

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

Our hot weather has made our community swimming pool a popular place. It is good to see people enjoying it and the new live camera system has helped make for trouble-free use. Non-potty-trained infants and overly large groups of B&B guests lead the list of noncompliant use, but the incidents have been very rare this summer.

The HOA suffered its first serious theft in the past dozen years. Four high-power backup batteries were stolen from the emergency siren pole sometime before July 8. The siren is located at the very end of Broadview Drive. The replacement batteries will cost \$1,564. We will have a barrier fence built around the installation.

Contracts have been signed for the removal of the old gangways and installation of the new ones. The companies are coordinating their efforts to reduce the downtime of the marina during construction.

The Board approved the budget for 2024-25 at its July meeting. Compared to last year, expenses are estimated to increase by 5.8% overall and income is estimated to increase by 8.5%. Increased revenue is created by the 7.6% increase in annual dues, plus interest income from a newly established CD investment.

Some active families in the community wish to make use of the marina and the pool on the same day which creates some inconvenience in the use of a single pool/marina key card. In response, the Board has undertaken the development of a marina-only key card that can be used in addition to the regular pool key card. The optional marina card will only work at the marina gate. Watch for an announcement for availability.

The third annual Bocce Ball Tournament is at its last match. Two teams (Broadview Bowlers and the Winos) will pair off in this final match to determine this year's champion. Congratulations to all of our bocce athletes! We look forward to another exciting tournament next year.

Stay cool,

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

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.

Understanding the Homeowners Association's Governance Role:

"Some get confused about the role of associations when it comes to enforcement authority. While boards must comply with applicable laws, such as the Davis-Stirling Act and Corporations Code, and must enforce their own CC&Rs, Bylaws and Rules and Regulations, they are not the enforcers of laws and ordinances issued by cities, counties and the state."

- Adams\Stirling Community Association Law Firm



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 website: 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: Carina DeHerrera
 Treasurer: Bob Lucatorto
 Secretary: Alexandra Milukhin

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

Well, it is obvious that it has been a hot summer. Multiple people tell me that their plants are drying up from the constant blazing sun shining down on us. If you are hand watering, consider doing it in the early morning hours and be conscious of the amount you are using.

Right now, the only plant life truly thriving and I am sure you noticed, is the algae blooming on the lake.

This brings me to the subject of water quality from our state-of-the-art water treatment plant and our hard-working Head Operator Jeremiah Fossa and his faithful Operator Dominic Turner. There have been reports of some odor and taste distributions in our community. This was immediately remedied by adjusting the balance of products used to clean and sterilize our water. Also, Jeremiah has also pointed out that the algae mats floating on the water have not affected the water below the surface where we draw our water from. So, our current good quality water should remain.

On a different note, please consider installing the application EyeOnWater onto your smart phone, whether you are a part-time homeowner or a full-time resident. Once installed the first item on the page will tell you if you have any leaks in your system. This is literally valuable information because it is money out of your own pockets that you will be paying if you have a leak, and it leaks and leaks.... That could be very costly. Take three minutes out of your day and install the app.

Starting in July there will be a small increase in water fees. I have posted the tier information below. The board had to make a minimal adjustment in fees due to our new state funded water tanks. Tax on the grant has to be paid.

Lastly neighbors, we are still looking for board members to complete our five-person board. Come on, enjoy the fun! Meet new people, be a part of this wonderful community, become a Harbor View Mutual Water Board member today.

Carina DeHerrera, President, Harbor View Mutual Water Company



**Harbor View Mutual Water Company
2024-2025 Rates • Effective July 1, 2024**

Delivery (base rate):	\$185.97
Usage Tier (per cf): 0-1200	\$0.0759
1201-2000	\$0.0913
2001-3000	\$0.0949
3001 and up	\$0.0964
Annual Standby fee	\$400.

**A few words from
Norma Simmons and Chris Smits
about their participation on the
Harbor View Board.**

Norma Simmons: “I served on the board for 23 years. One of our major tasks when I joined was to establish the Water Company as a non-profit entity separate from the HOA. This was necessary to avoid a \$2+ Million State Water Board fine – with members expected to pay the bill! It was a complicated legal process, but we succeeded. Harbor View boards have accomplished a lot -- a new water plant, new storage tanks, and new payment and usage software (and raising the essential grant money)!

Being on the board gave me the opportunity to meet practically everyone, and I love knowing I am making a contribution. As a retired school secretary, I had the organizational and project management experience to help move things along efficiently. I’ve also been part of the Ladies’ Club (now the Social Club), fire committee and pool committee. Volunteerism is one of the best things about this community!”

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Chris Smits: “I joined the Harbor View board in 2018 and served as Secretary/Treasurer from 2018 - 2023. In a small community, one person’s contribution makes a noticeable difference; you see the direct impact of your efforts on the lives of your neighbors. The tank replacement project is a perfect example. It was critical and there was a lot at stake. Seeing each new tank installed after all our effort was personally very fulfilling – very different from the projects I was responsible for in my corporate career.

I chose to join the board because I was new in the neighborhood and I wanted to meet people and get involved. Coming from the city, where you don’t know your neighbors, this experience exceeded all my expectations. I enjoyed working closely with everyone on the team to get the job done, and I was able to use my work skills and experience to make a meaningful contribution.”

Harbor View Mutual Water Company • Annual Meeting Highlights



Changing of the Guard: Outgoing Harbor View Board members preside over the Water Company's annual meeting on June 15, 2024. Left to right, Secretary/Treasurer Chris Smits, President Norma Simmons, Director Carina DeHerrera and Director Bob Lucatorto.

During the June 15 Annual Meeting, the Harbor View Board reviewed achievements over the past year and updated members on on-going projects:

- New Board members announced for the 2024-2026 term: President Carina DeHerrera, Treasurer Bob Lucatorto and Secretary Alexandra Milukhin
- Budget and financial statement review
- Completion of the new water storage tank project in 2023
- Related improvements made possible by remaining grant funds
- Installation of security cameras in various locations
- Completed the installation of efficient radio-read meters
- *EyeOnWater* app is available to all members to check for usage and leaks
- Members were reminded to update their contact information so owners and/or tenants can be reached during emergencies

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.



Chipping Day 2024 – Making Riviera West Safer

The annual free chipping day is one our members' most appreciated services. After a few wet winters, Riviera West property owners were kept extra busy clearing their lots. On July 17, the Timberline Land Management crew made their way through the neighborhood removing brush piles from Riviera West lots. Property owners worked hard ahead of time to trim their trees and clear brush to take advantage of the service. Reminder: The office keeps a list of lot clearing and tree trimming services in case you need assistance.

Help Keep the Pool Safe and Enjoyable for All

With an even hotter than usual summer in full swing, our pool is earning its reputation as a refreshing oasis. To ensure that everyone has a safe and enjoyable time, we ask all pool users to observe the pool rules. As in previous years, routine monitoring will take place this summer. Following is a reprint of the pool rules everyone received in our Members' mailing in May. The rules are also posted on the website, and on signs around the pool area. Enjoy your time at the pool and have a great summer!



Swimming Pool Rules for Summer 2024

The pool is our joint property and responsibility. Misuse can result in costly cleaning or repair to this member-owned asset. Let's keep the pool safe and secure!

- ▶ The swimming pool is for Riviera West property owners and their guests only.
- ▶ Each household may bring no more than six users to the pool at one time.
- ▶ Each group must have their own key card. Members are not permitted to admit those without cards. During routine monitoring, key cards and addresses must be provided to Riviera West staff and designated volunteers.
- ▶ Children under the age of 14 must be accompanied and supervised by an adult with an authorized Riviera West key card.
- ▶ No glass articles or loud music are allowed at the pool.
- ▶ No smoking or vaping at the pool or areas around the pool.
- ▶ No pets are permitted at the pool.
- ▶ No rigid boards or large floats holding more than one person permitted in the pool.
- ▶ No running or rough-housing in the pool area. No diving in the shallow end.
- ▶ No standing or sitting on the safety rope or removing the safety rope. The rope is an essential safety feature and has been repeatedly damaged by unsupervised play.
- ▶ There is no on-duty lifeguard. We are not responsible for anyone swimming alone. All persons use the pool and adjacent areas at their own risk.
- ▶ Adults, children or infants who are incontinent are not permitted in the pool. This means that children using the pool must be potty trained.
- ▶ The Riviera West pool is not a venue for a pool party. This type of use interferes with the peaceful enjoyment of the pool by others.
- ▶ Please remove your trash when leaving the pool.
- ▶ Remember that you are liable for the behavior of guests you have admitted with your key card. Do not risk a fine or loss of pool privileges.
- ▶ If you use your home as a rental or an Airbnb property, please inform tenants of the rules. If your tenants violate pool rules, you will be responsible for any fines incurred.
- ▶ Disease-prevention guidelines may be in effect if required by public health authorities. Please follow the prevention measures shown on pool signs. These apply to the pool and pool restrooms.

Thank you for your cooperation and enjoy the pool!

Important Dates

- ▶ Friday, August 2, 6:30: TGIF party at the Marina, hosted by Carina DeHerrera and Bobby Gunion. Bring your own folding chair!
- ▶ Wednesday, August 7: Final game of the Riviera West Bocce Tournament. Whoever wins this game wins the trophy! Don't miss the trophy ceremony in September (details to come!)
- ▶ September 2: Approximate date for closure of the pool until summer 2025.
- ▶ Tuesday, September 10, 6:00: Social Club Kick-off meeting. More information to come via email and website.
- ▶ Wednesday, September 18: Riviera West Board meeting at 4:30, Harbor View Mutual Water Company Board meeting at 5:30. Watch your email and www.rivierawesthoa.com for the meeting agendas.



Did You Know? The pool rope is required for safety – and expensive to replace. It also seems to be a magnet for youngsters. Please do not allow people of any age to play with or hang onto the rope. Replacing the rope and floats is an expense we will all share. Thanks to the young folks in this picture, who are having fun without playing on the rope!



Riviera West Social Club Update

Staying Cool This Summer, Planning for the Coming Year

Riviera West members enjoyed lively music and a refreshing evening at the pool on Friday, July 12. The disco-themed TGIF Pool Party hosted by Tina Cruz and Amber Chatwin was just what people needed after days of 100-plus temperatures. Some folks sat in the shade and socialized over wine and appetizers, while others relaxed in the pool. Thanks to Amber and Tina for a fun evening with imaginative décor (including a genuine disco ball), and thanks to everyone for attending and for bringing excellent potluck dishes to share.

Would you like to host a TGIF? Summer is when we encourage our members to organize TGIF parties on (mostly) Friday evenings. TGIFs are informal, potluck events. 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. We can answer questions and provide assistance if this is your first time hosting a TGIF. Questions? Leave a message at the office or send us an email at rwccsocialclub@gmail.com.

Upcoming Late Summer/Fall Events:

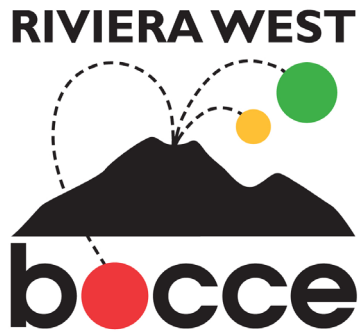
Friday, August 2 at 6:30: TGIF at the Marina hosted by Carina DeHerrera and Bobby Gunion. Check your email for more information.

Tuesday, September 10: 2024-2025 Kick-off meeting for Social Club members. We're meeting at the clubhouse at 6:00 for appetizers, plus a blind wine tasting adventure featuring red wines from local wineries. Materials fee: \$10 per person. When you pay your Social Club dues for the year your materials fee will be rescinded. This is the time to talk about events to come from fall 2024 through summer 2025. Your ideas, inspirations and enthusiasm are welcome! Are you not yet a Social Club member? Contact the Social Club for information. Watch your email in the coming weeks for details about our Kick-off event, including the RSVP date.

Fall events in the planning stages are the ever-popular Riviera West Soup Contest – a chance to share your favorite recipe – and Festa Italiana – with an exciting new home-cooked menu offering.

Join us! The Social Club always welcomes new volunteers. You can choose the type of activity and level of involvement that works best for you. The best part is teaming up with an active, fun-loving group dedicated to making our community a better place to live. Give us a call if you're interested! For more information, send us an email at rwccsocialclub@gmail.com.





Bocce Action 2024

We're ready for the 2024 Paris Olympics! Well, almost. A core group of members has embraced our bocce program and we're hoping that number will increase. How can you resist a sport that anyone can play and that you can learn in 10 minutes? We're here to help you join an existing team or put together your own team of bocce athletes.

What was once an unused grassy field below the parking lot was developed in 2019 as the Riviera West Park, with a bocce court as its centerpiece. This summer, neighborhood teams competed once again for the coveted Riviera West bocce trophy. Since the tournament is still underway, we will announce the winners in our October newsletter issue.





Riviera West Community Picnic 2024
Saturday, June 15, 1:00 - 4:00 PM

All Riviera West property owners are invited to the annual community picnic! Join neighbors and friends for food, games and music.

Taco Stand

- Hand-made tacos by Rosey Cooks
- Traditional side dishes
- Salad and Dessert

Bocce Contest

- No experience needed
- Fun and friendly competition
- Prizes!

RSVP • Riviera West Members Only

\$5 per person reservation fee is required (No charge for children 12 and under)
Your reservation must be received by Wednesday, June 5
Email rwcclub@gmail.com
or call Norma at 702-278-9604 to reserve your ticket.
Complimentary sodas, beer and wine will be served.
You may bring your own choice of beverage in addition.
When you arrive please sign in at the heron garden next to the clubhouse.

2024 Annual Members Celebration

Every seat was filled for this summer's annual members' celebration. This year it was an old-fashioned picnic theme with a Mexican flair. Local caterer Rosey Cooks brought in a taco stand with choice of street tacos and all the popular side dishes. Wine, beer and sodas were served, and everyone enjoyed a root beer float for dessert (a Riviera West tradition). Board President Phil Hartley organized a bocce contest at the park so members could try the game. Thanks to Bob Lucatorto for setting up the sound system. A good time was had by all!



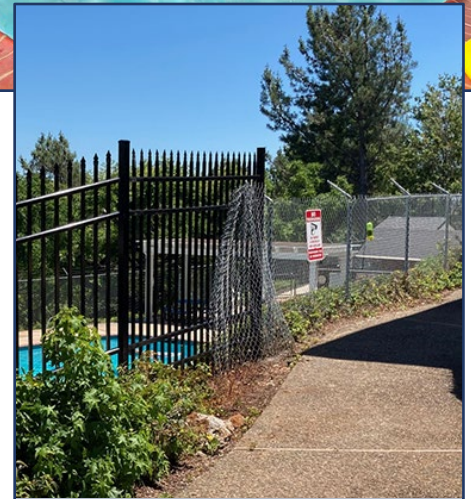


We are all responsible for driving safely in the neighborhood. The speed limit is 25 throughout Riviera West. People – including children and seniors – pets, and wildlife are vulnerable when drivers speed around our hilly, winding streets. Thank you for showing consideration and making Riviera West a safer place!

REMINDER – Annual Dues Payment is Required

Thank you to all Riviera West members who have already paid their annual HOA dues. If you have not made your payment yet, please do not delay. You can send a check or pay online at gozego.com. Your payment is essential to the wellbeing of our community. Paying your assessment on time makes it possible for us to maintain and improve the value of your property. Please contact the office if you need assistance.

Pool Fence Replacement Update



The Board is committed to maintaining our jointly-owned assets and when possible, improving them for your benefit. We are replacing the less efficient and dismal-looking chain link fence topped with barbed wire with a sturdy, weather-proof aluminum fence that is expected to last for decades. The new fence will improve the pool's appearance as well as its security. We are ordering and installing fence sections in phases to spread the cost across several months. These pictures show the contractor at work and the transition between old fence and new as we progress around the pool area.

Please Keep Us Informed!

After receiving a notice from the office, have you cleared your lot? Please call us at 707-279-8544 and let us know the status of your lot-clearing. Thank you!

Nearby Fires Remind Us to Take Fire Planning and Preparation Seriously

With the tragic increase in wildfires all around northern California, we are reprinting the evacuation tips from our June issue. Among all the other fire season advice, these two items stand out:

First, clear the area up to five feet from your house of all flammable materials.

Second, evacuate early if you sense that a fire could get close to our community. Waiting for an official evacuation order may mean getting stuck on a blocked roadway or being unable to find gas or lodging. It's better to act quickly; you can always come back if the fire passes us by!

Harden your home

Structures can catch fire from radiant heat, direct contact with fire from houses or trees nearby, or from ember cast – the distribution of burning embers caused by high winds during a fire.

Statistics show that at least 90% of all wildland-related structure fires occur within a five-foot "Zone Zero" ignition area. Authorities stress the importance of clearing a five-foot perimeter around your house and removing all combustibles in this zone. Maintaining this five-foot clear space is the most efficient action you can take to protect your house from ember cast during a wildfire.

Remove flammables on and around your roof and along exterior walls. Wildfires can create their own weather patterns, and strong winds can blow glowing hot embers onto your roof, against your walls and onto flammable materials near your house.

Items to remove if they are within five feet of your home:

- ▶ Flammable landscaping bark (decorative rock is a good alternative)
- ▶ Leaves, yard waste, weeds, grasses, plants
- ▶ Shrubs and branches
- ▶ Pine needles and leaves on the roof and in the rain gutter
- ▶ Wood piles
- ▶ Flammable objects such as wooden pallets, lawn furniture, toys, storage boxes, etc.

Be ready to evacuate – and practice evacuation

Planning and packing for evacuation ahead of time is the best investment you can make in saving lives during fire season. And fire authorities agree: the key element is to EVACUATE EARLY. Leaving at the first sign of danger improves your chance of survival and allows responders to come in and try to save our homes.

- ▶ Familiarize yourself with alternate routes out, including paths for walking out. Explore all possible routes now, before the stress and chaos of an approaching fire.
- ▶ Evacuate with one vehicle. The fewer vehicles on the road, the easier the evacuation will be for everyone, including emergency response agencies.

- ▶ Evacuation to the lake may become necessary. In recent fires, people survived in swimming pools, creeks and ponds. It's a good idea to pack flotation devices for your family.
- ▶ Stay tuned to the Sheriff's Office and reliable news sources for up-to-date information.

Strategic steps

- ▶ If you have pets, check out pet friendly motels and other options ahead of time so you won't have to figure it out in the chaos of an evacuation.
- ▶ Have a family conference about the evacuation process and conduct a family evacuation drill.
- ▶ Pack a go-bag of essentials for people and pets.
- ▶ During fire season, keep your gas tank full and your cell phone charged.
- ▶ Know how to open your garage door if the power is out.
- ▶ Program emergency numbers into your phone.
- ▶ Keep out-of-area family informed about your evacuation plans and locations.
- ▶ Plan back-up resources (i.e., paper maps, phone number lists) because cell signals and internet service may be interrupted.

Packing your "go-bag"

Pack your bag in advance with the most essential items and keep it accessible in case you have to leave immediately.

- ▶ Cell phones and chargers, laptop, power supply, back-up drives
- ▶ Driver's license, insurance information and important documents
- ▶ Medication, medical devices, copies of prescriptions
- ▶ Cash and credit cards, safe deposit keys, other important keys
- ▶ Bottled water and compact, high-energy snacks
- ▶ Food and water for pets
- ▶ Personal hygiene and sanitation necessities
- ▶ Flashlight and extra batteries
- ▶ Contact information (good idea to print out your contact list)
- ▶ Change of clothing and sturdy shoes

Online resources for preparation and evacuation:

- ▶ CalFire *Hardening Your Home* web page: www.readyforwildfire.org/prepare-for-wildfire/get-ready/hardening-your-home/
- ▶ CalFire Incident Page: <https://www.fire.ca.gov/incidents/>
- ▶ US Department of Homeland Security evacuation info: <https://www.ready.gov/evacuating-yourself-and-your-family>
- ▶ Kelseyville Fire Protection District: <https://kelseyvillefire.com/>
- ▶ Lake County Sheriff's Office: <https://www.lakesheriff.com/>
- ▶ Lake County Office of Emergency Services: <https://www.lakesheriff.com/1394/About-OES>

Wildlife of Riviera West

Western Bluebird

With their smaller size and bright blue coloring, it's easy to differentiate Bluebirds from the more common Blue Jays in our neighborhood. They can be seen in the clubhouse garden area in early spring.

The following text is from the Sacramento Audubon Society website sacramentoaudubon.org and wikipedia.com.

No matter how many times you've seen one before, there isn't a more beautiful site than to see a Western Bluebird perched on a park fence. They seem at home in the suburban park setting.

Western Bluebirds, along with American Robins and Hermit Thrushes, are members of the Thrush family. Like many thrushes, they are social birds. Except when nesting, flocks of Western Bluebirds are often seen feeding together. Their year-round range is from California, into the southern Rocky Mountains, Arizona, and New Mexico in the United States and most of Mexico. Their breeding range extends up to the Pacific Northwest, British Columbia, and Montana. Depending on how far north they were nesting, some Western Bluebirds do migrate to warmer areas in the winter. It is interesting that, unlike most songbirds which migrate during the night, Western Bluebirds migrate mainly in the daytime!

What does the Western Bluebird look like?

The Western Bluebird male and female look a little different from each other. Like many birds, the male has more pronounced or bolder feather color. Male birds have bright blue colored wings, heads, throats, as well as part of their backs. Males also have a deep rust-orange color on their chest and shoulder areas along with a gray belly. Female Western Bluebirds are also blue and orange; but their color is duller overall. Females lack the bright blue feathers on their heads and throats that males have. Western Bluebirds have short tails and have thin, straight bills. Young or juvenile birds look quite different from their parents. They are brown and gray, with blue only on their tails and part of their wings. Juveniles also have light-colored spots on both their chests and backs.

Where do Western Bluebirds live?

Western Bluebirds nest in "cavities" or holes. Unfortunately, their bills aren't able to dig the holes that they need for nesting. So, frequently Western Bluebirds will use cavities made by woodpeckers in the past. They seek holes in both live and dead trees. Western Bluebirds also nest in man-made boxes or other man-made holes. Once a pair has chosen a nesting site, the females do most of the work to construct the nest inside.¹

Distribution and habitat

The western bluebird has been displaced from its natural habitat by the felling of trees; however it has adapted to coniferous forests, farmlands, semi-open terrain, and desert to survive. The year-round range includes California, the southern Rocky Mountains, Arizona, and New Mexico in the United States, and as far south as the states of Oaxaca and Veracruz in Mexico. The summer breeding range extends as far north as the Pacific Northwest, British Columbia, and Montana. Northern birds can migrate to the southern parts of the range; southern birds are often permanent residents.²

References:

1. Sacramento Audubon Society website:
sacramentoaudubon.org
2. Wikipedia.com
3. Images & text, Wikipedia.com



Western Bluebird

The western bluebird pounces on the ground when looking for food, such as worms and berries. It also flies to catch aerial prey, like insects, when available. The western bluebird consumes water from nearby streams and commonly use bird baths.

These birds wait on a perch and fly down to catch insects, sometimes catching them in midair. They mainly eat insects and berries, and will regularly come to bird feeders if mealworms or other insects are supplied.³