

Riviera West/Harbor View Bimonthly Newsletter

Don't miss the HOA and Water Company annual meetings on Saturday, June 21

Riviera West Annual Meeting: 9:00 – 11:00

Harbor View Mutual Water Company Meeting: 11:00 – 1:00

The Annual Meetings are your chance to speak to the Board, and to get information that affects your Riviera West community:

- Recap of the past year's plans, achievements and challenges
- Reports from the Boards and the committee chairs
- Lead Water Operator's comprehensive report
- Updates on fire prevention, insurance and community concerns
- 2024-25 financial review and proposed budget for the new fiscal year
- Projects in the planning stages
- Opportunities for volunteer positions

Best of all, the Community picnic begins immediately after annual meetings!

PRESIDENT'S MESSAGE: Riviera West

Meteorologists list June 1 as the beginning of summer, while astronomers point to June 20, the summer solstice, as the start of summer. But in Lake County, we know the real start of summer is the day that Riviera West opens its swimming pool for use. 😊

Project-wise, dual-paned windows have been installed in the office areas of the clubhouse. These save energy and add to the fire safety of the building. The last piece of the swimming pool fence project is completed, along with the construction and painting of the wooden fence along the back of the pool area.

The Board has approved a contract with S&L Paving to repair, seal and restripe the parking lots at a cost of \$12,210, which will be paid from our reserve fund. The Clubhouse Advisory Committee has identified some further projects for the 2025-26 fiscal year.

Fire inspections of all parcels in the community have been completed and citations for noncompliant safety issues have been sent out. If you did not receive a citation, then your parcel is considered currently clear. One hundred twelve citations were issued, mostly for tall grass. Only 18% of the citations were issued to owners that live in the community. Citation owners have 45 days to clear their parcels before facing a fine.

Homeowners in Riviera West along with over 3,500 other residents in the Soda Bay/Lakeview Road corridor received a "Wildfire Evacuation Planning Guide" created by the Konocti Fire Safe Council. This comprehensive guide was created with a grant from the California Fire Safe Council and features information from CalFire and an evacuation study completed for our area through a previous grant. If you have not received this guide, pick one up at the office or let us know so we can send you one.

This summer we will be pruning and removing trees near our entrance that pose a potential hazard to evacuation. Funding for this project was obtained from a grant secured by the Konocti Fire Safe Council.

Summer activities are forthcoming including the annual meeting with an afternoon picnic and games, TGIFs and a well-maintained swimming pool, bocce ball/horseshoe courts, marina and picnic areas. Laugh and be happy!



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: Alexandra Milukhin
 Director: Tim Keenan
 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

Annual Meetings Saturday, June 21

Riviera West 9:00 AM
 Harbor View 11:00 AM

PRESIDENT'S MESSAGE: Harbor View Mutual Water Company**Summertime Water Conservation:**

Given California's history of drought, we strongly urge all Harbor View Mutual Water Company users to conserve water in all their daily activities. Critically low water table levels and low lake levels occur periodically and can threaten our water system.

Using water wisely helps protect our water system, especially during periods of short supply such as our recent five-year long drought. When you use water outdoors, use a spray nozzle which regulates flow and shuts off when not needed.

It is always important to conserve water and care should be taken to prevent any unnecessary use. Please consider installing low-flow devices on all of your in-home faucets and showers, and installing low flow/flush toilets. Installing drought resistant landscaping and drip irrigations systems also save water. Water conservation is important and saves you money.

Online Tools Make Water Conservation Easier: Check out pages 9 and 10 for easy-to-use software for remote bill-paying and monitoring your water usage in real time.

DYK...**Did You Know? Water Insights from Harbor View Lead Water Operator Jeremiah Fossa**

Water, we all need it to survive. It falls from the sky and it seems like we either have too much or not enough of it. Have you ever really dived deep into what makes water so special and how its unique properties have shaped our world since the beginning?

The earth's surface is 71 percent water but only 3.5 percent of that water is fresh. Of that, 3.5 percent – about 2.5 percent – is locked in the polar ice caps. This leaves just one percent of fresh water available for the entire planet to use as needed. Scientists estimate that the world contains about 326 trillion gallons of water total. If every drop of water were to fall from the atmosphere at the same time the entire planet would get an average of about one inch of rain.

Water is the universal solvent that can dissolve more substances than any other on the planet. This has made giant mountain ranges into canyons and concentrated gold and other precious metals in collectable areas. In Australia the miners seek out opals that are formed millions of years ago from Silica-rich waters that seeped into fissures in the ground and then evaporated to leave behind beautiful gemstones.

Liquid water, ice and steam: all three forms of water are visible to humans which is very rare. Most gas that becomes a liquid does so under extreme pressure; you cannot see liquid oxygen. It's also the only liquid for which the solid form floats in the liquid form. The polar Ice cap wouldn't be visible if it sank like it's "supposed" to. The glacial action that has shaped so much of our world wouldn't have happened if the water floated on top of the ice instead millions of tons of ice floating upon a thin sheet of fluid water. Water also has the very unique quality of being non-compressible; no matter how much weight is put on it. If it weren't, the very depths of the oceans would be a solid and not possible to travel through. The pressure increases the deeper you go but the molecules themselves don't change. This same positive becomes a big negative if you get water inside an engine that has no place to go and the steel parts break instead of the water.

We are so lucky to live in an area that has access to cheap, plentiful, clean water. Seven hundred eighty million people worldwide don't have that privilege. In just one day, 200 million work hours are performed by women obtaining water for their families. Eighty percent of the illnesses in developing countries are caused by unsafe or polluted water. The next time you fill your cup from the fridge with ice cold, safe drinking water, consider how lucky we are to be surrounded by such an abundant critical resource as clean water.

Important Dates

- ▶ June 1: Please return your proxy forms to the office no later than Friday, June 20. Thank you!
- ▶ Bocce Tournament game dates:
Wednesday, June 4
Tuesday, June 10
Thursday, June 12
- ▶ Friday, June 13: TGIF Potluck at the Riviera West Marina, hosted by Carina DeHerrera and Bobby Guinion. See page 4 for details.
- ▶ Saturday, June 21: 9:00 AM Riviera West Annual Meeting at the clubhouse.
- ▶ Saturday, June 21: 11:00 AM Harbor View Mutual Water Annual Meeting at the clubhouse. Refreshments will be served at the annual meetings.
- ▶ Saturday, June 21, 1:00 PM: Community picnic at the clubhouse. See the invitation on page 3. Please RSVP by June 16.
- ▶ Friday, July 4: Office closed in honor of Independence Day.
- ▶ July 8 – July 11: Free chipping days. Phone or email the office to have your address added to the chipping list. See page 4 for details.
- ▶ Wednesday, July 16, 4:30: Regular meeting of the Riviera West Board at the clubhouse, 8475 Harbor View Drive, Kelseyville, CA.
- ▶ Wednesday, July 16, 5:30: Regular meeting of the Harbor View Mutual Water Company Board at the Riviera West clubhouse, 8475 Harbor View Drive, Kelseyville, CA

WATER COMPANY EMERGENCY?

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





Riviera West Social Club Update

Summer's almost here

Once again, we're getting ready for swimming, bocce playing and enjoying our marina. And pulling weeds, clearing dead branches and other fire safety activities! Our Community Yard Sale in May was a success for those who wanted to re-home some items, and those who were in search for those very items. With a number of other yard sales in progress around town, it was a bargain fest to be sure.

Friday, June 13: Another wonderful TGIF at the Marina Park, hosted by Carina DeHerrera and Bobby Gunion. They know how to host a party! The lakeside venue in the evening couldn't be nicer, and Macaroni & Cheese is on the menu. Bring a dish to share, and enjoy socializing with friends and neighbors – and don't forget your folding chair. See page 4 for details.

Saturday, June 21, 1:00: Annual Community Picnic. Meet us at the clubhouse immediately following the annual Board of Directors meetings on Saturday morning. The Riviera West meeting starts at 9:00 and the Harbor View meeting starts at 11:00. Only Riviera West property owners are invited, and attendance is free. Please RSVP by Monday, June 16.

You can host a TGIF:

TGIFs: Riviera West members will once again be organizing TGIF parties on Friday (or sometimes on Saturday) evenings. Many members like TGIFs best because they are informal and spontaneous. Just bring an appetizer to share, bring your own beverage and relax at the clubhouse, by the pool or at the marina. TGIFs are hosted by one or more members. Anyone can host – it's fun and easy, and Social Club volunteers are happy to walk you through it. We can often assist with decorations and hands-on help.

There's a place for you in the Social Club!

As always, the Social Club welcomes new volunteers. You can choose the type of activity and level of involvement that works 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.

Riviera West Community Picnic

Saturday, June 21, 1:00 PM

Immediately following the Annual Meetings



This is a members-only event to celebrate another successful year for our community. Join us after the annual meetings for great food, music, games and socializing with neighbors!

On the menu: Pulled Pork Sandwiches with all the side dishes, along with dessert, beer, wine and soft drinks.

Please RSVP by Monday, June 16. There is a \$5 RSVP fee to help with the cost of supplies.

See you there!

Join Us for Lakeside Pilates Starting in June

Pilates at the Marina, Wednesdays from 9am – 9:45 am

These classes are suitable for beginning to advanced participants. Our primary focus will be connecting the power of breathing to movement for stability, strength, and grace. Each class will start with a five-minute breath capacity warm up followed by 35 minutes of traditional Pilates mat exercises and ending with breath, posture, and coordination. Please bring a yoga mat and towel.

Classes led by Lisa Wentz

For more information, contact Lisa at 415-710-8910



TGIF

AT THE

MARINA

HOSTED BY CARINA & BOBBY

Friday, June 13 @ 5:30 p.m.

BYOB

WILL BE PROVIDING MAC & CHEESE & FOR
DESSERT APPLE PIE!

There will be
games such as
Cornhole, Giant
Jenga, & Ladder
Ball.

NO RSVP
NEEDED!

JUST BRING A
YUMMY DISH TO
SHARE

DON'T FORGET TO
BRING YOUR OWN
LAWN CHAIR FOR
COMFORT!



Free Chipping Day 2025

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

Chipping Day is scheduled for Tuesday, July 8 to Friday, July 11 this year. Please have your chipping pile at the curb by July 7.

Important: Contact the office at 707-279-8544 with the address of your chipping pile. If you are not on the list, we cannot ensure your pile will be removed.

Chipping Day Dos

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

Chipping Day DON'Ts

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

NOTE: Put your chipping pile at the curb by July 7. Brush put out after that date or not conforming with the guidelines will not be removed and will be the sole responsibility of the property owner.

[Click here](#) for the list of local lot-clearing and tree service companies

Kelseyville Pear Festival
organizers are
seeking pear
recipes for a
new cookbook



Community members are invited to submit recipes for pear dishes, including desserts, main dishes, appetizers, salads and beverages. Photos and additional information, such as the story of the recipe, can also be included with the recipe. For recipe guidelines and submittal instructions, contact LakeCountyPearRecipes@gmail.com or look for the fliers posted around town in Kelseyville.

Clubhouse Committee Update

By Chris Lavezzo

Built more than fifty years ago as a showroom and sales office, the clubhouse could use a little TLC about now. The Clubhouse Committee has a plan to improve both function and form in the Clubhouse. And in less than a year since the Committee started, look what we've done so far:

Clubroom Focus Area: Completed projects include the new bar area, new ceiling fans, improved electrical supply in the clubroom and deck, and window cleaning. Next up: We're looking into upgrading to a Smart TV, replacing the lights on the beams, brightening the existing paneling, new window coverings, an all-electric fireplace insert to look like real flames, and ultimately replacing the carpeting in the clubroom and flooring in the hallway, kitchen, and bathrooms.

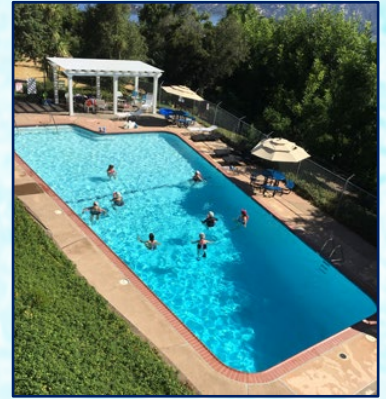
Bathrooms Focus Area: No completed projects yet, but looking for help with a fresh coat of paint. Next up: better lighting and ventilation; wheelchair accessibility.

Front Office Focus Area: Completed projects include replacement of the old windows with energy efficient dual-paned glass. We will be ordering new mini-blinds for the windows soon. Next up: redesign movable partitions to create better traffic flow, work organization, security for personnel and records; provide area for small meetings; provide area for efficient storage of both office and event supplies.

Front Entrance Area: Completed projects include clearing shrubbery near the building in preparation for further landscape upgrading. In the works: We've created a design and got a bid for the landscaping work. But to keep the project within the budget, we need help leveling the area and making it weed-free. The goal is to create a fire-safe zone close to building; safer transition from upper driveway to lower level near stairway; low maintenance shrubs and ground cover; outdoor driveway lighting; and heron park maintenance.



If you have ideas about improving the clubhouse, we would like to hear from you! Or maybe you can volunteer with garden activities or various DIY projects! Call Chris Lavezzo at 707-799-2127 or email rwccsocialclub@gmail.com. We'll be tackling projects in all areas as time and budget allow. Volunteers help us keep cost under control and complete more projects sooner, not to mention that we have a lot of fun meeting and working with our neighbors.



Water Aerobics Program

Thank you for your patience! We will be announcing our water aerobics schedule soon.

Please don't encourage the ducks!

Once again, Daisy and Donald are trying to make their home at the pool. Please shoo them off as well as you can. It will be better for them and for the ongoing cleanliness and health of our swimming pool.



OK! OK!
I'm going!

Do you enjoy the swimming pool? Are you interested in how it is managed and maintained? Do you have ideas and suggestions? If you have answered YES, you should consider joining the Riviera West Pool Committee. Committee volunteers work with the Board to help ensure the pool provides a safe and pleasant experience for our members and their guests. Contact the office for more information, and thank you for your interest!

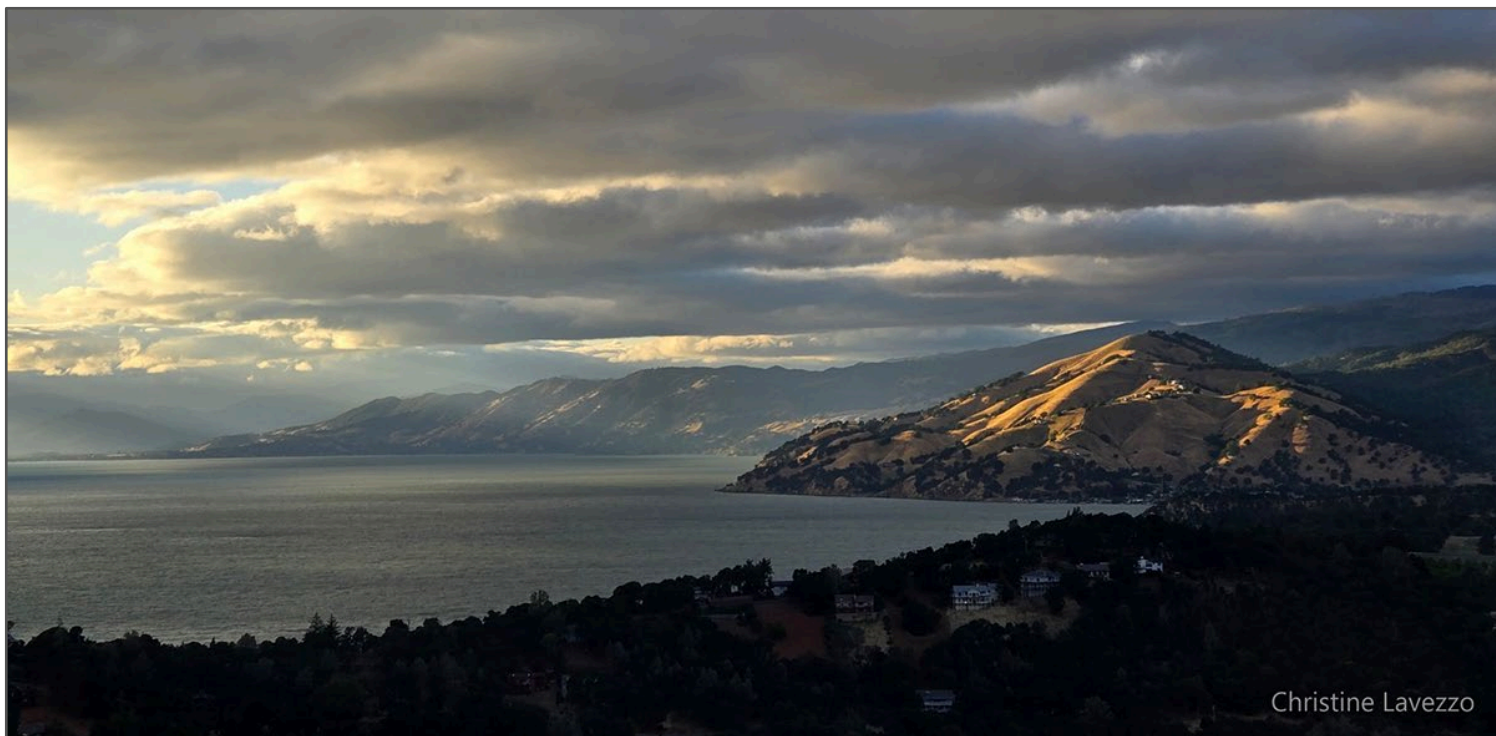


Attention Bocce Enthusiasts!
Whether you are playing on a team or cheering on your favorite bocce athletes, meet us at the Riviera West Park on these game days:

Wednesday, June 4

Tuesday, June 10

Thursday, June 12



Christine Lavezzo

Photo of May's stormy skies by Chris Lavezzo

Not Too Big and Not Too Small by Chris Lavezzo

Riviera West is the Goldilocks of Communities: Why Our Modest Size Is Just Right

In a world of sprawling suburbs and towering apartment complexes, the size and layout of our community is something special. We're not too big and not too small—we're just the right size to enjoy the best of both worlds.

With a comfortable number of homes generously spread out, we have the unique benefit of familiarity and discovery. We pass familiar faces on walks, wave to neighbors from the driveway, and share greetings at the mailbox. Yet there's still the chance to meet someone new at the next neighborhood gathering or Board meeting. We're large enough to be interesting, but small enough to remain personal.

Our size also fosters real community. It's easy to stay in the loop—our newsletter, social groups, and community notices reach everyone quickly and clearly. Neighborhood events don't get lost in the shuffle; instead, they feel inclusive and welcoming. Whether it's a seasonal celebration, a yard sale, or a volunteer drive, we can gather in numbers that are meaningful and manageable.

When it comes to decisions that affect our shared spaces or policies, every voice can be heard. Our community isn't so large that consensus is hard to achieve. We're able to have thoughtful conversations, listen to one another, and come to decisions that reflect our shared priorities.

We also benefit from an added sense of safety and care. Neighbors know one another and look out for each other. When there is a crisis – a pandemic, an evacuation, a snowstorm – we stay informed and work together. This sense of connection contributes to a feeling of trust that's hard to find in much larger neighborhoods.

In short, our size makes us something rare: a "Goldilocks" community. Not too big, not too small—just right. We're large enough to enjoy diversity and energy, yet small enough to preserve warmth and belonging. And that's something worth celebrating.

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.



Dead Tree Policy (Section I of the Riviera West Fire Prevention Policy & Procedure)

- I. Inspections for dead and dying trees shall occur on a year-round basis in accordance with the following procedure:
 1. At any time during the year when a dead or dying tree is observed by a community member and verified by a member of the Fire Safety Committee, a notification will be sent to the property owner that includes:
 - a. Date of the verified inspection
 - b. Owner's name and the Riviera West property address(es)
 - c. Statement of tree(s) condition and required corrective action
 - d. Riviera West contact information
 2. Property owners who receive a notification are expected to remove or have removed the dead or dying tree(s) within 45 days of the mailing of the notification. Portions of a fallen tree trunk in excess of 10 inches in diameter may be left on the ground. All other tree debris must be chipped on the property or removed.
 3. Owners who do not comply with the notification to remove dead or dying trees shall be fined per this policy's fine guidelines.
 4. Notifications shall be addressed to the last known address of the property owner on file in the HOA Office. Property owners are responsible for ensuring the HOA Office has their current address on file.
 5. Property owners may appeal the findings of the Fire Prevention Committee by written letter or the Dispute Resolution Form addressed to the Riviera West HOA Board of Directors within 15 days of receipt of the non-compliant notification. Within 10 days the Board of Directors shall respond to the appeal by modifying or sustaining the findings of the Fire Prevention Committee and/or modifying the time line for compliance.
 6. If fines are paid upon the sale of a property, the new owner will be responsible for cleanup for the upcoming season.
 7. Property owners may request an in-person review of their notification at the next scheduled meeting of the Board of Directors or Executive Committee. It is the responsibility of the Owner to schedule this review and to attend the meeting on its scheduled date and time.



Wildlife Viewing at its Best ... in Scenic Riviera West

Eagle Watch on North Heights Drive: Summer Update

Our February issue introduced the North Heights Drive "Eagle Watch," and we had a follow-up article in the April issue.

From their North Heights Drive deck, residents Debi Denham and Harry Davis have since watched this new generation grow – amazingly quickly – from little white puffballs into awkward, noisy teenagers. The new chicks named are Sonny and Cher.

Mom and Dad Eagle (Dawn Henley and Glenn Fry) are still feeding the youngsters, who noisily and insistently beg for handouts throughout the day. The parents soar out from their Black Forest nest to catch fish and still carefully feed the young birds, one bite at a time.

They vigorously defend the nest from intruders, whether they are dangerous (such as hawks) or only curious (such as fun-loving, acrobatic swallows).

Based on last year's experience with hatchlings Pip and Squeak, Harry and Debi expect the young eagles to start performing test flights within the next two to three weeks. They are already standing up and spreading their wings to get the feel of the wind.

Harry believes that the two young adult eagles who sometimes perch in nearby trees are their 2024 chicks Pip and Squeak, who drop in to visit their old nest.

As Sonny and Cher continue to grow and develop their flying skills, It won't be long before Dawn and Glenn start to experience their own brand of "empty nest syndrome," until next year!



Above: Eagle mom Dawn takes a defensive posture against a red-tailed hawk flying too close to the nest.

Below: Eagle chicks Sonny and Cher have grown quickly. They are now the same size as their father and are actively practicing their flight skills.

The Lake Area Planning Council is seeking community input on their 20-year plan for the County's transportation improvements and investments. Complete a brief survey and you may be eligible for a \$25 gift card.

[Click here to view the story on LakeCoNews.com](#)



An upcoming free adoption event will offer the chance to empty out the shelter at Lake County Animal Care and Control. It will take place from 11 a.m. to 3 p.m. Saturday, June 7, at the shelter, 4949 Helbush Drive in Lakeport.

The adoptions will include spay/neuter surgeries, micro-chips, rabies vaccinations, heartworm testing and licensing.

[Click Here](#) for the details as covered by LakeCoNews.com

When seconds count, make sure the first responders can find you



The Konocti Fire Safe Council is sponsoring a limited-time offer to have a sturdy, reflective sign installed at your home. Click here for the order form. Drop off the completed form along with a small donation to the Riviera West office.



Harbor View Mutual Water Company Highlights our Online Tools

Harbor View Mutual Water Company Client Portal

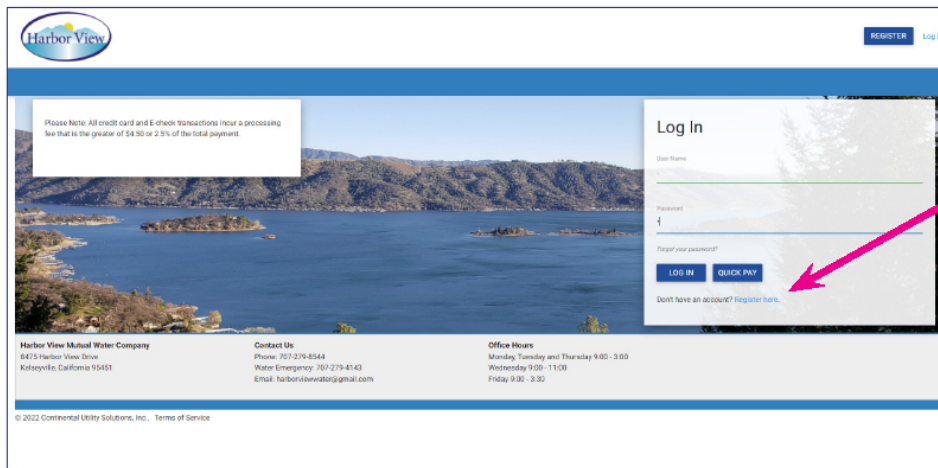
harborviewmutual.epayub.com

Signing up for our Client Portal gives you the power to view and print your statement, update your email address, choose paperless billing, and see your historical usage for the past twelve months. It also gives you the opportunity to pay online.

With your current email address, you can receive an email message telling you when a new statement is ready AND a pdf of the statement is attached to the message.

Our online bill pay function is there for your convenience and is not required. You can use the Quick Pay button to pay by credit card. If you want to use e-check, you will need to set up a user name and password. Both transactions will incur a processing fee. But you can still pay your bills by mailing a check or dropping it off at our office.

Signing up is Easy



Click here to get set up.

All you need is your account number and email address.

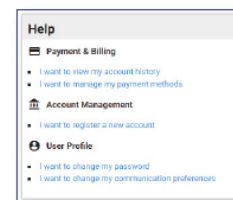
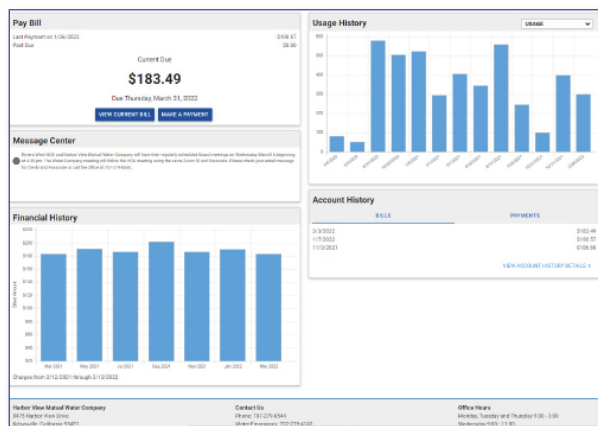
Monitor and Update Your Account at Your Convenience

View your current statement or make a payment.



Upcoming Board meetings and other information is displayed in the Message Center.

See historical billing and usage information.



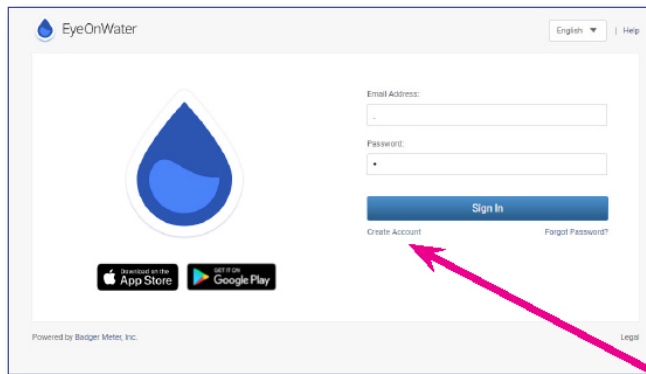
Update your email address and customer contact phone number.



Harbor View Mutual Water Company Highlights our Online Tools

Use the *EyeOnWater* App to Check your Water Usage

www.eyeonwater.com



How much water did you use today?
This week or this month?

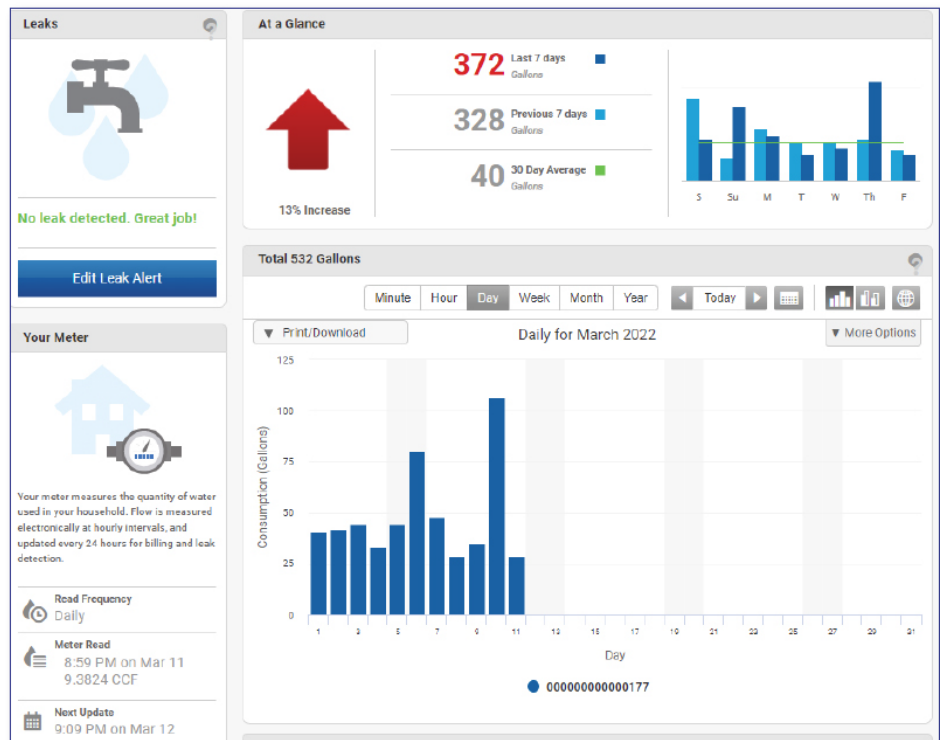
What time of day do you use the most water?

EyeOnWater lets you connect directly to your water meter account.

Usage information updates every 24 hours.

To create your account, all you need is your zip code and Harbor View Water account number.

Set a leak alert!



Compare your month-to-month or year-to-year usage.

Sign up for EyeOnWater today. There's even a mobile app available at the Apple App Store or Google Play.

Harbor View Mutual Water Company
8475 Harbor View Drive, Kelseyville, CA 95451
707-279-8544 • fax 707-279-0118
harborviewwater@gmail.com • website: www.rivierawesthoa.com