

*Riviera West/Harbor View Bimonthly Newsletter***PRESIDENT'S MESSAGE**

I hope you are enjoying the picturesque show the sky above the Lake puts on this time of year. Nice time to visit if you are out-of-area.

The Board of Directors has taken action to move our community Reserve Account funds (\$265,635) from Umpqua Bank to Community First Credit Union. This was done to provide for better insurance coverage (FDIC only covers up to \$250,000) by having our funds at two different banks. Our operating and payroll funds will remain at Umpqua. Secondly, the credit union allows business accounts to invest in guaranteed return programs such as certificates of deposit (CDs). We have therefore invested \$200,000 in a one-year CD at 4.75% APY. By contrast, Umpqua Bank was paying us one-tenth of 1%.

The Board also continued its study of our budgetary needs for the coming year and beyond. We have not had an annual dues assessment increase in 10 years. During this time, we have met the increased cost of operations through a surplus created by our last dues adjustment in 2014. However, inflationary increases of 6-plus percent over each of the past three years has reduced our contingency surplus below cautionary levels and major repairs to the clubhouse have likewise lowered our desired reserve account fund below a legally recommended level.

Therefore, to create a balanced budget for 2024-2025, and to restore our contingency fund and reserve fund, the Board feels compelled to increase the annual due assessment for next year. The amount of the increase is still under consideration; no more than is necessary but also enough to avoid further increases for at least the next three years. The decision will likely be discussed at the regular Board meeting in March.

We are making progress on our existing list of repair/improvement projects including:

- ▶ To stop the persistent leaks, we will move forward with removing the old chimney and do necessary repairs to the roof.
- ▶ The next planned section of metal pool fencing has been ordered.
- ▶ A new railing section along the barbecue patio has been added.
- ▶ Combination locks for the marina restrooms and poolside restrooms have been purchased and will be installed.
- ▶ The wide outdoor distressed steps leading to the meeting room have been replaced.

On the Fire Resiliency front: You may have noticed the roadside clearing on Soda Bay Road around the Black Forest area. This was accomplished by Lake County Department of Public Works using a new masticator (large piece of equipment mounted on a boom) which was purchased with funds from a grant co-authored by the Konocti Fire Safe Council and the County. If you visit the Ely Historical Park on Soda Bay Road, you can see the educational demonstration highlighting the importance of clearing a five-foot area around homes, known as zone zero. This fire prevention project was made possible by a KFSC grant.

Cheers,

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

**Riviera West Country Club****Harbor View Mutual Water Company**

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Office Hours:

Monday, Tuesday & Thursday:

9:00 am – 3:00 pm

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.



PRESIDENT'S MESSAGE

It's winter. And just like most things during this time of year, activity at the water company slows down. Gardens don't need a lot of water, if any, and many parttime residents have returned home. Algae activity in the Lake slowed by colder temperatures and shorter days removes some of the challenges we face in the summer. Our Operators have the opportunity to focus on those smaller projects that took a back burner last year. Now is the time to plan for this year.

In the coming months, Board members will start the 2023-2024 budget process, review our insurance policies, and prioritize projects and concerns. One of those priorities is finding qualified candidates to fill two Board positions that will be vacant.

Why is it important to have a full Board? Our By Laws requires a five-member Board of Directors. Any actions that need a vote requires a quorum which is a minimum of 3 Board members. While it is possible to continue with only three Board members for a short period of time, if any one of them is unavailable for any reason, then important decisions or actions would have to be delayed until there is a quorum.

We all know the value of our water when we turn on the tap. But having a well-run, well-funded, and well-regarded water company also supports the real estate value of our homes and land. And we believe there are Riviera West owners with the interest and dedication to commit to serving a two-year term on the Board!

Norma Simmons, President, Harbor View Mutual Water Company

Clear Lake Ospreys Choose Water Plant for Residence Potential

Harbor View Water Operators Jeremiah Fossa and Dominic Turner recently noticed an osprey couple busily at work building a nest on the Water Company structure. It was easy to see why the ospreys chose the site, with its height and proximity to the Lake.

Dominic and Jeremiah are giving them a better option: a suitable platform not so close to the plant. They are repurposing lumber from the deconstruction of our old redwood water tanks, and the pole was donated by Coastal Mountain Electric. They have located a perfect spot that will be visible when driving down to the marina. The structure will be installed as soon as weather permits. We will continue this story in our April issue, hopefully with the news that an osprey couple has adopted their new home in Riviera West. Thanks, Jeremiah and Dominic for your efforts!



Getting some of the work done between storms.
All materials for this project were recycled or donated.

Important Dates

- ▶ Tuesday, February 6:
Social Club Meeting at the clubhouse, 6:30 PM. All members are welcome.
- ▶ Monday, February 19: Office closed for Presidents Day.
- ▶ March 2024: Water bills will be sent during the first week of March. Payments are due no later than March 31.
- ▶ Check your mailbox for messages in late February announcing candidacy openings on the HOA and Harbor View Boards of Directors for the 2024-2026 term.
- ▶ March 5, 2024: **VOTE** for the District 5 Supervisorial candidate of your choice. [Click here](#) for voter and ballot information provided by Lake County.
- ▶ Saturday, March 16: Don't miss the St. Patrick's Day party at the clubhouse. Watch your email for more information.
- ▶ Wednesday, March 20, 4:30: Riviera West Board Meeting at the clubhouse.
- ▶ Wednesday, March 20, 5:30: Harbor View Mutual Water Company Board Meeting at the clubhouse.

WATER COMPANY EMERGENCY?

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



THE MIDDLE MILE IS COMING AND WHAT IT MEANS FOR US

By Chris Smits

In our tech-savvy world, staying connected is more important than ever. Have you ever wondered how the internet gets to your devices?

Think of the internet as a vast network of roads. Broadband Middle Mile is the work horse that transfers data between the internet service providers' central hubs and our local distribution networks. This Middle Mile is the linchpin between long-distance networks and the last-mile connections that reach our homes and businesses. The strength of the broadband Middle Mile directly affects how fast and reliable our internet is.

Lake County was one of the first 18 projects identified when SB156 was signed into law in July 2021 providing the funds to bring high-speed broadband service to all Californians. We are scheduled to receive 106 total network miles hopefully in 2024 and these lines will run along Highways 20 and 29.

Accessible, affordable, and reliable internet access for Lake County is important. By improving our digital highways, we're not just getting faster internet – we're creating more economic and educational opportunities for our community to grow.

For more information:

<https://middle-mile-broadband-initiative.cdt.ca.gov/>



Riviera West Social Club Update

You're Welcome!

Social Club events have grown more and more popular over the past two years. Specialty dinners, Holiday festivities and casual TGIF get-togethers have been bringing neighbors together with happy results. As we look forward to another active year, the Social Club steering committee is once again reminding everyone that any Riviera West member can plan a party or host an event through the Social Club. For those who are hesitating, let us reassure you – you are welcome!

The Social Club will provide support and practical advice to anyone who would like to host an event.

- ▶ Your event can be as simple as a TGIF (which is a pot-luck) or as detailed as a gourmet dinner.
- ▶ You can form a team to coordinate something really memorable, such as the Riviera West Spring Tea.
- ▶ You can organize a work party for volunteers who like gardening, landscaping or DIY projects.
- ▶ You can use existing decorations, table settings and props from our collection, and add any special touches of your own.
- ▶ The Social Club reimburses food costs for those who want to host specialty dinners.
- ▶ We will also take care of creating graphics and promoting your event.
- ▶ And we will help you recruit volunteers for set-up and clean up.
- ▶ Most important of all, we will assist you with ideas and advice, including how to use kitchen and clubhouse resources.

So don't be shy! If you've attended (or heard about) an event and want to try hosting one, just contact the Social Club and we can talk about your plans. Leave a message at the office or email us at rwccsocialclub@gmail.com.

Schedule for March and April:

Saturday, March 16: St. Patrick's Day Party at the Clubhouse: This is our first St. Pat's party in quite a while! Watch your email and the Riviera West website for more information on this exciting event!

Saturday, April 13: Home-cooked Portuguese Dinner at the clubhouse hosted by Lisa Wentz. We will soon announce details, so stay tuned to your email and the Riviera West website for more information. If you'd like to volunteer to help with set-up, clean-up, preparation or shopping, please let us know.

For more information about events or want more information about the Riviera West Social Club, email to rwccsocialclub@gmail.com.



This magnificent sunset was captured in January by Chris Smits on North Heights Drive. In the lower center, Little Borax Lake is seen reflecting the color of the sky.

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 Board periodically monitors compliance with the elements of our Architectural Guidelines to Building. Among these is the placement and maintenance of propane tanks. They are a necessary part of our utility infrastructure but not the most visually appealing thing on our lots. On some properties the tanks are not visible, concealed behind good-quality fencing, natural landscaping or structures. Others are left prominently visible on the property. Following is the guideline text and some suggestions for concealing your tank.

Section 25, Architectural Guidelines to Building

SATELLITE DISH ANTENNAS/SOLAR PANELS/ ABOVE GROUND TANKS

Satellite dish antennas and solar panels should be aesthetically placed to minimize visual impact.
Above ground storage tanks (usually for propane or monitor heater oil) must be concealed on three (3) sides with vegetation, landscaping or approved fencing.

Propane and heating fuel tanks must be shielded from view when they are located in the front of the property and visible from the street, or located on the back of the property and easily visible from the street. There are different options for covering your propane tank. Please check with us before installing your tank covering to be sure your fencing material is within the guidelines. Recommended coverings include ACP-approved fencing or wood lattice panels, or siding that matches the house. Shrubbery may be acceptable if it is densely planted to effectively screen the tank. Examples of non-approved covering include fabric, mismatched boards or panels, and plastic lattice with large gaps.

Please keep your propane tank covering in good repair; sagging or deteriorating materials should be repaired or replaced.

Once again, thank you to all our members for helping to keep Riviera West a safe and attractive community!

[Click Here](#) to access the Governing Documents page on our website.

Wet Weather Tips for Riviera West Members

Weather Forecasts are once again predicting wet weather for the coming weeks. With Riviera West's porous soils and steep slopes, it's good to take proactive steps to keep our properties safe to prevent injury and damage.

- ▶ 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.
- ▶ Heavy rain and wind cause branches—sometimes large ones—to drop and damage property and vehicles. Monitor your trees for weak or dead branches and take any necessary steps.
- ▶ Take special care to keep the road gutter clear along the edge of your property. Remove debris, pine needles and accumulated soil so that rainwater can flow freely along the road.
- ▶ Keep steep walkways and driveways clear of acorns, pebbles and other debris that can cause you (or your vehicle) to slip in wet weather.
- ▶ Check for ice before leaving your home during rainy weather. On our higher-elevation streets, walkways and roads can ice over.
- ▶ Use extra care when driving along our steep and winding streets and respect the 25 MPH speed limit.

Home Security – Some Proactive Steps Can Prevent a Crime

In the past few months there have been reports of home burglaries in nearby communities. Riviera West has also had its share of break-ins over the years. Don't make it easy for the criminal element to burglarize your home.



- ▶ Simple, obvious measures include keeping your doors and windows locked. Invest in a reliable home security system.
- ▶ Keep your vehicle locked. If your vehicle has an electronic key fob, keep the fob in the house and far enough from the vehicle that it can't be started.
- ▶ Your garage door should stay closed, even during the day and when you are working around your property. It only takes a moment for a person to slip in and steal something valuable from your open garage.
- ▶ Never open the door to strangers. If someone identifies themselves as a company employee, make a phone call to the company to verify their identity and reason for being at your house.
- ▶ Before you leave for a trip, make a safety plan. Ask a neighbor to check your mailbox and remove flyers or newspapers. If yours is a long absence, have a yard service periodically clear your property of debris, leaves, etc. Use timers to manage interior lighting, and have the post office hold your mail.
- ▶ Research and use the latest data-protection measures for your internet router so other people can't access your personal information.
- ▶ Get to know your neighbors. A neighbor could take in a package delivery until you get home, and alert you when something unusual happens at your property.
- ▶ Consider having your door locks, latch plates and other hardware assessed for security. Some older units are easy to push in or take apart.
- ▶ Engrave expensive tools and equipment with a distinctive number so you have a chance to get them back if they are recovered.



A Word from PG&E

Now that we are well into our Winter season, many customers may experience weather-related power outages due to strong winds, heavy rain, snow and mudslides. While we will always do our best to safely restore power as quickly as possible, restoration can take longer when there is extensive damage or safety hazards.

Preparing ahead of time can help keep your family safe in the event of an outage. [Sign up for outage notifications](#) to receive information via text, call or email.

Build or restock your emergency supply kit with food, water, flashlights, batteries, first aid equipment, cash and other critical supplies.

[Track the weather](#) by visiting PG&E's interactive weather map.

Keep important contact information close and handy, including phone numbers of relatives, friends, doctors, the local police and fire departments.

[Help children learn](#) the importance of emergency preparedness.

Plan ahead for family members with disabilities with our [emergency preparedness guide](#).

Stay away from downed power lines and treat them as if they are energized. Call 911, then notify PG&E at 1-800-743-5000. For help with local resources and support call 211 or visit 211.org. 211 is a free and confidential resource that helps Californians find support during hardships.

For more safety tips for you and your family, visit safetyactioncenter.com.

A new poker club is forming in Riviera West
For information call or text Billy Markakis at 415-516-0600

It's Easy to Check for Water Leaks Online

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](https://www.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 the free EyeOnWater app today!



Clearing After the Storm

The Pineapple Express climate system's stormy, windy weather has left trees and branches down all over the County. According to the forecasts, there may be more heavy weather to come. If your Riviera West lot was affected and you need help finding clean-up help, contact the office. Our list of yard-clearing and tree cutting vendors is available to all members. We cannot guarantee the quality of work done by any of the vendors. The list is simply a service to get you started.

Have Fun and Make a Difference. Volunteer!

Every single party or event at Riviera West is coordinated by your neighbors who volunteer their time. Interested in social events? Join the Social Activities Club. Want to strengthen our fire resiliency? Join the Fire Safety Committee. Keep our pool orderly and pleasant by joining the Pool Committee. There are also special opportunities including informal work parties announced from time to time. Contact the office to learn more, and THANK YOU to our active volunteers!

Clear Lake Level Responds to the Atmospheric Rivier

Members have recently commented on the noticeable rise in Clear Lake's level in recent weeks. As we know, the Lake is an ancient and complex ecosystem with its own seasonal patterns.

Though it can create inconvenience for people, a sustained, heavy rain replenishes the lake and makes the work of our water operators an easier prospect.



One of the most interesting aspects of Lake lore is its unique measurement system. In our [October 2022 newsletter](#), we included a story about the Rumsey Gage, Clear Lake's unique measurement and reporting process overseen by the U.S. Geological Survey. [Click here](#) to visit the USGS real-time monitoring site. The Lake has experienced high water many times over the years, including 1995, 1997 and most recently, 2017. The City of Lakeport has interesting coverage of historical flooding.

[Click here](#) to visit the site, which also contains a link to a video from the 2017 flooding.

For those interested in learning more about the historic Rumsey gage—how it works, how it came to be, what constitutes a “full Lake” and other facts, [this Lake County News](#) story from January 2023 provides great coverage of the subject.

Quiz: Which of these Rumsey gage numbers indicates a “full Lake?”

☐ 7.00 feet ☐ 7.56 feet ☐ 8.1 feet

Answer (according to Lake County Water Resources Department) on page 7.

Interesting and Informative Clear Lake Related Websites



The Konocti Fire Safe Council is committed to increasing community wildfire preparedness and survivability in the Soda Bay Road corridor of Kelseyville, CA. They work through education, project development, evacuation readiness and hazardous fuel reduction. Riviera West is a founding member. [Click Here](#) to learn more about their efforts to make the area more fire-resilient.



Established in 2014 as a non-profit 501(c)3 entity, the Clear Lake Environmental Research Center, fondly referred to as CLERC, embarked on a mission to unlock the secrets of Clear Lake and its encompassing watersheds. This ancient North American lake holds invaluable lessons waiting to be uncovered. [Click Here](#) to learn about CLERC programs and projects.



UC DAVIS Center for Regional Change

Under the program established for the Blue Ribbon Committee for the Rehabilitation of Clear Lake (AB 707), researchers from UC Davis Center for Regional Change (CRC) and UC Davis Tahoe Environmental Research Center (TERC) propose to conduct applied research to guide the Committee in improving the environmental quality and economic outcomes for the communities surrounding Clear Lake in Lake County, California. This is a multi-year project (2018-2020) funded by the California Department of Fish & Wildlife.

[Click Here](#) to read the reports prepared by UC Davis researchers.

Wildlife of Riviera West

Osprey

The lakefront along Soda Bay Road is an excellent place to spot ospreys. They can be seen soaring above the Lake or perched on poles or tall trees. On pair has even decided that our water plant is an ideal nesting habitat (see story on page 2).

Found on every continent except Antarctica, the osprey is a formidable hunter that prefers fish as its main diet. For this reason, ospreys are also called fish eagles, sea hawk and similar names. At a distance, they are sometimes confused with bald eagles; a close look reveals that adult ospreys weigh about 4.5 pounds, only one-third of the eagle's weight. And the osprey stands at a maximum of 33 inches compared to the eagle's 39 inches. The osprey also has distinctive, white feathers on its breast.



Ospreys adapt to many habitats, with one thing in common: proximity to water.

Mating pairs set up nests in various Lake County locations, using both natural perches and nesting platforms provided by people.

Watching an osprey hunt is dramatic. Once the bird spots its prey from far above, it makes an elegant, high-speed dive into the water, spearing fish up to three feet under the surface.

An osprey pair will raise one brood of chicks each year.



Osprey
(*Pandion haliaetus*)

These regal birds are an exciting sight along the shores of Clear Lake. With our proximity to the lake, we are lucky to see them nesting nearby.

Photos credit:
Wikipedia

Some additional facts from Wikipedia:

Ospreys have a vision that is well adapted to detecting underwater objects from the air. Prey is first sighted when the osprey is 10–40 m (33–131 ft) above the water, after which the bird hovers momentarily and then plunges feet first into the water. They catch fish by diving into a body of water, oftentimes completely submerging their entire bodies. As an osprey dives it adjusts the angle of its flight to account for the distortion of the fish's image caused by refraction. Ospreys will typically eat on a nearby perch but have also been known to carry fish for longer distances.

The sexes appear fairly similar, but the adult male can be distinguished from the female by its slimmer body and narrower wings. The breast band of the male is also weaker than that of the female or is non-existent, and the underwing coverts of the male are more uniformly pale. It is straightforward to determine the sex in a breeding pair, but harder with individual birds.

The juvenile osprey may be identified by buff fringes to the plumage of the upperparts, a buff tone to the underparts, and streaked feathers on the head. During spring, barring on the underwings and flight feathers is a better indicator of a young bird, due to wear on the upperparts.

Text credits: Wikipedia.com, LakeCoNews.com

Lake Level Quiz answer (from page 6):

The Lake is considered "full" when it reaches 7.56 feet Rumsey.