

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!

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.

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 rwccsocialclub@gmail.com. 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.



Happiest of Holidays to One and All!

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. Shrubby 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.



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 rwccsocialclub@gmail.com 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.



*Happy Holidays
to Everyone in the
Riviera West Community!*

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 States 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 [Living with Wildlife - Bobcat \(PDF\)](#) and visit the [Human-Wildlife Conflicts Program](#).

Remember!

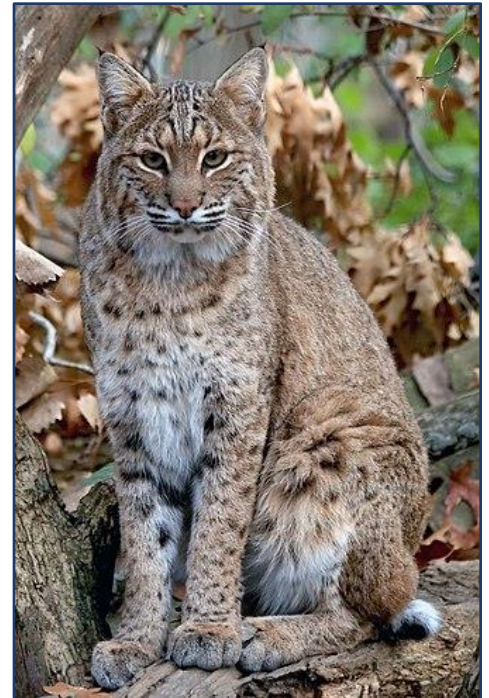
- ▶ Feeding squirrels, birds or other wildlife can attract bobcats to your property.
- ▶ Remove potential attractants - keep pet food and water indoors.
- ▶ Do not leave small pets unattended outdoors - Bring dogs and cats in at night.

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