

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

Our extended winter weather has not been kind to the Riviera West community. In addition to a few uprooted trees, the last heavy storm demolished the entry sign located at the clubhouse. This wooden sign was at least 40 years old so there was little to salvage. We have acquired a new metal sign that is bright and modern which was designed by our resident graphic artist, Clelia Baur.

The stormy weather also caused a large tree located near the gangway to the main marina docks to come down. As the tree fell, its root ball levered upwards and took out about 26 feet of the wooden gangway. Needless to say, replacement is an immediate, high priority project. We have engaged the Dock Company in Lakeport to complete the replacement as well as also replacing the gangway to the boat launch dock. These two gangways are more than 45 years old and will be replaced with modern materials. Work will begin ASAP.

We completed the removal of the rock chimney atop the clubhouse (see page 5). The chimney was no longer in use and was creating an increasing degree of rain leakage from the roof. We have received the next section of fencing for the pool to replace the old "prison yard" fencing. Tapia Construction has been employed to complete the installation.

The Board continued its review and discussion concerning our financial structure and the need to adjust the annual assessment to keep up with raising costs. The amount of the adjustment will be decided at the regular meeting of the Board on May 15 so as to provide another month of budgetary data.

LIKE TO PAINT? We have a couple of painting jobs (bocce ball court & sign posts) that need doing. We have the paint & brushes if you have some time you would like to donate when the weather clears up.

Cheers,

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



*Left: High winds brought down the large tree at the corner of the marina.  
Right: Wooden gangway at the marina next to the launch ramp.*



**Riviera West Country Club**  
**Harbor View Mutual Water Company**  
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 Kelseyville, CA 95451  
 707-279-8544 • fax 707-279-0118  
[rivierawest@gmail.com](mailto:rivierawest@gmail.com)  
[harborviewwater@gmail.com](mailto:harborviewwater@gmail.com)  
 website: [www.rivierawesthoa.com](http://www.rivierawesthoa.com)

**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: Harbor View Mutual Water Company

Spring is here, and "April showers bring May flowers." So when the sun is shining and we're tempted to get out into our gardens, this is a good time to check your irrigation system for leaks. Consider replacing old lines that may have become brittle. Hot summer months can cause these older systems to crack and leak.

The Lake has reached full capacity for the second year in a row! The current level is 7.9 feet above Rumsey, and Yolo County will keep the Lake above 7.48 until May 1, allowing them to get the full draw of water this summer. Currently, the Clear Lake Dam is releasing 393 cubic feet per second or enough to fill our swimming pool in 22 seconds. We're hoping that all this rain will keep the Lake cold and well flushed, resulting in a lower amount of organic material this summer. [Click here](#) to learn more about how Yolo County obtained the rights to the waters of Clear Lake.

We are still actively looking for candidates to serve on our Board of Directors. The Water Company is vital to all residents and property owners. Directors are supported by well-trained operators and staff and usually serve a two-year term. If there are open seats, anyone interested in serving can be appointed to the Board to serve on an interim basis after the regular election.

If you have thought about serving on the Board, please call either Norma Simmons (707-279-9604 or Chris Smits at 707-799-2127. We can answer all your questions. This is your opportunity to contribute to the community and support our motto: "the West the Best." We look forward to seeing you at the next regular Board meeting on Wednesday, May 15 at 5:30, and don't miss the annual Board meeting on Saturday, June 15 at 11:00.

Norma Simmons, President, Harbor View Mutual Water Company



## How to Avoid Late Fees on Your Harbor View Account

No one wants late fees added to their water bill. Simply follow the Harbor View Water Company payment process and your payment will be posted on time and late fees will not be assessed.

- ▶ Keep track of the dates. Note that Harbor View statements are sent the first week of **January, March, May, July, September, and November.**
- ▶ Payment must be received **in the office** by the Payment Due Date shown on the statement.
- ▶ If you are paying with cash or check and the office is closed, put your payment in the drop box located on the building to the right of the front door. Make sure your account number and property address are on the check.
- ▶ Cash must be in an envelope with your name, account number, and property address on it.
- ▶ If you are mailing in your payment OR are using a financial institution's Bill Pay service, make sure you allow at least 10 days for your payment to arrive.
- ▶ If you don't have enough time, you can use the Bill Pay option on our website.
- ▶ There is a fee, but the transaction is posted as having been received and is less than the \$20 late fee.

Staying informed and following the payment steps will keep your account in good standing and prevents late fees. Thanks to all of our customers for your cooperation!

<https://harborviewmutual.epayub.com>

## Important Dates

- ▶ Monday, April 15, 6:00 PM: Lake County General Plan Community Meeting (see page 7)
- ▶ Friday, April 19, 5:00: Portuguese Dinner at the clubhouse. Check your email or the Riviera West website for more information.
- ▶ May 2024: Lot inspections for fire safety. Click here for lot clearing information!
- ▶ Saturday, May 4, 5:30: Cinco de Mayo party at the clubhouse. More information to come via email.
- ▶ Friday, May 10: Annual information packet will be mailed to all members.
- ▶ Wednesday, May 15, 4:30 PM: Riviera West regular Board meeting at the clubhouse.
- ▶ Wednesday, May 15, 5:30 PM: Harbor View Mutual Water Company regular Board meeting at the clubhouse.
- ▶ Saturday, 15: 9:00 AM Riviera West Annual Meeting at the clubhouse.
- ▶ Saturday, June 15: 11:00 AM Harbor View Mutual Water Annual Meeting at the clubhouse.

### WATER COMPANY EMERGENCY?

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







## Riviera West Social Club Update

### St. Patrick's Celebration Kicks off the Social Club Season

The St. Patrick's Day dinner on March 16 was one of our most popular; available seating sold out quickly! The luck of the Irish was with us weather-wise, as beautiful, warm conditions replaced the rain and wind just in time for the party. Hosts Panette Talia, Bill Lillo, Diane and Bill Pettey, Laurie and Rob Baum and helpers created a traditional Irish feast with all the fixings, including authentic soda bread provided by resident baking expert Dave Worswick. Guests enjoyed lively music, lots of green decorations and a beautiful evening out on the deck. We were all Irish for a day and had a great time sharing the memorable experience.

#### Upcoming Spring Events:

**Friday, April 19 - Portuguese Dinner:** Get ready for a genuine, home-cooked Portuguese Dinner at the clubhouse hosted by Lisa Wentz. Please RSVP with payment (\$18 per guest) no later than 3:00 pm on Tuesday, April 16. More information will be sent via email and will be on the website. If you'd like to volunteer to help with set-up, clean-up, preparation or shopping, please let us know.

**Saturday, May 4, Cinco de Mayo:** Norma Simmons will once again host our legendary Cinco de Mayo celebration with all your Mexican cuisine favorites. Save the date, dust off your colorful party outfits and stay tuned for more information.

**TGIFs:** As soon as the season warms up and the pool opens, the Social Club will once again be organizing TGIF parties on (mostly) Friday evenings. Many members like TGIFs best because they are informal and spontaneous. Just bring an appetizer to share and relax at the clubhouse, or by the pool or marina. TGIFs are hosted by one or more members.

**Water Aerobics:** We will soon be announcing our water aerobics program for 2024. Please watch your email and the Riviera West website for further information.

To volunteer for Social Club events or for more information about the Riviera West Social Club, leave a message at the office or send us an email at [rwccsocialclub@gmail.com](mailto:rwccsocialclub@gmail.com).







*North Shore with Early March Snow and Splash of Rainbow, Courtesy 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](http://rivierawesthoa.com).

For Members' information, we are presenting a review of some frequently asked questions:



**Q:** Can I park my vehicle in the Riviera West clubhouse parking lots?

**A:** As a rule, no. However, you can call the office and request to park a vehicle for a short time if there are special circumstances.

**Q:** I need to load my RV in preparation for a trip. Can I park it on the street in front of my house?

**A:** Yes, but only for 48 hours, and it is important that your rig is not blocking the traffic lane or drivers' visibility.

**Q:** Do I need ACP approval to cut down a dead or dying tree on my property?

**A:** You do not need ACP approval. However, please inform us. We may recommend that you replace the tree to prevent erosion.

**Q:** Can I trim my trees without Riviera West approval?

**A:** Yes. We encourage you to get an expert's help for major pruning to ensure the long-term health of the tree.

**Q:** Do I need to get ACP approval before I replace my old, failing deck boards?

**A:** No, if the size, shape or access to your deck is not changing, you can replace railings, decking and stair treads without an approval.

**Q:** I want to remodel my kitchen. Should I notify Riviera West first or the Lake County Building Department?

**A:** If all of the work is being done on the inside of your house, you only need a County building permit.

**Q:** Do I need ACP approval to install a plastic kit garden shed?

**A:** Plastic and metal sheds are not permitted. Accessory structures, including sheds, must comply with our Architectural Guidelines.

**Q:** Can I convert my family room or garage to be an accessory dwelling unit (ADU)?

**A:** It is possible if certain conditions are met. Submit your plans to the ACP for approval; you will also need a County building permit.

**Q:** My yard is so hot in summer. Can I put up a shade structure?

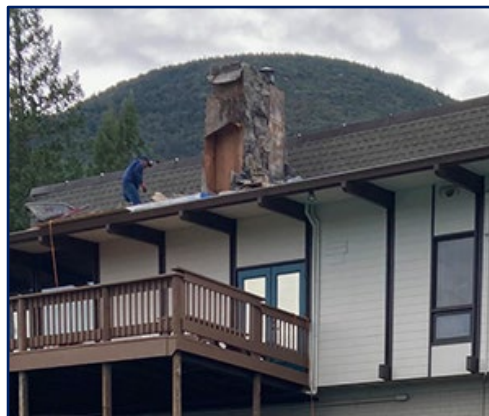
**A:** The ACP will approve shade structures if they meet our structural and design criteria. Submit your plans to the ACP for review.

**If you have any ACP, parking or general questions, give us a call!**

## Clubhouse Roof Receives Much-Needed TLC

Our unique, mid-century era clubhouse has held up well over the years, thanks to its solid construction and the careful maintenance by past Boards over the years. Recently, the building's original stone chimney began causing persistent leaks that no roofing company was able to repair. The decision was made in February to eliminate the chimney and finally put an end to the leaks. The heavy stone and concrete construction did not go without a fight, causing the contractor to spend days instead of hours on the project. Our roof profile is now simple and clean, and there is no more dripping water after a heavy rain. On the inside, the dramatic stone hearth still has pride of place in the great room. The firebox was decommissioned as a heat source years ago, operating now with a decorative electric fireplace unit.

Keeping the clubhouse in good repair is an important priority for today and for the future!



*Clockwise from top left:*

*Day one – Demo team starts removing the rock and concrete surrounding the chimney structure.*

*Day two – Rock removal in progress. After lots of drilling and pounding, the workers were finally able to take apart the center section.*

*Day three – Riviera West clubhouse begins a new chapter in its architectural life, minus a chimney and the annoying roof leaks!*

*Inside view – Classic mid-century style statement: a massive natural stone fireplace that wraps around to the kitchen area.*

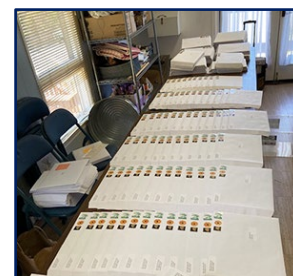
## Lot Inspections for 2024

The Fire Safety Committee will begin lot inspections in May. After a rough winter with high winds and heavy rains, many lots have branches on the ground and heavy weed growth. Start now to get your lot into compliance with fire safety guidelines. [Click here](#) for a list of local lot-clearing vendors who can help you.

## New Clubhouse Improvement Committee

A group of volunteers recently offered to research, plan and facilitate improvements to the Riviera West clubhouse. The Board of Directors approved the formation of a Clubhouse Improvement Committee at our March meeting. Going forward, the Committee will suggest ideas for the Board to consider. We thank these volunteer members for offering their time and effort for everyone's benefit.

## Annual Member Packets Will Arrive in May



Watch your mailbox in mid-May. The annual packet including budgets, updates and election information will be sent to all members.



**Attention Bocce Enthusiasts!**

Warm weather is approaching and so is bocce season. Plan your bocce team now to join the Riviera West Bocce League for Summer 2024. It's a great way to socialize and an easy game to learn. Contact the office for information about starting or joining a team.



## Riviera West Nesting Platform Ready for New Tenants



### Riviera West Raptor Residence

Our February issue featured the start of a raptor-friendly project by the Water Company staff. Since ospreys were trying to nest on the water plant structures, Water Operators Jeremiah and Dominic have offered them a more suitable residence. On their off hours, they put together a tower using only surplus and donated materials, including redwood from the decommissioning of our old water tanks.

With volunteer assistance, the pole was set in place in March. The nest will be visible from the road leading to the Marina. It's a quiet spot near the lake and should appeal to local ospreys, and we hope to see them in residence soon.

Thanks again to our Water Company staff for making the effort to enhance our local wildlife habitat!



*Photo credit: Wikipedia*

## Save the Date – Saturday, June 15, 2024 Riviera West and Harbor View Annual Meetings

### Riviera West and Harbor View Annual Meetings

Every year Riviera West and Harbor View Mutual Water Company host annual meetings at the clubhouse for all of our members. Refreshments will be served courtesy of the Riviera West Social Club. Upcoming budget plans, committee updates, fire safety progress and facility improvements are some of the topics the Riviera West Board will be reviewing. Harbor View Mutual Water Company Board and Staff will update property owners on budget, facilities, processes and administration.

We encourage you to attend! Your input and participation are important to our community, and the meetings are a great way to meet and socialize with neighbors.

Riviera West Annual Meeting  
Saturday June 15, 2024, 9:00 AM

Harbor View Mutual Water Company Meeting  
Saturday, June 15, 2024, 11:00 AM

Please watch your email for the meeting invitations, agendas and details via US Mail in the annual member information packet.

## Harbor View Mutual Water Company and Riviera West Will Seat Board Members by Acclamation

Every year in June, Riviera West property owners vote to elect a new Board of Directors for the coming year. Board members' two-year terms are staggered so that not all members are up for re-election at the same time.

Sometimes there are more candidates than empty seats, in which case we hand-count the ballots to determine who is elected.

New legislation as of January 1, 2022 allows California HOAs to conduct elections by acclamation. This means if the number of candidates does not exceed the number of vacant Board positions, the candidates can be declared elected. Candidates will be qualified as always and must have submitted their nominations on time. This process was adopted to help HOAs save members' money and staff time when processing elections.

Our candidacy deadline was March 21. This year for both Riviera West and Harbor View Mutual Water Company, the number of people running for office was the same as or fewer than the number of open seats and can therefore be declared elected. Riviera West had three seats open and Harbor View had two Board seats open.

## The New General Plan – A Road Map for Lake County’s Future

At our January Board meeting, guest speaker Supervisor Jessica Pyska announced that the County would soon begin updating the Lake County General Plan. The General Plan, which is required by state law, was last updated in 2008.



**Lake County 2050** will guide County decisions on land use, circulation, safety, natural resources, environmental justice, and other important topics through the year 2050.

A General Plan Advisory Committee has been formed to provide input on the overall county plan. The Committee consists of 15 members selected by the Board of Supervisors to represent different elements of the plan such as Education, Environment, Business and Homeowners Associations as well as each of the five supervisory districts. Phil Hartley was selected to provide input for the county’s HOAs.

In parallel, the County will also organize the development of nine Local Area Plans. Public meetings will be conducted to gather input about local area needs and concerns. Join the first round of the community workshop series to learn more about the project and discuss key issues for the Riviera Local Area Plan planning area. A community workshop will be held for each Area Plan, hosted by the established town hall or advisory group in that area, or by County Staff. This information, as well as the zoom webinar access info and the workshop outline are noted below. In person attendance is encouraged, as internet may not be reliable or available.

Monday, April 15, 2024 at 6:00 pm  
 Kelseyville Riviera HOA Office  
 9689 State Highway 281 (next to Artis Café)

Check these websites for more information:

[Lake County 2050: The County’s General Plan Project](#)

[Watch the General Plan Advisory Council’s first meeting on YouTube](#)

[A Vision for Long-Range Planning. Designing healthy, equitable, resilient and economically vibrant places. \(Governor’s Office of Planning and Research\).](#)

[Lake County General Plan issued in 2008](#)

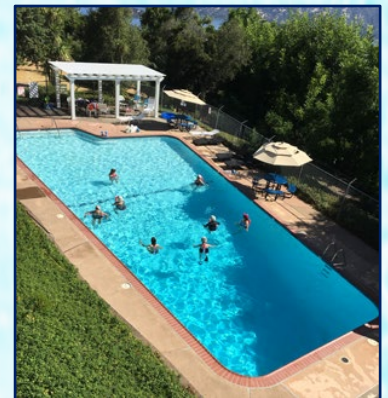


Click on the link above to watch the *Water Quality Wednesday* video from March 13, 2024 about the Birds of Lake County. This series of talks is provided by the Lake County Department of Lake and Water Resources.

## Please, no Burning

Please remember that burning is not permitted in Riviera West. Leaves and brush can go into the compost bin. Tree trunks and large branches should be hauled away by your tree removal crew, and smaller branches removed on free chipping day (see page 8). The only open flames allowed are in backyard barbecues or approved, purpose-built fire containers, all of which require continuous adult supervision. Thank you for keeping our community safe!

## Pool Opens Around Memorial Day



The Riviera West pool will open sometime around Memorial Day weekend. The exact opening date will be determined by the weather. We will open the pool when we can efficiently maintain a comfortable water temperature. Watch for email and website notices for the date, and look for an updated pool rules sheet in your annual mailing packet.

## Water Aerobics

We will be announcing our water aerobics program for 2024 soon. Please watch your email and the Riviera West website for further information.

Please contact the Social Club at [rwccsocialclub@gmail.com](mailto:rwccsocialclub@gmail.com) if you would like to volunteer as a water aerobics leader. It’s fun and simple to lead the aerobics group and we will provide all the training.



## Time to Prepare for Free Chipping Day

Every year during the summer months, Riviera West arranges a free chipping service for members. This is part of our ongoing effort to reduce fire fuels, making our community more resistant to wildfire. Only our property owners are permitted to have their branches and brush chipped and removed under this program.

Chipping Day will be in July this year (exact date to be announced). Chipping companies are busy and we must work with them to make arrangements as the season progresses. Please watch your email for the exact day and additional details.

Contact the office at 707-279-8544 with the address of your chipping pile. If you are not on the list, we cannot ensure your pile will be removed. Please do not set your chipping pile at the curb before May 15.

To be sure your branch and brush piles are picked up, please follow our Dos and Don'ts guidelines:



### Chipping Day Dos

- Important: Oleander is toxic. Keep oleander limbs separate from other materials.
- Stack material next to the road so the chipping crew can easily reach the pile.
- Tree trunks and limbs must be smaller than 6 inches in diameter.
- Stack all chipping material neatly and evenly with ends facing the road.
- Keep your piles under 5 feet high.
- Keep your pile less than 12 feet long.

### Chipping Day DON'Ts

- Do not stack brush over existing vegetation or the roadway.
- No roots – dirt and rocks in the roots damage machinery.
- No mud or dirt. Do not drag your branches through mud or dirt.
- Do not cross-stack piles.
- No bulldozed or machine-stacked piles.
- No rocks, berry vines, tree stumps or construction material.
- No poison oak or Scotch broom in the pile.
- **Do not place limb or brush piles next to the street prior to May 15.**

NOTE: We will notify you via email when we have a date for the chipping service. Brush put out after that date or not conforming with the guidelines will not be removed and will be the sole responsibility of the property owner.

## Is Your Property a Short-Term Rental?

Riviera West does allow short term rentals (e.g., vacation rentals, Airbnb, etc.), subject to the following conditions:

- ▶ Members must inform the Association if their property is used as a short-term rental. This information is vital in emergency situations and in conducting routine monitoring.
- ▶ Tenants must be given a copy of and must follow Riviera West Rules and Regulations. Any violations are the responsibility of the property owner. As with any Riviera West property, violation fines and penalties will apply.
- ▶ Short-term tenants may use the swimming pool, park and marina if the property owner allows them use of their key card. Please inform your tenants of the pool rules, including that the pool is not a venue for large groups or parties.
- ▶ Key cards: Each household is entitled to one electronic key card to access the pool and marina. The property owner may keep it for their personal use or choose to let their tenants use the card.
- ▶ Contact us at 707-279-8544 or [rivierawest@gmail.com](mailto:rivierawest@gmail.com) to update our information about your rental.

The flyer features a map of Portugal with a green pushpin in the northern region. The text on the flyer reads: "Riviera West Portuguese Dinner. The Social Club invites you to a home-cooked dinner featuring the authentic flavors of sunny Portugal. Friday, April 19, 2024 at the Riviera West clubhouse. Doors open at 5:00. \$18/person. One bottle of red and a bottle of white wine will be provided at each table. You can also bring your favorite beverage. SEATING IS LIMITED. RSVP with payment by 3:00 PM Tuesday, April 16 to [rwccsocialclub@gmail.com](mailto:rwccsocialclub@gmail.com). Please make checks payable to Riviera West Social Club. Hosted by Lisa Wentz."



## Wildlife of Riviera West

### Western Grebe

One of the most heart-warming nature scenes around the Lake is a swan-like mother grebe swimming along carrying a couple of tiny chicks nestled under her wing feathers. Elegant and graceful, both Western and Clark's grebes are often seen on the Lake. Their spectacular courtship ritual, known as the Rushing Ceremony, involves graceful posturing and diving and synchronized dancing on the water surface.

"These breeding dances are known to be the most elaborated dances in the water-bird species. After the breeding, the male Western Grebes feed their mate, thus performing mate feeding behavior. The feeding resembles the feeding of the young by parents, and through the feeding they obtain, females are able to have enough energy to form their eggs. During the incubation period, male and female Western Grebes trade places to incubate their eggs for weeks, and those that are not incubating feed their mate."<sup>1</sup>



Western grebes performing their Rushing Ceremony.

Photo courtesy of Wikipedia: By LHPT - Own work, CC BY-SA 4.0, <https://commons.wikimedia.org/w/index.php?curid=98800333>

Bird watchers rely on the Lone Ranger test to tell the difference between a Clark's and Western grebe. If the bird's black cap covers its eyes like a mask, it is a Western grebe. The bird with white feathers around its eyes is a Clark's grebe.

"Western grebes are sensitive to humans, such that when there is human disturbance near them, the parents leave their nest, leaving their unhatched eggs vulnerable to attacks by predators. This shows the predation or even the seemingly threatening acts result in a decrease of reproduction and survival of the young. Because they are so sensitive, there have been restoration efforts to rebuild the Western grebes' native habitats, so that they have greater opportunity to reproduce and raise their young without disturbance or threat. The number of Grebes has been slowly declining in the last two decades, not only because of predation, but also because of habitat destruction, with oil spillage being one of the major causes."<sup>1</sup>

Before effective regulation was in place, pesticides almost wiped out Clear Lake's Grebe population. From the UC Davis' UCANR website: "The pesticide, dichlorodiphenyldichloroethane (DDD), was applied in increasing quantities to Clear Lake in the late 1940s to mid-1950s (with the largest and last application in 1957) in an attempt to control the Clear Lake gnat, a noxious non-biting insect that was a serious nuisance to people living and recreating along the lake. This resulted in an ecosystem-wide contamination that decimated Western Grebe populations. Clear Lake was one of the first ecosystems in which the phenomena of chlorinated hydrocarbon "bioaccumulation" in food webs and of the delayed expression of contamination due to the "bioconcentration" of pesticides were observed. These studies at Clear Lake were popularized in Rachel Carson's book "Silent Spring".<sup>2</sup>

Though they are still vulnerable, the grebes survived and can be seen all along the shoreline and in marshy areas around the Lake. If you're lucky, you can witness their amazing courtship dance.



Western Grebe  
(*Aechmophorus occidentalis*)

With their populations were nearly wiped out by DDT in the 40s and 50s, these elegant birds have made a comeback. They are often seen diving for fish along the shoreline; look for them the next time you are at the Riviera West Marina.

#### References:

1. Wikipedia: text and above image.
2. UCANR website: <https://ucanr.edu/sites/uclakecounty/files/164054.pdf>