

VIEW

from the West

Riviera West/Harbor View Bimonthly Newsletter

Riviera West President’s Message:



Happy Holidays!

PG& E provided a grant of \$44,500 to the Konocti Fire Safe Council to remove trees that are hazardous to powerlines in our area. Riviera West was able to remove 10 old, tall pine trees that were located in a spot to be a threat to power lines and homes. Konocti Fire Safe Council was founded two years ago by the four HOAs along the Soda Bay Road corridor. To date the Council has received almost \$600,000 in funding to improve the fire safety conditions in our area.

In view of research and study of wildfires in California, the State is developing new regulations concerning the five-foot perimeter surrounding homes (Zone 0) in high wildfire threat areas. The findings clearly show that most homes burned in a wildfire are ignited by ember cast from a wildfire that may be 1-1.5 miles distant. These embers land on combustible materials that are in contact with a home and ignite a small fire which spreads and engulfs the house. The recent fires in the Los Angeles hills have underscored this phenomenon and pushed Governor Newsom to call for the new regulations to be completed by the end of this year. The specifics are still under consideration, but homeowners can follow some general guidelines this winter to make their homes more fire resistant (see article in this newsletter).

Every year, Riviera West residents donate food for needy families as well as toys and gifts for local children. Thank you to everyone for your continued support for the donation campaign.



Important Dates

- ▶ December 1 – December 15: Drop off food donations at the clubhouse.
- ▶ Wednesday, January 21, 4:30: Riviera West Board Meeting at the clubhouse.
- ▶ Wednesday, January 21, 5:30: Harbor View Mutual Water Company Board Meeting at the clubhouse.



**Riviera West Country Club
Harbor View Mutual Water Company**
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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: Chris Lavezzo
Director: Alexandra Milukhin
Director: Laura Silva

Regular Board Meetings for 2026:
Third Wednesday every other month:
January 21, 2026
March 18, 2026
May 20, 2026
July 15, 2026
September 16, 2026
November 18, 2026

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



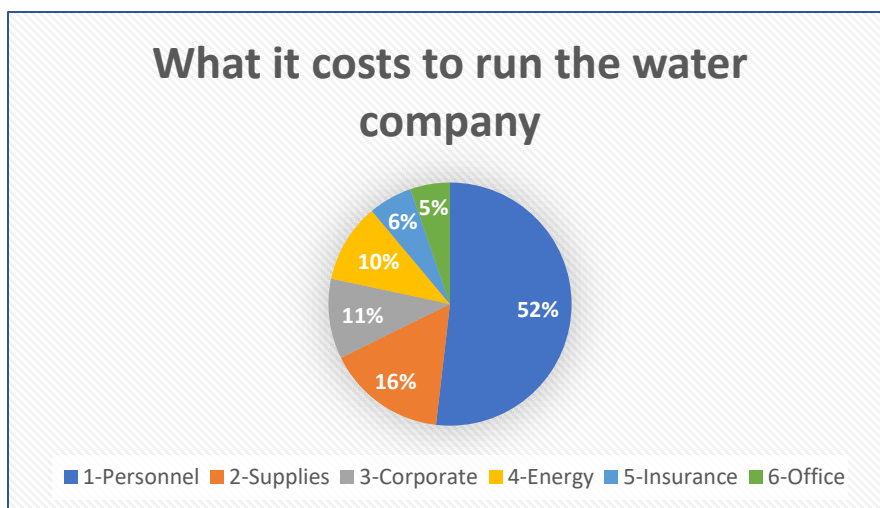
Harbor View Mutual Water Co. – Built by Us, for Us

A three-part overview by Chris Lavezzo and Jeremiah Fossa

Part 2 - What it costs to run a water company

If you own property in Riviera West, you are also an owner the water company. If you own a house in Riviera West, every two months you get a water bill. If you own an unimproved lot in Riviera West, you get a water bill once a year. Every day, year after year, the Water Company delivers clean water to each house in the community. As an owner and rate payer, it's important to know what you're paying for. Based on our 2025-2026 budget, we've grouped expenses into a few simple categories.

1. Personnel – Our most important asset! Two full time State of California licensed professional water treatment operators, a parttime office manager, manager, and a bookkeeper. Wages, benefits, employer taxes, worker's compensation payments:	\$253,800
2. Supplies – Materials and services we need to turn raw Lake water into the clean water you get when you turn on your faucet. Chemicals, testing supplies, water treatment plant and delivery system maintenance, outside services for sludge removal and fire safety, occasional equipment rental:	\$77,700
3. Compliance Requirements – Because we're a non-profit corporation regulated by California Department of Water Resources. Corporate filing fees, water and reporting fees, licenses and permits, legal, accounting, and collection fees. Also, the principal and interest payments for our outstanding DWR loan (2.948% matures 9/30/2036):	\$52,172
4. Energy – Electricity to keep the pumps going, propane for our backup generators in the event of an extended power outage, gasoline and maintenance for our hard-working company truck:	\$51,500
5. Insurance – Essential for any business! Our water company's property, liability, and auto insurance:	\$28,500
6. Administration – The infrastructure that keeps it moving: Telephone, internet, copier, statement printing, postage, garbage, bank charges, dues and subscriptions, cloud services for meters, accounting software, and billing software.	\$25,900
7. Management – You won't see this item in the pie chart because your Board of Directors is staffed by all volunteers and has no monetary impact on the Budget or cost of providing water to you. Besides attending bi-monthly meetings, Board members review financial reports, approve invoices, sign checks, and monitor operations.	\$0
This is the annual total of expenses to keep Harbor View Mutual Water Company running:	\$489,572.





Riviera West Social Club Update

Happy Holidays to Everyone!

It's been a great year for social events at Riviera West! The Social Club welcomed some new members, and we've had fun organizing some interesting get-togethers for the enjoyment of the community.

Our October 18 Oktoberfest party featured a hearty meal of sausages, German spaetzle and home-made Bavarian pretzels. Guests brought delicious side dishes, and a few dressed in traditional Bavarian costumes. This was the first Oktoberfest in some years.

On November 22 we celebrated holiday spirit with the annual tree-trimming party for Social Club members. Besides preparing the clubhouse decor for coming festivities, the tree-trimming event is designed to recognize the participation of all our Social Club members. Non-members interested in joining the Social Club are always invited as well. Guests enjoyed a special dinner and wine was served. We congratulate (name) for winning the gift basket raffle.

The freshly decorated tree was a beautiful backdrop for the annual Riviera West Holiday Open House on Sunday, December 7. We had the largest turn-out for this party in many years. Guests enjoyed an extensive luncheon spread, along with home-made and bakery desserts and Debi's special holiday punch. Social Club volunteers contributed a variety of goodies for the always-popular bake sale. The amazing, holiday-themed gift basket raffle was awarded to long-time volunteer Norma Simmons. Proceeds from the bake sale and raffle are used to fund Riviera West member events in the coming year.

[See the Tree-Trimming Party and Holiday Open House photos on pages 4 and 5.](#)

Throughout November and into December, we participated in our traditional winter events, including our community-wide food and toy drive for Kelseyville families in need.

As we head into a new year of events and entertainments, the Social Club steering committee invites all residents to join us in making Riviera West a stronger, friendlier, and more enjoyable community.

If you are interested in hosting or co-hosting a dinner, game night, movie night, TGIF or other type of event, 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!

Thank you for Donating

Every year the Riviera West Social Club coordinates food and toy donations during the Holidays for families in need. This year the Riviera West community stepped up as always with generous food and gift donations. These will be directed to Lake County non-profit agencies for timely distribution. Your generosity will add warmth and happiness to the home of a neighbor experiencing hardship. Thank you!



Oktoberfest Party, October 18



Tree-Trimming Party, November 22



Holiday Open House December 7



Strategic Investments Keep Our Pool in Good Shape

The swimming pool is the most popular asset among our jointly-owned amenities. Members and their guests enjoy the crystal-clear water and beautiful surroundings all summer long. People meet in the shade to relax and talk, lap swimmers get in the zone, and aerobics members follow their workout routines. Little ones splash in the baby pool and older children learn to swim. Everyone benefits.

Over the past few years, the Board has implemented a number of changes and improvements to keep our pool safe and strong:

- Draining, repairing and resurfacing the pool.
- Elegant white pergolas to replace the old metal-and-canvas shade structures.
- New furnishings for the pool deck.
- New black iron perimeter fencing to replace the old “prison yard” style chain link with a safer, more attractive option.
- A large storage shed for pool materials.
- Updating our infrastructure: New propane heaters, pool filters, restroom lighting and solar heater.
- The access driveway was graded and paved.
- New concrete to repair areas of the pool deck.
- A new redwood fence for the utility/maintenance area.

Projects to consider for the near future:

- Repair ceramic tile coping.
- Landscaping improvements.
- New signage to replace sun-damaged panels.
- Continue pool restroom upgrading.
- Purchase a new, more powerful filter pump to heat faster.
- Install our new critter rescue float for the off season (allows small animals to climb back out if they fall in).

Join the Riviera West Pool Committee!

If you enjoy using the pool, or if you would like to see this important asset remain in good shape for the future, the pool committee could use your help. To join, or if you have questions about the pool committee, call the office or send an email to rivierawest@gmail.com and we will contact you!

Some pool committee volunteer activities

- Monitor the pool and pool deck facilities.
- Assist with pool rules and regulations.
- Make recommendations to the Board on pool maintenance and improvement.
- Get estimates and help manage pool-related projects.



While the swimming pool chills out during the winter months, it's a good time to plan for necessary maintenance and improvements. This photo was taken in January 2021.



Technicolor December sunrise by Chris Lavezzo

Zone Zero: The starting point of effective defensible space for your home.

The Riviera West Fire Safety Committee endorses the following defensible space guidelines provided by UC Master Gardener Program in June 29, 2024

Defensible Space Zone Zero refers to the immediate area (0–5 ft.) surrounding your home, which includes decks and other structures. This area needs to be carefully managed to reduce the likelihood of fire ignition and spread by removing all receptive fuel beds.

You can take important steps to ensure that your home can resist ember ignition by installing non-flammable siding, removing combustible materials next to your home, sealing any opening into the home, enclosing soffits, installing tempered glass double pane windows, correctly installing gutters and gutter guards, and installing ember proof fire vents (or you can install wildfire defense mesh over existing vents)

In the immediate area (0–5 ft.) around your home, create a non-flammable ‘apron’ clear of anything that can burn. Consider hardscape materials, such as cement, pavers, rock, and gravel.

Remove all flammable hazards that are within this critical zone: such as flammable mulch, firewood, construction materials, propane tanks, flammable furniture/cushions, and all vegetation. Prune nearby tree canopies to preserve 10-foot clearance from the roof edge and keep this area free of windblown debris. Replace wood fencing and gates within this zone with metal, non-flammable cement block, or similar material.

- UC Master Gardener Program, June 29, 2024

Winter is Coming – Protect Your Pipes

Timely Advice from the Lake County Public Works Department

Why frozen water will burst your pipe

Unprotected pipes are susceptible to cold temperatures because water expands when it goes from liquid to solid form.

1 A gallon of water, when frozen, will expand to a volume 9% greater than the original gallon.



2 Ice blockage becomes more likely when outside temperatures drop to below freezing.

3 A cold wind reaching unprotected pipes quickly removes heat and increases the chance of ice formation.



4 Water pressure that builds between the ice blockage and a closed faucet can burst the pipe.

A Look Back at Lake County History

The following is an excerpt from “New Coast Range County,” an article in the Marysville Daily Appeal, Wednesday, February 6, 1861.

Lake County: This new county, formed by the separation of the Clear Lake region from Napa County, completed its organization on Monday last by the election of a full set of county officers, a majority of whom, by a little sharp practice, were Secessionists namely: those of Judge, Sheriff, Treasurer, Clerk and one Supervisor. It is proposed to call the county seat Lakeport, now called Forebestown. It is about 75 miles from Napa City, 100 from Sacramento, and 70 from Marysville, and consists of two dwelling houses and blacksmith’s shop. When it has grown a little larger, and a small steamer is established on the lake, which is fourteen or fifteen feet deep, close to the shore at Lakeport, it will probably become a favorite place of resort for families in San Francisco and Sacramento. The scenery in the neighborhood is very fine, the fishing and hunting are good, and there are many natural curiosities in the district.

This new county is giving evidence of prosperity. From the proceeds arising from the sale of town lots at the county seat, lakeport, sufficient funds have been raised to pay for the building of a very good wooden Court House and Jail. The official affairs of this county are being managed in an economical manner, and as yet the people have contracted no county debt.”

Though the writers referenced several notable features of the new county, they did not envision the extent and value of our agriculture, including our amazing vineyards and wine-making culture. Thank you to the Lake County Historical Society for sharing this information.

As temperatures drop, it's time to think about winterizing your home's plumbing. Frozen pipes can cause major headaches and expensive damage, but a few simple steps can help you stay ahead of the freeze. Here's how to prepare your pipes for the chilly months ahead:

1 Insulate Exposed Pipes

Wrap pipes in unheated areas, like your garage, attic, or crawl spaces, with pipe insulation. Foam sleeves or heat tape work wonders!

2 Disconnect Outdoor Hoses

Remove and store garden hoses. Drain outdoor faucets and consider installing faucet covers for extra protection.

3 Seal Drafts

Check around windows, doors, and where pipes enter your home. Seal gaps and cracks to keep cold air out and warm air in.

4 Let Faucets Drip

During freezing weather, let a small trickle of water run from faucets connected to exposed pipes. Running water is less likely to freeze!

5 Keep the Heat On

Even if you're away, keep your thermostat set to at least 55°F to prevent freezing inside your home.

6 Open Cabinets

In extreme cold, open cabinet doors under sinks to circulate warm air around pipes.

Know Where Your Main Water Shut-Off Valve Is!

If a pipe bursts, you'll need to shut off the water quickly. Locate the valve now to save time later.

Preventing frozen pipes not only protects your home but also saves water and money. Don't let the cold catch you off guard—take action today!

Got more winterizing tips? Share them below! Stay warm and safe this season!

Wildlife of Riviera West

American White Pelican

There is always a lot of buzz around the County when the white pelicans make an appearance in our skies. Even the most stoic old-timers speak in rapturous tones about their majestic soaring and graceful, synchronized landing on the Lake. They visit Clear Lake as fall and winter residents, arriving in large numbers from late August through November for their migration south and staying through the cooler months, with peak sightings often in winter when thousands can gather, though a small population might stick around all year. They use the lake to feed on minnows, departing in the spring for northern nesting grounds.

The following pelican lore is from Audubon.org:

One of the largest birds in North America, with a 9-foot wingspan, the American White Pelican is similar to Brown Pelican in shape but much larger, and very different in habits: Occurs far inland, feeds cooperatively in shallow lakes, does not dive from the air for fish. Despite its great size, a spectacular flier, with flocks often soaring very high in the air, ponderously wheeling and circling in unison.

Migration and Range

Most populations of American White Pelican are migratory; some populations on Texas coast and in Mexico are permanent residents. Migrates by day, in flocks. Breeders from northern plains migrate southeast and southwest to coastal lowlands. Some nonbreeding birds remain through summer on winter range, especially in Florida. Strays wander widely, including to northeast.

Feeding Behavior

Forages by swimming on surface, dipping bill into water and scooping up fish in pouch. During breeding season does much foraging at night, locating fish by touch during frequent dipping of bill; by day, probably locates prey visually. May forage cooperatively, lining up and driving fish toward shallower water.

Conservation Status

American White Pelican colonies are vulnerable to disturbance and habitat loss. Total population probably declined through first half of 20th century, substantial increase since 1970s.

American White Pelicans prefer coasts and shorelines, freshwater wetlands, lakes, ponds and rivers, as well as saltwater wetlands. They can be seen in Alaska and The North, California, Eastern Canada, Florida, Great Lakes, Mid Atlantic, New England, Northwest, Plains, Rocky Mountains, Southeast, Southwest, Texas, Western Canada

Content reference: <https://www.audubon.org/field-guide/bird/american-white-pelican>

Record-Bee article: <https://www.record-bee.com/2021/12/14/white-pelicans-a-sight-to-behold/>



American White Pelican (*Pelecanus erythrorhynchos*)

Photo credit: Wikipedia