



Riviera West/Harbor View Bimonthly Newsletter

PRESIDENT'S MESSAGE: Riviera West

As summer collapses into Fall, we can be thankful the fires in our area have been small and short-lived thanks to the efforts and expertise of CalFire. Our own annual fire safety program was as success with 81% of the properties cited for hazardous conditions being cleared and the remainder being largely repeat, absentee owners of vacant lots. Over 94% of all our parcels are clear of hazardous conditions as of today.

Pretty quiet on the project front. We made a couple of small repairs to the boat dock and installed two more cleats for boat tie ups. New mini blinds were installed in the office area. The Konocti Fire Safe Council received funds from PG&E to remove trees that endanger power lines. We identified 10 such trees although we probably will only get to remove 1-2 based on the funds available.

The annual Social Club Kick-off Mixer was a success with about 25 residents showing up to volunteer their support in the coming year. Watch for announcements and visit our website for a calendar of upcoming social events. It is not too early to begin recruiting members for a Bocce Ball team to enter the 4th annual tournament. This year we will begin the season in March/April. Great fun and friendly interaction that anyone can enjoy.

Cheers.

PRESIDENT'S MESSAGE: Harbor View Mutual Water Company

Welcome to Autumn!

With its mixture of warm and cool days and nights, now is a good time to wander around your home and garden double checking irrigation systems and wrapping pipes in anticipation of cold winter nights when freezing temperatures may cause exposed pipes to crack. This month we are starting a three-part series about your water company that we hope will be of interest to both new and long-time owners. Part One in this month's newsletter will cover "Who we are and what we own." Part Two, planned for the December newsletter, will cover "What it costs to run a water company," and Part Three, planned for the February 2026 newsletter, will be titled "How we set rates" and describe the budgeting process the Board uses every year to set both the base and usage rates.

How to Reach Us with Water Questions:

For water emergencies, call **707-279-4143**. If operators are unavailable to answer, please call the emergency numbers on the recording.

For non-emergency problems, call **707-279-4143** and leave a message. Clearly state your name, phone number, property address, and a brief description of the problem.

For Account Questions: Regarding billing, change of mailing address, change of email address, or new tenant information, please call the office at **707-279-8544** or email harborviewwater@gmail.com

**Riviera West Country Club
Harbor View Mutual Water Company**
8475 Harbor View Drive
Kelseyville, CA 95451
707-279-8544 • fax 707-279-0118
rivierawest@gmail.com
harborviewwater@gmail.com
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: Chris Lavezzo
Director: Alexandra Milukhin
Director: Laura Silva

Regular Board Meetings:

Third Wednesday every other month:
January 15, 2025
March 19, 2025
May 21, 2025
July 16, 2025
September 17, 2025
November 19, 2025

Riviera West meeting is 4:30 PM
Harbor View meeting is 5:30 PM

WATER COMPANY EMERGENCY?

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



Harbor View Mutual Water Co. – Built by Us, for Us

A three-part overview by Chris Lavezzo and Jeremiah Fossa

Part 1 - Who we are and what we own

When you bought your parcel in the Riviera West Country Club, whether with a home on it or just a lot, you became an owner/shareholder in the Harbor View Mutual Water Company. Ownership shares are appurtenant to the land, which means they are attached to the parcel and not the person.

The company was originally incorporated as “Riviera-West Mutual Water Company” in March 1969 and converted to a California non-profit mutual benefit corporation on August 17, 2013 under the name of “Harbor View Mutual Water Company.” Mutual means all shares have equal rights. We are a Nonprofit 501(c)(12) federal tax-exempt organization. Nonprofit means we deliver water “at cost”.

We are not a public utility, but we are subject to all California drinking water requirements under the Safe Drinking Water Act. We are inspected regularly and we test our water submitting the results to the appropriate State agencies as required by law, and we have two full time licensed water treatment operators.

Our system owns approximately \$4,000,000 in assets which include:

- One raw water intake pump station
- SCADA computer system (Supervisory Control and Data Acquisition) of the Treatment plant process and tank controls
- Water Treatment Plant completed in April 2015 at a cost of **\$3,200,000 totally paid for by a California State Water Resources grant!**
- Three pressure reducing valves (PRV)
- Three bolted steel water storage tanks completed in March 2024 at a cost of **\$1,403,230 totally paid for by California State Water Resources grant!**
- Three booster pump stations (upgraded as part of the tank project grant)
- Four emergency propane backup generators paid for by the community
- One emergency auxiliary intake pump in event of low Lake level
- -36 “wharfhead” style hydrants and 12 large hydrants
- Approximately 250 water meters and radio transmitters
- Dodge Ram pickup truck, various small equipment, and necessary chemicals and storage
- 5 ½ miles of underground pipeline



In our December newsletter:
What it costs to run your water company.

Important Dates

- ▶ Saturday, October 18, 6:00: TGIS Oktoberfest Party at the clubhouse. Bring a dish to share and BYOB.
- ▶ November 1 – December 15: Drop off food donations and gift donations for children and teens in need at the clubhouse. Please call ahead before dropping off your donations.
- ▶ Wednesday, November 19, 4:30: Regular meeting of the Riviera West Board at the clubhouse, 8475 Harbor View Drive, Kelseyville, CA.
- ▶ Wednesday, November 19, 5:30: Regular meeting of the Harbor View Mutual Water Company Board at the Riviera West clubhouse, 8475 Harbor View Drive, Kelseyville, CA.
- ▶ Saturday, November 22, Tree-trimming party for Social Club members only. Tree-trimming 4:00 – 5:00, Refreshments, music and raffle 5:00 – 8:00.
- ▶ Sunday, December 7, 1:00 – 3:00, Annual Holiday Open House at the clubhouse. Refreshments will be served. Please bring your food and toy donations to the open house.



Riviera West Social Club Update

Greetings and Happy Fall to Everyone!

We have enjoyed the best days of Summer: On August 16, veteran Social Club volunteers Kerry Moore and Norma Simmons hosted one of Riviera West's favorite events – Hawaiian Night! Using our tried-and-true TGIS format, they organized a colorful potluck for the Saturday evening. Guests enjoyed music, décor and all manner of Island-inspired appetizers and desserts. Highlights of the evening were the hula hoop contest and a lively hula tutorial by Diane Stawicki. Several members eagerly joined in, with impressive results.

We closed out the summer with a successful Kick-Off Mixer in late September. Both long-term residents and new neighbors attended, enjoying pizza and salad, with apple pie and ice cream for dessert. This annual event brings together current and prospective Social Club members for creative and productive discussion. We reviewed the upcoming year's calendar and brainstormed about new ideas. Our goal continues to be creating fun activities that bring neighbors together. Congratulations to new members Peggy Sue and Brian Harris, who were awarded the champagne and chocolate door prize.

[See the TGIS and Kick-Off Party photos on page 4.](#)

Next on the calendar will be our traditional winter events, including our community-wide food and toy drive for Kelseyville families in need. Stay tuned for more information in the coming weeks.

If you are interested in hosting or co-hosting a dinner, game night, movie night, TGIF or other type of event for the community, contact Norma at 707-279-9604 or the Social Club email rwccsocialclub@gmail.com. If you've never hosted an event before, give us a call. Hosting is simple and fun, and we can help you!

And as always, a whole-hearted THANK YOU to the Social Club steering committee members and the volunteers. You make our community better by contributing your ideas, energy and hands-on help!

Coming events and activities: Watch your email for invitations.

October 18 – Oktoberfest TGIS! The Social Club will serve a traditional German entrée. Attendance is free. Just bring a dish to share and BYOB.

November 22, 4:00 – 8:00 – Tree trimming party: Our traditional, Social Club members-only recognition event

December 7, 1:00 – 3:00 – Holiday Open House for all Riviera West members: Join us at the clubhouse at for refreshments and Holiday Cheer!

November 1 – December 21 The Social Club is once again spearheading the winter food and toy drive: Help us make the Holidays cheerful for needy people in our community. All donations will be distributed in the Kelseyville area. Stay tuned for more information in the coming weeks.

For more information about the Social Club events or want more information about the Riviera West Social Club, send us an email at rwccsocialclub@gmail.com.

Start Bargain-Shopping Now ...



... for Needy Families This Winter

Every year the Riviera West Social Club coordinates toy and food donations during the Holidays for local families in need. The Social Club will begin collecting toys from November 1 until mid-December, which gives us ample time to shop. End-of-season bargains and Black Friday sales make it easier to choose good gifts for babies, kids and teens. Please contact the office ahead of time at 707-279-8544 to arrange a convenient time to drop off your donations.

Stay tuned for the food donation drop-off schedule. As you begin purchasing non-perishable foods, please note the use-by date. Preferred foods: baby formula, peanut butter, canned tuna, meat, canned meals and canned vegetables. More detailed information will be published via email and on our website in the coming weeks. Thank you to all Riviera West members for your continued support of local families undergoing hardship.

Hawaiian-Theme TGIS, August 16



2025 Social Club Kick-Off Mixer, September 20





Through a 2016 fire prevention effort spearheaded by CAL FIRE, 300-foot-wide areas bordering Riviera West and other HOAs were cleared to create defensible space in the event of wildfire. As vegetation gradually grows back, the fuel breaks require periodic clearing to keep them effective. In a few instances, herds of goats have been deployed to do the job.

CLERC Funding Keeps Riviera West Firebreak Clear

The work along our southern and eastern borders is designed to maintain the fire break for Riviera West. Mt. Konocti Interface Fuel Breaks were originally created and funded by CalFire Fuels crews in 2016. The ongoing maintenance has been performed every 3-4 years by the Clear Lake Environmental Research Center (CLERC).

CLERC is utilizing their Community Wildfire Defense Grant funding provided by the USDA to contract with the North Shore FPD's Hogback Ridge Fuels Crew to perform the work this year. For any additional information on this project, please contact Cindy Jassar, CLERC's Fire and Forestry Program Manager, at cindy.jassar@theclerc.org

Who is CLERC?

Most Lake County residents know of this organization and its environmental and research activities. Riviera West's fire prevention program has benefitted from CLERC funding. Follow their website for exciting news about programs in the Riviervas and throughout the County.



[From the CLERC website:](#)

Our Purpose:

- **Engage in environmental stewardship practices that foster both ecosystem and economic resilience.**
- **Advocate for the well-being of watersheds and the diverse life forms that depend on them.**
- **Participate in research initiatives that illuminate Lake County's history, aiding our comprehension of the future.**
- **Facilitate access to resources that enable individuals to explore the richness of our ecological and human communities, while also creating opportunities for career development that encourage them to remain in Lake County.**
- **By enhancing economic security, we aim to uplift the quality of life for people across Lake County, all while preserving our community's natural beauty and tranquil rural character.**
- **Collaborate with various organizations, agencies, and tribes to enhance community capacity in undertaking these crucial endeavors.**



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 our newsletter from time to time. A complete copy of the Riviera West governing documents is always available at rivierawesthoa.com.



Architectural Guidelines to Building Section: Fences/Retaining Walls/Accessory Buildings

ACP approval is required; there are no fees or deposits. Property owner must submit two (2) sets of plans.

FENCES: Fencing must be of approved wood fencing, wood framed wire, green or black chain link fencing. Fences must not exceed four (4) feet in height along street frontage(s) and six (6) feet in height on the rest of the lot. A scale plot plan showing location, height, any existing fences and materials to be used must be submitted for ACP approval prior to construction. All fencing must be maintained in a good sound manor, so as not to have an un-kept appearance. Fencing must be designed to face the most attractive side toward the street or toward any neighboring property or common area.

RETAINING WALLS: Walls must meet height restrictions as stated above for fences. A scale plot plan also needs to be submitted with a materials list for approval prior to construction. Retaining walls over four (4) feet in height are required by the Lake County Building Department to be built to plan specifications drawn by a professional engineer.

ACCESSORY BUILDINGS: Accessory buildings (sheds) require scale plot plan and building plans submitted for approval prior to construction. Accessory buildings must be built of the same materials as the dwelling and color matched, including the roof. The roof pitch should match the dwelling. Accessory buildings must be constructed on the rear half of the lot and are not to exceed one hundred fifty (150) square feet in area. Minimum setbacks for accessory buildings are as follows: Five (5) feet from the rear and side property lines and five (5) feet from the dwelling.

Volunteering at Riviera West

During the September Kick-Off meeting, we discussed volunteer opportunities at Riviera West. Our members can participate at any level: a one-time project of your choosing, helping in the office, joining others in planning a party, and more. Or, you can join one of our standing committees. For this newsletter issue, we're focusing on a committee that plays an important part in everyone's safety.

Volunteer Spotlight: Riviera West Fire Safety Committee

Making our community more wildfire-resistant is the goal of this group of volunteers. Every year, they work together to keep members informed and encourage best practices that save lives and protect property. The Fire Safety Committee is also a liaison point for County and State resources and grant funding opportunities.

Fire Safety Committee Mission Activities:

- Inform every Riviera West property owner of applicable laws and codes that govern fire issues in a State Responsibility Area (of which Riviera West is one) and the [Riviera West Fire Prevention Policy and Procedure](#).
- Provide Riviera West property owners with home-hardening information to best maintain their properties for fire prevention.
- Provide guidance on personal and community safety and evacuation advice.
- Assist in monitoring lot clearance measures that protect the community according to the Fire Prevention Policy and Procedure.
- Make recommendations to the Riviera West Country Club Board of Directors on actions to be taken concerning properties not in compliance with the Riviera West fire prevention policy.

Volunteer for the Riviera West Fire Safety Committee

Consider joining a group of neighbors who are taking action to keep our community safe. Activities include recording lot-clearing efforts, preparing all-member mailings, working with vendors and more. Contact the Riviera West office at 707-279-8544 for more information.

Practice While the Weather is Nice!



Yes, it's only the beginning of fall and the Riviera West Bocce Tournament won't begin until spring 2026. But compared to the hot, sunny days of summer, the fall weather is clear and pleasant, and the bocce court is available for practice sessions.

Fall is the perfect time to get your team together and enjoy some practice time. Or, just visit the park for some family fun and enjoy a game of bocce or horseshoes.

Contact the office for the lock combination to access the bocce and horseshoe equipment. For more information about the park, [Click Here](#).



Stay Informed During Fire Season

The **Watch Duty** app provides photos and push notifications to help you plan your response.

Watch Duty gives you real-time information about fire movement and firefighting efforts nearby.

Downloading the app is easy at watchduty.org



CAL FIRE continuously updates their website with reliable, up-to-date guidance on creating defensible space, making a wildfire preparedness action plan, and preparing for evacuation.

Click on readyforwildfire.org

Know Your Zone! KEL E - 122

With hot weather upon us we must all take steps to keep people and property safe. Make a note today of our fire response zone.

Whether it is an advisory, a recommended or mandatory evacuation, the County Sheriff's Office will refer to your ZONE.

Riviera West's zone is KEL E-122.

To learn more, visit genasys.org



Safety Action Center is a new PG&E emergency planning portal. Take the quiz, then learn how to plan for a better outcome in case of wildfire and other emergencies. safetyactioncenter.pge.com

Ground Squirrels: Furry Trouble-Makers at Large

With their extensive burrowing, ground squirrels can undermine paving, retaining walls and even foundations. Controlling them is difficult after they establish family burrows on the property. A reputable pest control company can assist you if you need to remove them. Please opt for methods that are not harmful to children, pets and beneficial wildlife. [CLICK HERE for more information.](#)

Quick Tips



Ground Squirrel

Ground squirrels injure many types of plants, carry diseases harmful to humans, and damage landscapes with their burrowing.

Although similar in appearance to tree squirrels, ground squirrels will always retreat to a burrow when frightened, while tree squirrels will climb a tree or other tall structure and never use a burrow. Traps, baits, and burrow fumigants will effectively manage ground squirrels in landscapes and gardens.



M. Dimson, UCCE

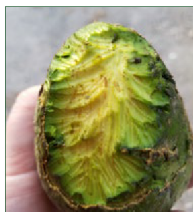
California ground squirrel.

Identification and behavior:

- Brownish-gray fur
- Body is 9 to 11 inches long, not including a 5- to 9-inch tail that isn't as bushy as a tree squirrel's
- Live in colonies in a burrow system where they sleep, rest, rear young, store food, and avoid danger
- Active during the day, mainly midmorning through late afternoon, especially on warm, sunny days
- Breed once a year, averaging 7 to 8 per litter. When 6 months old, young squirrels resemble adults

Ground squirrels cause damage by:

- Eating food-bearing and ornamental plants.
- Gnawing on plastic sprinklers and irrigation lines.
- Girdling young trees.
- Burrowing, which causes trip hazards and damages landscapes and structures.



N. Quinn, UCIPM

Ground squirrel damage to avocado.

How do you manage ground squirrels?

- Remove brush piles and debris that ground squirrels can use as cover.
- Use kill traps (such as box or Conibear traps) only when there is no chance of catching a pet or other wildlife.
- Live-catch traps are not often advised due to the problem of what to do with the animal afterward. It is illegal to relocate animals off the property without a permit.
- Place traps on the ground near squirrel burrows or runways. Bait traps with walnuts, almonds, oats, barley, or melon rinds. Trap between February and October.



N. Quinn, UCIPM

Conibear trap set at the base of a structure to trap California ground squirrels.

What about pesticides?

- In spring, fumigate by placing gas cartridges in burrows. In dry conditions, gas cartridges can be a fire hazard. Don't use near buildings.
- There are no toxic baits legally available to residential users for managing ground squirrels.

For those who live next to wildlands or other areas containing ground squirrels, ongoing management is necessary. Periodically check the area for signs of reinfestation, such as new burrows. Start management as soon as you notice new squirrels, since it is easier and less expensive to manage a small number of squirrels.

What you do in your home and landscape affects our water and health.

- Minimize the use of pesticides that pollute our waterways and harm human health.
- Use nonchemical alternatives or less toxic pesticide products whenever possible.
- Read product labels carefully and follow instructions on proper use, storage, and disposal.

For more information about managing pests, visit ipm.ucanr.edu or your local University of California Cooperative Extension office.

Riviera West in 1980, or the More Things Change, the More They Stay the Same

A review of some decades-old Riviera West Board minutes provides a glimpse into the activities and concerns of our community back then. Our long-term members will remember that Riviera West encompassed both the HOA and the Water Company at that time. A few notable passages from the 1980-vintage Board minutes:

January 16, 1980 Minutes:

Treasurer's Report: HOA net income year to date: \$13, 215

Water Company net income year to date: \$2,642

New Business: Three additional mail box racks have now been constructed and two units are now in place. A package enclosure will be added to one of the units.

Bulletin Board: Pending

Painting: Pending a break in the weather, the possibility of a picnic or lunch for the work group was discussed with the painting work party assembled.

June 18, 1980 Minutes:

New Business: Having lost another pine tree at the entrance to Riviera-West, John Duff is to have the problem checked for beetle infestation and sprayed if necessary.

Umbrellas at the pool are badly in need of repair. The board approved the purchase of two new ones in lieu of attempting to repair the one in disrepair.

Old Business: Dock repair bids still pending.

The new spare pump and parts for the water system have been delivered.

The clubhouse was repainted in May 1980 by a group of volunteers.

July 1980 report from the Board of Directors:

"We are still growing. The latest count shows 44 homes completed, with some 30 full-time residents, and 12 homes in various stages of construction or planning, including 3 duplexes."

Note...Clearly the 1980 Architectural Control & Planning Committee was kept busy with all the new construction underway!

A Friendly Reminder:

Even though forecasters say this may be a drier than usual winter, it's time to check the street in front of your property for leaves, debris and plant overgrowth that can impede the flow of water. If possible, also check the intersection for small branches blocking the drainage pipe. Removing these obstructions keeps our streets in better condition, improves the look of the neighborhood and above all, makes sure clean water enters the Lake.

The County clears debris when possible, but they can't reach every property throughout the rainy season. Thanks to everyone for helping keep our rainwater flow under control.



County crew clearing roadside debris in November 2024

Plan Ahead to Avoid Water Company Late Fees

If you use your bank, credit union, or other bill paying option, did you know that they cut and mail a physical check? It usually takes between three to five days for it to be delivered to the office. While you think you paid on time, it actually becomes a late payment and is subject to the \$20 late fee. Please 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.

Wildlife of Riviera West

North American River Otter

It will take some extra effort (and luck) to observe this charming but elusive creature. The Riviera West docks and Marina Park give us front-row viewing access to river otters, but only when they want to be seen.

Wikipedia provides some interesting background:

“The **North American river otter** (*Lontra canadensis*), also known as the **northern river otter** and **river otter**, is a semiaquatic mammal that lives only on the North American continent throughout most of Canada, along the coasts of the United States and its inland waterways. An adult North American river otter can weigh between 11.0 and 30.9 lbs. The river otter is protected and insulated by a thick, water-repellent coat of fur.

The North American river otter, a member of the subfamily Lutrinae in the weasel family (Mustelidae), is equally versatile in the water and on land. It establishes a burrow close to the water's edge in river, lake, swamp, coastal shoreline, tidal flat, or estuary ecosystems. The den typically has many tunnel openings, one of which generally allows the otter to enter and exit the body of water. Female North American river otters give birth in these burrows, producing litters of one to six young.

North American river otters, like most predators, prey upon the most readily accessible species. Fish is a favored food among the otters, but they also consume various amphibians, such as salamanders and frogs, freshwater clams, small turtles and crayfish. Occasional reports also show the river otter eating other small animals, such as mice, squirrels, birds, and even dogs that they've attacked and drowned.

The range of the North American river otter has been significantly reduced by habitat loss, beginning with the European colonization of the Americas. In some regions, though, their population is controlled to allow the trapping and harvesting of otters for their fur. North American river otters are very susceptible to the effects of environmental pollution, which is a likely factor in the continued decline of their numbers. A number of reintroduction projects have been initiated to help halt the reduction in the overall population.¹

[Read more about our local otter population in this Lake County News article.](#)²

1. https://en.wikipedia.org/wiki/North_American_river_otter
2. Lake County News, May 5, 2019



North American River Otter (*Lontra canadensis*)

Photo credit: Wikipedia



Young river otters

Photo credit: Potomac Conservancy

<https://potomac.org/blog/2019/5/2/4-things-you-otter-know-about-river-otters-edmel>