

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

We are happily looking back over our shoulder at the weeks of super-hot weather, which made some operations difficult and raised wildfire anxiety. We did experience nearby fire outbreaks, one in Riviera Heights HOA and one on the lakeside border of Kelseyville Riviera HOA. They were extinguished quickly. Both were caused by accidental misuse of equipment in dry grass areas. Takeaway lesson is that powered equipment like weed eaters and portable BBQs become very hot and should not be set down amidst dry material (if used at all). Another problem that emerged was created by local residents who hopped in their cars to go see what was happening. This caused delays for first responders getting to the fire because of the resulting clogging of the roads. The lesson is obvious.

Kudos to the Broadview Bowlers, this year's winners of the annual Bocce Ball Tournament. Start thinking about forming a team for next year's fun, relaxing and sociable event.

Repair and refurbishment projects are proceeding:

- ▶ The stolen batteries in our fire siren tower have been replaced and fencing, a movement activated light and solar powered camera have been installed. The service company that does annual visits will be here in the next week to do a final inspection.
- ▶ The damaged, long gangway to the large dock has been removed and the replacement gangway has been delivered to the site awaiting an entry platform being constructed by JDM Construction. Once finished the shorter gangway to the boat launch dock will be removed and replaced.
- ▶ The final panels to complete the new fencing at the pool have been ordered. They come from back east so we expect their arrival in about six weeks.
- ▶ The Board of Directors took the final step of our annual fire safety inspection program by posting fines for those parcels that failed to clear noncompliant conditions. We issued 119 citations this summer. Of these, 80% of parcel owners cleared their property. We continue to add additional fines where parcels remain uncleared. A generous grant from the Clear Lake Environmental Research Center in the amount of \$5,168, paid 92% of the cost of our annual chipping day expense. CLERC has become Lake County's most active and successful recipient of federal and state grant funds to further fire safety.
- ▶ At our September 18 meeting, the Board approved funding to remodel and refurbish the social bar area of the great room. This project will upgrade the bar, add new cabinetry, repair some flooring issues, and overhaul electrical and plumbing lines. The Ladies Club (now known as the Social Committee) will contribute \$4,000 towards the \$13,000 cost of the project. The Board also formally recognized the creation of a Clubhouse Committee that will oversee this project as well as provide recommendations in the future.
- ▶ The Board approved funding for the purchase of an outdoor ping pong table at a cost of \$1,900 plus tax, although questions arise over a feasible site, storage, use policy and factors like windiness of the site. We will keep you posted.
- ▶ The Konocti Fire Safe Council is busy implementing recommendations made in the Soda Bay Corridor Evacuation Plan. The Council applied for and received a grant from the California Fire Foundation that will fund a direct mail project to disseminate area specific evacuation information to about 3,500 home sites in the area.

Take note that the Social Committee has planned a number of enjoyable activities for our community in the coming month. Watch for emails and check the Riviera West website for information.

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: Carina DeHerrera

Treasurer: Bob Lucatorto

Secretary: Alexandra Milukhin

Director: Tim Keenan

Director: Laura Silva

**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**

Hello neighbors,

I thought I would share with you all the meaning of what a Water Mutual Company is. This is important to us because we all have a common interest in Harbor View Mutual Water Company.

A mutual water company is a corporation that sells, distributes, and supplies water to its shareholders or members, at cost (meaning without profit). Mutual water companies provide water in rural areas where there is no alternative supply for the water. Property owners are shareholders in the corporation.

As shareholders we pay a bimonthly assessment for the purpose of raising funds required for operation of the corporation, including but not limited to the maintenance and operation of the pipelines and water system, the establishment of a repair and replacement fund and the taxes, utilities and any other costs, i.e. water operators, chemicals, and insurance on structures.

In our last meeting on September 18, 2024, the water board has appointed Laura Silva as a director. We are happy to say that our all positions have now been filled!

Lead Operator Jeremial Fossa's operations report states that we have our tanks as full as possible during the highest part of the fire season. The new metal storage tanks are still doing a great job and seem to be working as designed.

We had our state inspector in for an informal inspection in August to see how well the treatment plant and water tank grant money was used. She was impressed by everything that had been accomplished in the last 15 years and felt we are a great community water system that could be used as an example of how hard work and prudent use of grant money can combine to make a better world.

So, I would like to acknowledge past President Norma Simmons and past Treasurer Chris Smits for all their hard work in making our water system something to brag about!

Carina DeHerrera, President, Harbor View Mutual Water Company

**Important Dates**

- ▶ Friday, October 11, 5:00: Italian Dinner at the Clubhouse. Watch your email for more information. NOTE: RSVP deadline is Sunday October 6.
- ▶ November 1 – November 30: Donations will be accepted at the clubhouse for the Holiday food and toy drive.
- ▶ Wednesday, November 13, 4:30: Riviera West Board Meeting at the clubhouse.
- ▶ Wednesday, November 13, 5:30: Harbor View Mutual Water Company Board Meeting at the clubhouse.
- ▶ Saturday, November 16: Soup Contest Party at the clubhouse (details to come!)
- ▶ Saturday, November 30: Tree-trimming at the clubhouse for Riviera West Social Club members. Refreshments will be served.
- ▶ Saturday, December 7: Holiday Open House for all property owners at the clubhouse. More information to come via email and website.

**Volunteer!**

**Volunteers add that personal touch that makes Riviera West a special place. They add to neighborhood harmony and improve our quality of life doing what they like to do:**

- Office work (preparing mailings, data entry, filing, archiving, helping with the annual mailing)
- Outdoor (gardening, landscaping, managing projects)
- Committee participation (pool, marina, fire safety, etc.)
- Social Club (Coordinating events, hosting parties, tracking RSVPs, shopping, help with the annual picnic)
- Pool activities (water aerobics instructor)

**Everyone has something to offer! Based on your experience and personal preference, how would you like to volunteer? Join us in making our community stronger and more fun! Contact us at the office to learn more.**

**WATER COMPANY EMERGENCY?**

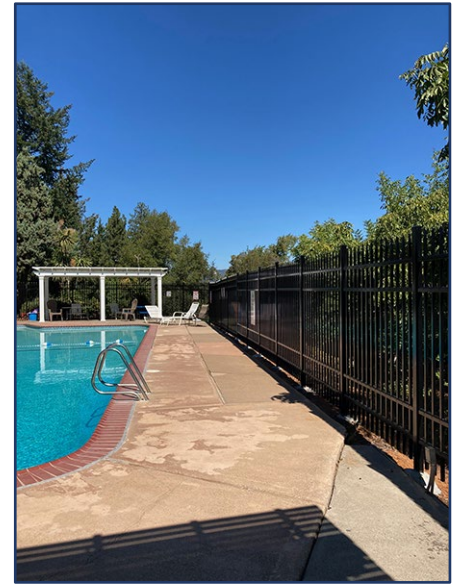
If you cannot reach the office, call  
707-279-4143



## Works in Progress

### Swimming Pool

We are moving forward steadily on the pool fence replacement. Obtaining materials has sometimes been frustrating, as one of our suppliers suddenly ceased operations. After locating another source, we are moving closer to completion. The perimeter is more than halfway done, and fencing is on order for the remaining section. The results so far are very impressive. It's a big change from the previous chainlink fence.



### Marina Repair

Advanced age along with recent storm damage rendered our old gangways in need of repair. We are fortunate to have two highly qualified companies completing the project.

The big dock is an island for the moment, while the construction crew prepares the infrastructure to connect it to shore.

One step at a time!



### Emergency Siren Repair

It's a sad day when thieves damage emergency equipment designed to protect a community. In addition to making off with our back-up batteries, the guilty parties did a lot of additional damage to the system. Everything has been repaired and the batteries replaced. We now have security fencing, cameras and reinforced measures to protect our siren. The picture at left shows how extensive the repair process was to bring our siren back to life. We were lucky that the regional equipment service representatives were in town to oversee and assist our local electricians with the repair. Listen for the siren test at 11:00 am on the first Monday of every month.

***If you hear the siren at any other time, immediately check with [lakecoalerts](#) for authorized information.***

***Remember: Riviera West's evacuation zone is KEL E-122.***



## Riviera West Clubhouse Committee Update

**By Chris Lavezzo, Committee Chair**

With the Board's approval at the September meeting, we can start our first project to give the clubhouse a facelift: we're renovating the bar. Located in the large meeting room across from the stone fireplace, the existing bar area has been in need of a revamp for several years. The bar plays an important role whenever we host an event. This project will improve its utility, with improved access, lighting and storage, and updated finishes that complement our existing architectural style. There will be plenty of space to bring in our movable Maharajah bar on special occasions.

The project will proceed in stages, beginning with removal of the old '80s vintage bar. Next, the floor will receive some much-needed attention, including subfloor repair and installation of tile flooring. The new cabinets will be installed against the back wall and will include easy-to-clean surfaces, lighting and a new sink. Plumbing and electrical systems will be upgraded in the process.

A generous contribution from the former Riviera West Ladies Club will cover the cost of upper and lower cabinets. The overall design was coordinated by the Committee members, along with assistance from the design staff at Kelseyville Lumber.



The old, 1980s-vintage bar, will be removed. The new bar will be installed against the panelled wall.



A gift from the Riviera West Ladies Club, our custom-made Maharaja bar was hand-crafted in Lake County. It has wheels and can be used indoors or out. It will add sophistication and utility to the new bar configuration.

Members rely on the clubhouse meeting space for all kinds of events, including times when members rent the room for family gatherings. A bright, redesigned serving area will allow us to showcase our beautiful Maharajah bar and give us more flexibility when setting up and hosting events.

The Clubhouse Committee will work over the next several years to identify needed repairs and improvement projects for the clubhouse interior. Is there something you would like to see that would make the clubhouse more efficient and attractive? We welcome your ideas and comments. You can send them to [rwccsocialclub@gmail.com](mailto:rwccsocialclub@gmail.com). We'll have an Idea Board on display in the clubhouse, where you can see our vision as we work through this project.

Recent nearby fires have fortunately been quickly controlled, but the message is clear: We must continue to stay vigilant. Check out these online resources for preparation and evacuation:

- ▶ CalFire *Hardening Your Home* web page:  
[www.readyforwildfire.org/prepare-for-wildfire/get-ready/hardening-your-home/](https://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>

### A Friendly Reminder from the Architectural Control and Planning Committee:

Property owners are reminded that according to Riviera West Rules and Regulations, fuel tanks must not be visible from the street.

Our April 2024 newsletter featured Western Grebes in the "Wildlife of Riviera West" column. To learn more about these gentle and fascinating lake denizens, check out the Redbud Audubon Society's excellent article, "Those Amazing Dancing Grebes."

[Click here](#) to view the article.





## Riviera West Social Club Update

### Fall Events and Holiday Happiness in Sight

We'll never forget the searing-hot summer of 2024. In fact, the thermometer still reads in the mid-90s as we prepare for fall. Members enjoyed the summer nevertheless, making the most of our beautiful swimming pool, enjoying the bocce tournament and socializing at our festive Social Club events.

### Riviera West Tasting Fest, September 10 at the Clubhouse

This year, the Social Club steering committee spiced up our annual kick-off/planning meeting with a blind wine-tasting theme. It was a resounding success! All property owners were invited, not just Social Club members. Guests tasted and rated six cabernets – five from respected local wineries and a surprise “ringer” from Trader Joe’s. Refreshments included charcuterie trays, truffles and additional wines to sample after the blind test was complete. Based on popular opinion, we’ll be featuring this event again! Pictures of the happy guests are on page 7.

#### Upcoming Fall and Winter Events:

**Friday, October 11, 5:00: Italian Dinner** hosted by Clelia Baur, Chris Lavezzo and Bill Lillo. This well-loved event will feature three different homemade entrees this year. Guests can choose from slow-braised pork short ribs with home-made rigatoni, traditional chicken piccata with a lemon-butter sauce and rigatoni, and homemade manicotti with roasted vegetables and homemade marinara sauce. Watch your email and the Riviera West website for more information.

**Saturday, November 16: Soup Contest at the clubhouse:** Time to perfect your favorite soup recipe for the traditional Riviera West Soup Contest. We'll warm up on a cool evening while voting on our favorite among amazing culinary masterpieces crafted by Riviera West members. A beautiful gift basket awaits the winner! Hosted by Debi Denham and Clelia Baur. Watch your email for more information.

**November 1 - November 30:** Accepting donations of food and toys for local Kelseyville families. See the announcement below for more.

**Saturday, November 30: Holiday tree-trimming party** for Social Club members. We'll enjoy refreshments and Holiday music while we trim the clubhouse tree and exchange ideas about future events.

**Saturday, December 7: Holiday Open House** at the clubhouse for all property owners.

Watch your email and visit [rivierawesthoa.com](http://rivierawesthoa.com) for more information on these events.

**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](mailto:rwccsocialclub@gmail.com).

## Riviera West Annual Food and Toy Donation

With the warm weather we've seen this year it still feels like summer, but it's not too early to start thinking of helping those less fortunate. Every year, Riviera West members show their generosity by donating to people in need. Members are encouraged to drop off toys and gifts for kids of all ages, as well as non-perishable food to help families through the Holidays. Food items will be routed to food pantries within the County. Food can be donated until December 15. Toys are needed by December 1. Thanks to all Riviera West members for their generosity!

Happy Holidays and Happy New Year!



Toys for Tots – that's the phrase we hear when it's time to make donations for children in need. But the need wider than we might think. Those in need range in age from infants to older teens. Infants need diapers, warm clothing, blankets and car seats. When shopping for the younger kids, toys, make-believe and building games, board games, dolls and stuffies are always popular. Older children and teens appreciate art supplies, RC vehicles, sports equipment, bicycles, skateboards, headphones and other electronics, and gift certificates. And don't forget popular sports team apparel.



### Gift shopping bulletin!

Toys for Tots has informed us that they need all toy and gift donations no later than December 1. This is because their volunteers need time to sort, pack and deliver the gifts to community locations for distribution. We are accepting toys and gifts from November 1 through November 30.

All of your donations are distributed to people in our local community. Our community always steps up during the Holidays!



## Food Donations that Count the Most



Local families in need find the Holidays particularly difficult. Every year, the Social Club sponsors a neighborhood food drive. Though the cut-off for toy/gift donations is December 1, we will be collecting food items until December 15. You can drop your grocery items off at the clubhouse anytime during normal office hours. Or call the office to make a drop-off appointment if you can't get there during office hours.

Food should be non-perishable and within its use-by date.

Recommended foods include:

- ★ Baby formula, baby food
- ★ Canned vegetables, beans, fruit
- ★ Canned tuna, ham, chicken
- ★ Canned soup, stew, meat-based chili, canned dinners
- ★ Dried fruit, raisins
- ★ Nuts
- ★ Pasta and pasta sauce containing meat
- ★ Peanut butter, almond butter
- ★ Healthy crackers
- ★ Cereal, oatmeal, granola
- ★ Cereal bars/breakfast bars
- ★ Quinoa and other grains
- ★ Mixes: Pancakes, cakes, breads, brownies
- ★ Dry beans





### Riviera West Tasting Fest, September 10



The Social Club kick-off event was something different this year! Guests enjoyed blind-tasting different wines and voting for their favorites. We took the opportunity to discuss event ideas for the coming year and different volunteer roles. There's always room for more in the Social Club. Let us know if you have questions or would like to join.

**SOCIAL CLUB  
2024-2025  
KICK-OFF**

**RIVIERA WEST TASTING FEST**  
You are invited to a fun and educational blind wine-tasting party  
Celebrating rich and exotic REDS

The Kick-off event is your opportunity to help shape the Riviera West social calendar for the year. Bring your ideas and inspirations!

Riviera West Clubhouse: Tuesday, September 10, 6:00 PM  
Please RSVP by September 3 to Norma Simmons at 707-279-9604 or email to [rwcsocialclub@gmail.com](mailto:rwcsocialclub@gmail.com)

A variety of appetizers will be served, and non-alcoholic beverages will be available. There is a \$10 fee to cover the cost of supplies, which will be applied to your dues payment when you sign up for (or renew) your Social Club membership. (\$15 per person or \$25 for a couple) Please make your payment in advance.



## Why HOA? Helpful Information for Riviera West Property Owners

By Phil Hartley, Riviera West Board President

The origins of homeowner associations in California can be traced back to the postwar years. As cities and towns expanded and urban sprawl became more prevalent, local municipalities could not afford to provide infrastructure, and public services to keep pace with the growth. Developers were often restricted from creating new developments. In response, developers began creating residential subdivisions with shared amenities, infrastructure, and common spaces to be maintained by the communities themselves. In California these self-sustaining communities are titled Common Interest Developments (CID)

To manage these communities effectively and ensure their long-term viability, developers established Homeowner Associations (HOAs). These associations served as a means of governing the community, collecting fees for maintenance and upkeep, and establishing HOA rules and regulations to maintain a certain standard of living. (Riviera West is governed by Covenants, Conditions and Restrictions (CC&Rs) and Rules and Regulations as proscribed by California state law (Civil Code Sections 4000-6150).

Approximately 26% of Americans live in communities governed by homeowner associations. This percentage has been steadily increasing over the years as more common interest developments with HOAs are built. As for the average HOA fee in the US, it varies depending on factors such as location, the size of the community, and the amenities provided. However, the average monthly HOA fee in the US is around \$200 to \$300.

All in all, homeowner associations exist to maintain order, preserve property values, and enhance quality of life. While they offer many benefits, such as community amenities and property maintenance, they also come with drawbacks, including loss of autonomy and financial obligations. The advantages are significant:

**Community Amenities:** Community amenities play a pivotal role in shaping the lifestyle and fostering a sense of belonging among residents. Beyond mere features, these amenities serve as focal points for social interaction, recreation, and relaxation, significantly enhancing the overall quality of life within the community. (At Riviera West these amenities include a swimming pool, parks, marina, picnic/BBQ areas, bocce ball and horseshoe courts, a fully equipped social hall & kitchen, landscaping of common areas and a vigorous annual fire safety program.)

**Property Maintenance:** One of the primary reasons why homeowner associations exist is to uphold certain standards of maintenance within the community. This includes not only individual properties but also common areas, shared facilities, and infrastructure. By maintaining these elements,



HOAs aim to enhance the overall appeal and desirability of the neighborhood while also protecting property values.

**Exterior Maintenance:** HOAs typically establish guidelines and standards for the maintenance of exterior elements of properties, such as landscaping, facades, roofs, and driveways. These guidelines may specify acceptable landscaping practices, paint colors, materials for exterior renovations, and other factors that contribute to the visual coherence of the neighborhood. By ensuring that properties are well-maintained and visually appealing, HOAs help create a sense of pride and investment among homeowners.

**Common Area Maintenance:** In addition to individual properties, HOAs are responsible for maintaining common areas within the community. This may involve regular landscaping, upkeep of amenities, repair of communal structures, and cleaning services. By keeping these areas well-maintained, HOAs contribute to the overall quality of life for residents and provide spaces for recreation and social interaction.

**Dispute Resolution:** HOAs provide a framework for resolving disputes between neighbors, helping to maintain peace and harmony within the community. These disputes can range from minor disagreements between neighbors to more significant issues involving violations of HOA rules or breaches of community standards. One aspect of dispute resolution within HOAs involves the enforcement of community rules and regulations.

Some homeowners may feel that HOAs infringe upon their individual rights and freedoms, dictating what they can and cannot do with their own property. When a homeowner association imposes restrictions, it is either to maintain the aesthetic of the community, ensure homogeneity and remove hazardous safety conditions, while also holding homeowners accountable for maintaining the common areas. HOAs have the authority to enforce these rules through a variety of means, including fines, penalties, liens, and legal action if necessary.



### Another Exciting Year of Bocce

Dateline September 12, 2024: The 2024 Riviera West Bocce season wrapped up with another year of sportsmanship and excellent play. Tournament leader Phil Hartley invited all players to a champagne reception to announce the winners of the 2025 Tournament. This year, the cup returned to It's 2022 winners, the Broadview Bowlers. Thanks to everyone for making it a fun season!



We are all looking forward to another exciting season this spring. This year's team players discussed adjusting the season opening to better work around the hottest days of summer. We're also hoping to field another two or three teams to spice up the contest. Join us next spring! We'll help you start a team and will provide free, fun and easy training for your team members. All you need to do is think of a catchy name!



### Don't Visit a Fire Scene

Phone alerts rang all around the neighborhood in September when a brush fire started near Kelseyville Riviera. We watched our phones with concern as responders quickly got control of the situation.

What we learned later on was alarming. Apparently first responders had a hard time reaching the scene because sight-seers had gathered around the area and interfered with access.

Using common sense is vital during an ongoing fire emergency.

Stay alert, pay attention to authorized updates, and above all, don't get in your vehicle and drive over to look at the action! We need to give responders all the space they need to protect people and property.

