

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

Greetings Members,

The cold weather is hopefully (mostly) behind us, with brighter days to come.

The clubhouse is our most important common assets; keeping it in good repair is an essential and ongoing effort. We recently completed a re-electrification of the building; new wiring, additional outlets and 20-amp breakers, both inside the building and the front and back decks. The original 1960s system was inadequate for our needs and required repair and some rewiring. New, modern design fans were also installed; they will efficiently move cool or warm air as the seasons require.

The next necessary project: Re-seal and re-stripe the parking lot. This was last done eight or nine years ago and cracks have started opening up. Resealing is needed to protect the asphalt.

The Bureau of Land Management has announced that field operations in the Black Forest will now go ahead after several weeks of uncertainty following a recent freeze of federal funding.

The burn project work, which is being done by the Tribal Eco Restoration Alliance, will involve the burning of approximately 500 piles on 37 areas of fuel break, dramatically reducing the risk of ignition. BLM Fire Management Specialist, Joseph Rodriguez tells us that "the pile-burn is set for mid to late April and is expected to take two to five days."

We extend our condolences to the family of our professional debt collector, Bruce Kupferman. He was a fine person and an excellent asset to Riviera West and the other nearby HOAs. He was an expert at collecting debts, managing liens, representing us in small claims court, and handling foreclosure procedures. He will be missed.

Our annual fire safety program will kick off in May with inspections occurring the last week of May. The first of May you may begin building your piles of brush and tree debris in preparation for our annual free chipping day held in July. Also in May, start your recruitment for starting a new, or staffing an existing bocce ball team. The annual tournament will begin around the middle of May.

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



**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](mailto:rivierawest@gmail.com)  
[harborviewwater@gmail.com](mailto:harborviewwater@gmail.com)  
 website: [www.rivierawesthoa.com](http://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

See your emails and the Riviera West website for meeting agendas.

**PRESIDENT'S MESSAGE: Harbor View Mutual Water Company****NOTICE OF WATER RATE INCREASE FOR FISCAL YEAR 2025**

On a recent walk with my inherited dog Sammie, I met up with a member of our community who asked me what can be done to reduce the cost of our water bill. Under our current economic situation, it has become extremely obvious that it is not possible. Unfortunately, due to rising costs in critical areas such as insurance rates, fuel, and essential treatment chemicals, we are unable to reduce production costs currently. These factors are beyond our control, yet they are necessary to maintain the safety and reliability of our water supply.

I am sure most of you have felt the financial squeeze of higher fire insurance rates. Well, Harbor View Mutual Water Company is not immune to the increases as well. The commercial insurance rate has gone up \$4180 in one year. But as Board members, we are committed to finding ways to reduce ancillary costs and ensuring that you receive the best service possible.

Harbor View Mutual Water Company understands that sometimes circumstances arise that may require special consideration. We want to work with our customers to ensure continuous water delivery and apply fair and consistent policies. This policy and more can be found on our website: [rivierawesthoa.com](http://rivierawesthoa.com), under the tab "ABOUT US." Click on Harbor View Mutual Water Company to reach our policies and general information. If you are experiencing difficulty, there are some options open to you:

1. You may request an extension of time to pay the delinquent charges.
2. You may request to pay your bill in two installments for each billing period.
3. You may request to have your delinquent amount amortized over the next five bi-monthly billing periods.

Your request must be made in writing and will be reviewed by the Board of Directors.

Only one alternate payment schedule will be granted in a 12-month period. If an alternate payment schedule is approved, any late charges will be set aside as long as all payments remain current.

If another delinquency occurs, all late fees will be imposed, and the alternate payment agreement will be voided. If a check is returned for insufficient funds, all late fees will be imposed, alternate payment agreements will be voided, and additional fees will be applied for the returned check and added to the outstanding balance. The account will become immediately due and payable.

**If you are having difficulty making a payment, reach out to us. We want to work with you.**

Please see the Proposed Base Rate and Proposed Usage Rate tables on page 3.



*Harbor View Mutual Water Company Board meeting, March 19, 2025. The Harbor View Board is made up of volunteer neighbors who work together to ensure both the administrative and operational health of our Water Company. Board meetings are every other month at the clubhouse.*

**Important Dates**

- ▶ Friday, April 25: Last day to sign up for the Riviera West Community Yard Sale in May.
  - ▶ May 2025: Lot inspections for fire safety. Click here for lot clearing information!
  - ▶ Friday, May 2: TGIF with a Cinco de Mayo theme at the clubhouse. More information to come via email.
  - ▶ Friday, May 9: Annual information packet will be mailed to all members
  - ▶ Friday, May 16 and Saturday, May 17: Riviera West Community Yard Sale
  - ▶ Wednesday, May 21, 4:30 PM: Riviera West regular Board meeting at the clubhouse.
  - ▶ Wednesday, May 21, 5:30 PM: Harbor View Mutual Water Company regular Board meeting at the clubhouse.
  - ▶ 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.
- ▶ July 2025: Free chipping day. The exact date will be announced based on contractor availability.

**WATER COMPANY EMERGENCY?**

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



# DYK...

## Did You Know? Water Insights from Harbor View Lead Water Operator Jeremiah Fossa



As a water treatment professional, I often get asked “can I get my water tested?” This is a big open-ended question that leads to more questions on what the person is concerned about finding in their drinking water. Our small water system is required to perform hundreds of test every year for all kinds of water quality issues by the State of California.

Every month we conduct three “Bacti” tests that search for two types of Bacteria. The first one we look for is Coliform. The coliform bacteria are not considered dangerous to humans and are present on every surface and water body around you. It is an indicator organism that if found in our finished water shows that the multi-stage treatment and pathogen reduction in the treatment plant has failed. The second bacteria they look for is E-coli, that is present in the gut of living creatures that can make humans very sick if consumed. Almost all positive Coliform hits are due to a problem in the sample taking procedure. E-coli positive results, on the other hand, show that a major problem is active in the water system.

In February of every year HVMWC takes the title 22 round of sampling from our lake. This is the largest single testing event and it looks for everything from Mercury, hardness, Iron, Sodium, Color, odor, PH, and a whole lot more. Mercury is a big concern from the past history of our lake, the testing limit is one part per billion. We had a “no detect” result in the lake water. To put that in perspective, they found less than one second of Mercury in one billion seconds or 32 years. The Mercury is in the fish, not the water itself.

Every three years the community takes part in the lead and copper surveys that look for aggressive water that attacks the plumbing in your homes and pulls the lead and copper out of the pipes themselves. This is exactly what happened in Flint, Michigan where they switched water sources and the lack of minerals in the water created a situation where the potable water leached the softest metals out of the pipes. Heavy metals like Lead and Mercury when consumed never leave the body leading to long term health problems. HVMWC has passed all our sampling events without finding any issues.

The company spent \$16,401 at the lab last year on water quality testing. All the testing performed are required by the State on varying schedules. Depending on how common, some tests are monthly, quarterly, yearly, every three years, or even every decade. This is to ensure that every drop of water we serve can be consumed by a nine-day old baby or a 90-year-old grandmother with compromised immune system safely. The results of all testing taken by HVMWC are available for you at request and I can help you read and understand them.

Please see the Harbor View President’s Message on Page 2 for more information on the tables below:

Harbor View Mutual Water Company: Proposed Base Rate						
Meter Size	Existing Base Rate	Future Base Rate				
		2022	2023	2024	2025	2026
% annual increase		6%	5%	3%	2%	2%
0.625	\$162.23	\$171.96	\$180.56	\$185.97	\$189.69	\$193.49

Harbor View Mutual Water Co.: Proposed Usage Rate (per CF)					
Usage Tier (CF)	2022	2023	2024	2025	2026
% annual increase	2%	2%	2%	2%	2%
0 – 1200	\$0.0730	\$0.0745	\$0.0759	\$0.0775	\$0.0790
1201-2000	\$0.0878	\$0.0896	\$0.0913	\$0.0932	\$0.0950
2001-3000	\$0.0912	\$0.0930	\$0.0949	\$0.0968	\$0.0987
3001 and up	\$0.0927	\$0.0946	\$0.0964	\$0.0984	\$0.1003



## Coming Soon to Your Mailbox: Riviera West Annual Mailing

Every year in May, Riviera West and Harbor View Mutual Water Company jointly send a packet of information to all members via the US Postal Service. Check your mailbox in mid-May for this important set of documents.

Included is information members need in preparation for the HOA and Water Company Annual Meetings on June 21. The packet contains proposed budgets for the coming fiscal year, updated pool and park rules, the Harbor View Mutual Water Company consumer confidence report for 2024, HOA Reserve Study summary, Architectural Control and Planning frequently asked questions, and much more.

We recommend reading through all the documents to stay up to date on operations at the HOA and the Water company.

## Annual Board Meetings: Saturday, June 21 starting at 9:00

Don't miss the annual meetings! Members find our annual meetings to be both informative and interesting. Your Boards will provide a re-cap of activities and issues over the past year and projects in planning for 2025 - 2026 and beyond. Other items on the agenda include a review of the coming year's budget and general financial information.

One of the most popular topics is the Operational Report provided by Jeremiah Fossa, our Water Company's Lead Operator.

Refreshments are provided for both Annual Meetings courtesy of the Riviera West Social Club.

## Harbor View Mutual Water Company and Riviera West Will Seat Board Members by Acclamation

Every year in June, Riviera West property owners vote to elect a new Board of Directors for the coming year. Board members' two-year terms are staggered so that not all members are up for re-election at the same time. Sometimes there are more candidates than empty seats, in which case we hand-count the ballots to determine who is elected.

California law allows HOAs to conduct elections by acclamation. This means if the number of candidates does not exceed the number of vacant Board positions, the candidates can be declared elected. Candidates will be qualified as always and must have submitted their nominations on time. This process was adopted to help HOAs save members' money and staff time when processing elections.

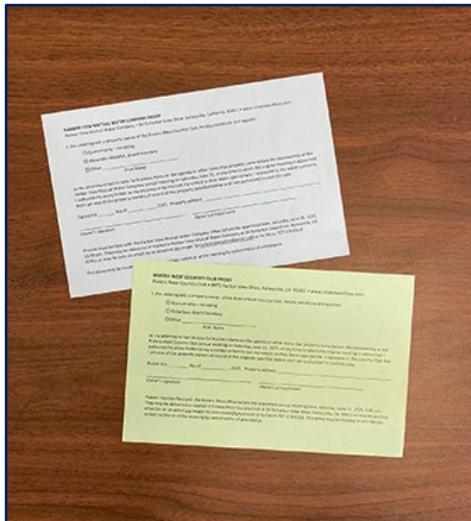
Our candidacy deadline for 2025 was March 25. This year for both Riviera West and Harbor View Mutual Water Company, fewer people ran for office than the number of open seats. These candidates can therefore be declared elected. Riviera West had two seats open and Harbor View had three Board seats open.

## Please Send Proxies on Time!

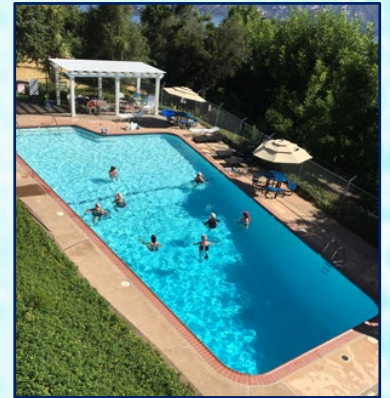
The Post Office will soon deliver your Annual Member Packet.

It will contain two proxy forms, one for Riviera West and one for Harbor View Mutual Water Company. If you cannot attend the annual meeting on June 21, please complete these two proxy forms and send them in without delay. Our bylaws require a quorum of at least twenty percent of the voting power of all members, either in-person or by proxy.

Please sign the proxies and return them in the envelop provided, so that the office receives them no later than Saturday, June 21 before the meetings start.



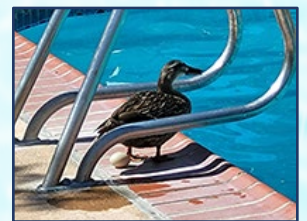
## Pool Opens Around Memorial Day



The Riviera West pool will open sometime around Memorial Day weekend. The exact opening date will be determined by the weather. We will open the pool when we can efficiently maintain a comfortable water temperature. Watch for email and website notices for the date, and look for an updated pool rules sheet in your annual mailing packet.

## Water Aerobics

We will be announcing our water aerobics program for 2025 soon. Please watch your email and the Riviera West website for further information. Please contact us at [rwccsocialclub@gmail.com](mailto:rwccsocialclub@gmail.com) if you would like to volunteer as a water aerobics leader. It's fun and simple to lead the aerobics group and we will provide all the training.



Please do not feed or encourage the ducks at the pool!

Once again, Daisy and Donald are trying to make their home at the pool. The Lake is the best place for them to raise their family! If you see them, 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.





After days of strong winds and downpours of rain, the community was rewarded with a dazzling, double rainbow. Chris Lavezzo captured this shot from her deck on North Heights Drive.



## Riviera West Social Club Update

### Looking Forward to Spring!

We are ready to put the wet and windy winter behind us and start celebrating longer days and brighter weather! Our lively Superbowl Party on February 9 was sponsored by Alexandra Milukhin (thank you Alexandra!). It was a simple, TGIF-style potluck. The array of Superbowl-themed snacks was impressive. No one went home hungry and everyone enjoyed socializing and watching the game.

#### Coming Events:

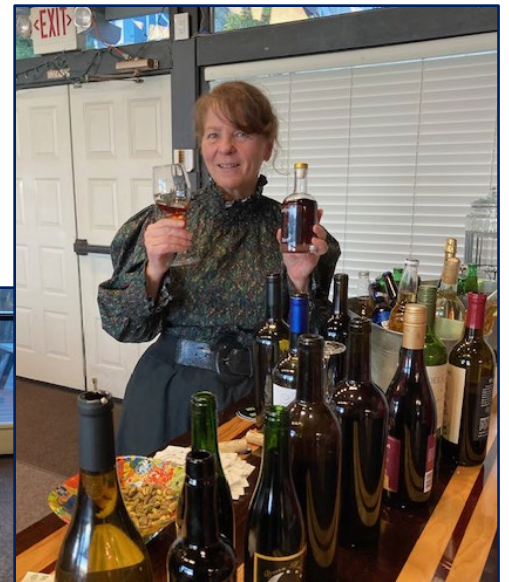
**TGIFs:** Riviera West members will once again be organizing TGIF parties on Friday (or sometimes on Saturday) evenings. Many members like TGIFs best because they are informal and spontaneous. Just bring an appetizer to share, bring your own beverage and relax at the clubhouse, by the pool or at the 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.

**TGIF with a *Cinco de Mayo* theme!** Friday, May 2, 5:30 at the clubhouse. Join us for a casual, pot-luck party in the spicy spirit of *Cinco de Mayo*! Watch for more announcements as the date approaches.

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



Superbowl watch party, February 9.

Left: An enticing spread of snacks – and there were even more besides.

Above: Event host and Harbor View Board member Alexandra Milukhin.



# Riviera West Fire Safety

*Keep our community safe. Avoid a fine.  
Bring your lot into compliance!*

- ♦ Lot inspections will take place in May.
- ♦ Grass and weeds must be no taller than 3 inches.
- ♦ Remove dead trees, brush piles and flammable debris.
- ♦ Remove pine needles and other material from your gutters.
- ♦ Remove “ladder fuels” that allow fire to spread from the ground to tree branches.
- ♦ Remove all flammable material within 5 feet of your home, deck & other structures.
- ♦ Tree limbs must be trimmed to at least six feet from the ground.
- ♦ Trim shrubs and trees, especially of dead branches.
- ♦ No branches should be too close to or touching the roof or other parts of the building.

## Annual Fire Safety Inspections Begin in May

Now is a good time to get control of your lot. With the abundant rain and nicer weather, grasses and weeds have increased noticeably this year. Annual property inspections for fire safety will be conducted the last week in May by a qualified professional forester and Certified Wildland Fire Consultant. All parcels in Riviera West will be inspected and citations will be issued for lots that have non-compliant fire safety conditions. [Click here](#) to view the Riviera West Fire Prevention Policy and Procedure.

## CalFire Representatives Will Visit Riviera West Properties

This year, you may see CalFire personnel conducting routine informational inspections of Riviera West homes. The CalFire inspections are designed to provide residents with useful fire safety advice, but they will not supersede Riviera West fire safety regulations.

## Motor Oil, Batteries, House Paint, Fluorescent Light Bulbs...What do they have in Common?

They are officially classified as Household Hazardous Waste, and they are dangerous to people and the environment if not disposed of properly. Lake County Waste Solutions provides options for safe disposal of household hazardous waste.

There is a regular schedule of “Drop-Off Events” throughout the County, beginning with April 18 and 19, at the Lake County Transfer Station & Recycling Yard at 230 Soda Bay Road, Lakeport. There are several additional dates from May to December.

[Click Here](#) view the Lake County Waste Solutions flyer containing the calendar and other helpful resources.



## 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](http://rivierawesthoa.com).



### Animal Noise and Nuisance Abatement

Riviera West welcomes members to have dogs, cats and other animals which are qualified household pets, and which do not make objectionable noise or constitute a nuisance or inconvenience to owners of other lots nearby. Although all dogs bark in response to various sights and sounds, habitual, excessive barking is not acceptable. Dogs that are off-leash when off their property are also not acceptable. The standards that govern animal behavior and the enforcement of these standards are a matter of civil law contained in Lake County ordinances. Enforcement of these standards is the responsibility of the **Lake County Department of Animal Care and Control**, who have the authority and personnel to carry out this function.

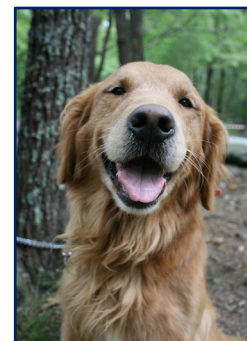
Following are the relevant Lake County Ordinances:

**Country Ordinance Section 5.3** states that pets are not to be a habitual nuisance by reason of barking, howling or making such other loud noises with such frequency and in such manner as to disturb the peace of the immediate neighborhood. Any pet found to be in violation of this ordinance will be reported to the County Animal Control Director.

**County Ordinance Section 5.4 (a)** requires all dogs to be leashed when off the owner's property. Therefore, dogs must be leashed when in the Riviera West common areas and owners must clean up after them. Absolutely no dogs are to be permitted to run loose in the community. This requirement includes pets and animals belonging to owners, tenants, contractors, guests and/or vendors.

If you believe that a neighbor's dog is behaving in violation of County ordinance, you have the following options:

1. Speak to your neighbor about the problem. Owners may need to keep their pets indoors at night or while they are gone to curb excessive barking.
2. Contact the Riviera West office by phone or email and request we send the neighbor a reminder notice concerning the County ordinances.
3. File a complaint with the County Department of Animal Control following using the form link below. Provide the required information and Animal Control will investigate. The County may mandate a solution, levy a fine or in "worst case" situations, remove the dog.



[Click here](#) for Lake County Department of Animal Care & Control barking dog complaint form.

Lake County Department of Animal Care & Control phone number: 707-263-0278.



## Clubhouse Committee Update

By Chris Lavezzo

**We've been busy these last two months.**

Projects completed:

The clubroom has new ceiling fans that move the air more efficiently. And we've upgraded the electrical outlets in the room to handle more appliances at events without tripping a breaker!

In the works for the clubroom: We're looking into a new, bigger smart TV screen that will be able to connect to the internet easily, and we're looking into a better internet service provider as well. We've received an estimate and samples for replacement window coverings, and we're coming up with ideas to brighten the paneling.

In the works for the office: we've received an estimate for replacing the old single-paned windows with energy efficient, dual-paned windows. Work should begin soon.

In the works for the clubroom entrance: we've received an estimate for work that includes stabilizing the slope down to the lower level, creating a curb along the driveway, leveling and landscaping the area between the clubhouse and the curb, and installing weed-barrier fabric and crushed rock for a neat appearance that is easier to maintain. We're moving the information kiosk to the front of the building where it is more visible and easily accessible. Some of the work will be done by volunteers to keep cost down.

Where we need help: We could use some extra hands with window washing, painting and landscaping. Can you volunteer a few hours of your time? If so, please contact Chris Lavezzo at 707-799-2127 or email at [rwccsocialclub@gmail.com](mailto:rwccsocialclub@gmail.com)



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

### Eagle Watch on North Heights Drive: Spring Update

Our February issue introduced the North Heights Drive “Eagle Watch” recorded by residents Debi Denham and Harry Davis. They have been tracking the nesting cycle of “Dawn Henley” and “Glenn Frey,” whose Black Forest nest is visible from their deck.

After weeks of careful monitoring, Harry finally spotted two eggs in the nest. In spite of the high winds, heavy rain and finally snow, the nest has survived in good shape and the parents diligently took turns protecting their precious eggs. Glenn spent many days carrying in more fluffy padding and rearranging the sticks. He caught fish and placed them carefully next to the nest so Mama Dawn could reach them.

On March 26, Harry noticed the first chick successfully hatched, followed soon after by number two. “We now have two little chicks!” said Debi. “The tiny bobble heads are doing well. Mom and Dad have had their work cut out for themselves this year.” Last year’s chicks were named Pip and Squeak. Debi and Harry will soon decide on appropriate names for this new brood of fuzzy youngsters.

We’ll have an update in our next *View from the West* issue.



**Attention Bocce Enthusiasts!**  
Warm weather is approaching and so is bocce season. Plan your bocce team now to join the Riviera West Bocce League for Summer 2025. It's a great way to socialize and an easy game to learn. Contact the office for information about starting or joining a team.



**SAVE THE DATE!** Start gathering your pre-owned treasures for the Riviera West Community Yard Sale, set for Friday, May 16 and Saturday, May 17, sponsored by the Riviera West Social Club.

Watch your email and the website for more information in the coming weeks.



### Protect Yourself from Phone Scammers Posing as PG&E

Phone scammers can try to defraud you by asking for pre-paid debit cards or gift cards to pay a PG&E bill. They may threaten to turn off your power if you do not pay immediately. Scammers may also ask for personal information such as social security numbers, bank information or credit card numbers. PG&E does not use these tactics!

PG&E's Customer Care Team offers information about scams and how to protect yourself. Visit the [PG&E Scams Page](#) or the [Federal Trade Commission's Website](#) for more information.



## Wildlife of Riviera West

### Pacific Tree Frog

You will probably hear this tiny yard denizen before you see it. The Pacific Tree Frog, also called the Pacific Chorus Frog, is known for its tiny size, wide scope of habitat and familiar, chirpy vocalizations. The little frogs can be hiding in water pipes, under your garden tools bin, or other protected areas during the day.

The Pacific tree frog's body (not including legs) is about two inches long. The males are usually smaller than the females and have a dark patch on their throats. The dark patch on the throat stretches out when the male is calling. Pacific tree frogs can be a number of different colors, including green, tan, reddish, gray, brown, cream, and black, but most are a shade of green or brown, with pale or white bellies. They have a variety of dark and spotty markings on their backs and sides and can be identified by a black or dark brown eye stripe that stretches from the nose, across the eye, and back to the shoulder. They can change color seasonally to better match their environments. Their skin is covered in small bumps. They have long legs compared to their bodies and they tend to be slender. Their toes are long and only very slightly webbed.

#### Range and habitat

The Pacific Tree Frog's range stretches from California, through the Pacific Northwest, to British Columbia and even southern Alaska. They are found from sea level to more than 10,000 feet in many types of habitats. They reproduce in aquatic settings.

The heron park next to the Riviera West clubhouse is home to a few of these little frogs. They like to spend time in cool areas including the irrigation system box, shady rock areas and the lower leaves of shaded plants.



*Pacific Tree Frog*  
(*Pseudacris regilla*)

These tiny, secretive amphibians occupy damp or shaded woodland areas and residential yards around the community.

Photo (above) and text credit:

wikipedia.org

Photo credit (left): U.S. Fish & Wildlife Service  
Photographer:

Pearsall, Peter/USFWS



Photo credit: U.S. Fish & Wildlife Service

Photographer:

Pearsall, Peter/USFWS