. Tank coverings must be kept in good repair.
- 4. Parking structures
  - a. Carports would not be prohibited if the following conditions exist:
    - i. The property already has a two-car garage currently used for parking, that conforms to the Riviera West Architectural Guidelines to Building.
    - ii. The appearance and construction standards that apply to residential buildings and garages also apply to carport construction.
    - iii. Any required carport building permits from Lake County must be obtained.
    - iv. ACP review and approval is necessary before any construction work begins.

## **Konocti Fire Safe Council Honored by Lake County OES**



#### Lake County OES

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The Lake County Sheriff's Office of Emergency Services (OES) extends its gratitude to partners who embody our mission, which is dedicated to strengthening Lake County's ability to withstand disasters. While OES serves as the lead emergency management agency for the County, achieving our mission would be unattainable without the proactive collaboration of both the public and private sectors, as well as the collective efforts of individuals and County employees.

The private sector honoree for 2023 is: Konocti Fire Safe Council.

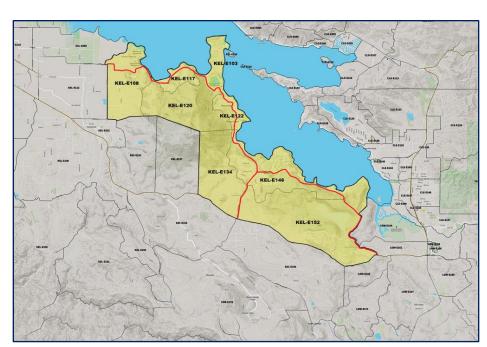
The Konocti Fire Safe Council, a 501c(3) non-profit corporation established with the aim of enhancing wildfire resilience in Lake County's Soda Bay Road corridor, which is home to approximately 7,800 residents. The Council's dedicated efforts are concentrated on preparedness, mitigation, education, and evacuation across the eight evacuation zones within their service area. These objectives are achieved through collaborative efforts with the resources provided by four homeowners associations and the Firewise communities in the region.

The Lake County Office of Emergency Services (OES) recognizes the importance of their vision, effective coordination, and substantial contributions in the pursuit of creating a more resilient community.



### The Konocti Fire Safe Council is a Non-Profit, Community Based Coalition Dedicated to Your Safety

Seeing a need for fire prevention measures tailored to our area, Riviera West joined with the three other HOAs in the Soda Bay corridor to form the Konocti Fire Safe Council (KFSC), an action-based organization. The Council's members combine resources and efforts to reduce the vulnerability of residents, homes and landscapes to wildfire. Founded in June 2022, the Council is incorporated as a California Nonprofit Public Benefit Corporation by four homeowners' associations including Buckingham, Kelseyville Riviera, Riviera Heights and Riviera West.



The Konocti Fire Safe Council service area (in yellow) includes the three Rivieras, Buckingham, nearby smaller residential groups, mobile home parks and independent landowners.



## Food Donations Accepted Until December 21



Donations of canned and nonperishable foods are gratefully accepted by our local food banks. Please drop off your donations to the clubhouse during normal office hours. It's a good idea to call ahead to 707-279-8544 to let our staff know you are coming.

Donation services request highprotein foods such as peanut butter, canned fish and meat, beans, soups and stews. Dry products including beans, lentils and pasta, and mac & cheese dinners are also appreciated.

Thank you to all Riviera West members for your generosity toward the less fortunate.

## Parking With Courtesy is Appreciated!



A friendly notice to property owners and their guests and contractors who park along the roadways: Please be considerate of your neighbors! For safety's sake, be sure your vehicle is on the ground next to the road, not on the road itself. With our steep, curvy streets, vehicles blocking or partially blocking the road can be a serious hazard.

Also, please be considerate of your neighbors' need to access their mailboxes. If you park in front of mailboxes, your neighbors will not receive their mail. This can seriously impact their well-being.

Thank You!



## A Little Extra Bonus When You Shop Local

By Chris Smits

With the holiday shopping season ramping up, we all know how important it is to shop local. We can see the direct effects. Businesses succeed and stay open and employ more residents. But there's another benefit to shopping local. It's the sales tax.

Did you know that sales tax revenue is the second largest source of income for our County? When we shop local, our sales tax dollars stay local too. Those dollars support resources we depend on, such as public safety, schools, parks and libraries.

Sometimes we shop elsewhere to find what we need and those counties benefit. And we may even need to order online. That gets even trickier because while we still pay the State's mandatory 7.25%, it most likely goes to the county where the fulfillment center is located.

So when choosing where and how to shop, keeping it in county gives us all a little something extra.

For more information about sales tax, here are some good links. Thanks to District 5 Supervisor Jessica Pyska and Lake County Treasurer-Tax Collector for answering my questions and providing helpful information.

Westerncity.com

**Calmatters** 

**Lake County Document Center** 

## 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.



The clubhouse is not just used for Association business and Social Club function. Many Riviera West members have used the clubhouse for events including wedding receptions, birthday and anniversary parties and memorial gatherings. Though the clubhouse can be rented, the same is not true for the pool and recreation park areas. <u>Click here</u> if you are interested in renting the clubhouse, tables or chairs for personal, non-commercial use.

#### **Use of Riviera West Facilities**

The Association is a non-profit organization and facilities may never be used for commercial purposes. The Board of Directors will consider requests for the use of the facilities by any member for a specific function, so long as the function does not conflict with membership functions, established rules and regulations, bylaws or insurance restrictions. All requests must be made in writing directly to the Board, or its designated representative, for approval. Applications will be reviewed on a first-come, first-served basis.

When renting the clubhouse, a \$150.00 fee for the use of the building for each function or event is required. A \$250 cleaning deposit is required and will be refunded after a complete inspection has occurred. Please check the rental form for insurance requirements and guidelines for usage, set-up and clean-up. All fees are due in advance. Approval for use of the clubhouse does not include use of the swimming pool.

One key card (used for the pool and marina parking) is provided to each owner household. Cards are passed from owner to owner when a Riviera West property changes hands. The cost of replacing a key card is \$100.00. If your card is lost or stolen, please report it to the office as soon as possible.

The above are excerpts. For the complete text and more information on any of our Rules, By-Laws or other Governing Documents, visit www.rivierawesthoa.com.



## **Protect Yourself from Utility Scams**

### An Important Message from PG&E

Never purchase a prepaid card to avoid service disconnection or shutoff. Visit our <u>Ways to Pay</u> to learn all the authorized ways you can pay your bill.

If a person threatens immediate disconnection or shutoff of service without prior notification, you should hang up the phone, delete the email or shut the door.

Signing up for an online account at <u>pge.com</u> is another safeguard. Not only can you log in to check your balance and payment history, you can also sign up for recurring payments, paperless billing and helpful alerts.

If you suspect you have been the victim of fraud or feel threatened during contact with a scammer, contact local law enforcement.

For more information about scams and how to protect yourself, visit the <u>PG&E Scams page</u> or the <u>Federal Trade Commission's</u> website.



## Riviera West Social Club Update It's Been a Busy Year for the Social Club

Over the past two years attendance at Social Club events has rebounded strongly from the pandemic era, when group gatherings were not possible. Clearly the community was ready for more socializing, as demonstrated by the enthusiastic interest during the year. Members enjoyed favorites such as the Spring Tea, Cinco de Mayo and Soup Contest as well as new event themes, including the Greek Dinner, Chili Cook-Off and Beach Party TGIF. Our volunteers had a great time organizing events for our members.

#### **Fall Activities**

In October, we hosted the Annual Riviera West Italian Dinner, with a home-cooked meal and all the trimmings. Members also exercised their creative talent at our Sip & Paint party on October 14 with Riviera West artist Diane Stawicki (see pictures below). On November 19 Social Club members enjoyed a special tree-trimming reception thanking them for their service throughout the year.

#### Join the Social Club

Social involvement makes our community stronger and builds goodwill among neighbors. The Social Club always welcomes new members. The only requirement is that you be a Riviera West member. Participating is easy: simply choose your favorite way to help. You may decide to host a dinner (expenses are reimbursed, by the way), coordinate a TGIF, help with administrative tasks, organize a work party, manage event set-up and clean-up or other activities. We welcome fresh ideas and new perspectives to make our event calendar more interesting and appealing. The Social Club steering committee will be meeting in the near future to plan out the coming year. We call on all Riviera West members to contact us with suggestions for neighborhood gatherings. And if you haven't yet attended one of our events, please join us and get acquainted! We will make you welcomed.

For more information about the Social Club, send us an email at <a href="mailto:rwccsocialclub@gmail.com">rwccsocialclub@gmail.com</a> or call the office and leave a message for the Steering Committee. We will get back to you!

**Sip & Paint!** Our Sip & Paint party was a sell-out, with every available easel taken by a budding Riviera West artist expressing their creative spirit. Artist Diane Stawicki conducted the tutorial featuring a whimsical Holiday theme.

Attendees enjoyed socializing while learning how to prepare their canvas, mix colors and apply acrylic paint. The outcome was impressive! We look forward to having another Sip & Paint get-together in the future.

















Members enjoyed the festivities at the clubhouse this year, including the tree-trimming party, Holiday open house and our annual toy and food drive for the less fortunate.





#### Wildlife of Riviera West

#### **Bobcat**

This native wild cat is a frequent visitor in Riviera West and surrounding areas, usually at night or in twilight hours. Wikipedia offers the following facts:

"The bobcat (Lynx rufus), also known as the red lynx, is a medium-sized cat native to North America.

It ranges from southern Canada through most of the contiguous United Sates to Oaxaca in Mexico. It has distinctive black bars on its forelegs and a black-tipped, stubby (or "bobbed") tail, from which it derives its name. It reaches a total length (including the tail) of up to 125 cm (50 inches). It is an adaptable predator inhabiting wooded areas, semidesert, urban edge, forest edge and swampland environments. It remains in some of its original range, but populations are vulnerable to extirpation by coyotes and domestic animals.

Though the bobcat prefers rabbits and hares, it hunts insects, chickens, geese and other birds, small rodents and deer. Prey selection depends on location and habitat, season and abundance. Like most cats, the bobcat is territorial and largely solitary, although with some overlap in home ranges. It uses several methods to mark its territorial boundaries, including claw marks and deposits of urine or feces. The bobcat breeds from winter into spring and has a gestation period of about two months.

Two subspecies are recognized: one east of the Great Plains, and the other west of the Great Plains. It is featured in some stories of the indigenous peoples of North and Central America, and in the folklore of European-descended inhabitants of the Americas."

The California Department of Fish and Wildlife has this advice for residents:

#### **Potential Conflict and Depredation**

Bobcats are by nature wary of people and pose little threat to public safety or human health. However, unprotected pets and livestock may be at risk. Prevention is key to reducing human-wildlife conflict and preventing potential loss of pets or small livestock. To learn more, take a look at <u>Living with Wildlife - Bobcat (PDF)</u> and visit the <u>Human-Wildlife Conflicts Program</u>.

#### Remember!

- Feeding squirrels, birds or other wildlife can attract bobcats to your property.
- ▶ Remove potential attractants keep pet food and water indoors.
- Do not leave small pets unattended outdoors Bring dogs and cats in at night.

Text credits: Wikipedia, Wildlife.ca.gov

Photo credit: Wikipedia

Link: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=202579&inline Human wildlife conflicts link: https://wildlife.ca.gov/HWC



Bobcat (Lynx rufus)

Unfortunately, the bobcat's reputation as a stealthy hunter sometimes works against it. Bobcats are a natural part of Mt. Konocti's ecosystem. They control rabbits and ground squirrels and play a key role in keeping prey populations in check.

Pets can be kept safe from these small predators through common-sense protective measures.

Photo courtesy of Wikipedia