



RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION

Spring Newsletter

2016

WHAT'S HAPPENING IN THE HEIGHTS?

WELCOME NEW OWNERS:

Sherry Hoechendorf, Katie Wilder, Nils & Sharon Bernhus, Jan Baer, Karl & Joan Ardoin, Melinda Llorin, Teresa Marks, Marlene Healey, Frank & Sharon Anderson, Jamie Cabrera, Mohsen Hourmanesh, David & Utanna Owen!

HOA Improvements

The Riviera Heights HOA Board of Directors has been working hard on your behalf, as shown in this newsletter. We hope you will support our new efforts. For more detailed information join us at our next Board meeting or contact the office at (707) 279-2245.

Board Members

***Kathy Andre–
President**

***Susan MCGurgan–
Vice President**

***Barbara Meconi–
Secretary**

***Lynette Fishel-Dunbar
Treasurer**



MARK YOUR CALENDARS:

Welcome Back
Barbeque-Memorial
Weekend

Saturday, May 28,
2016 at the club
house to kick off the
summer season!



Tree Removal & Lot Clearing

To all of our Homeowners' who faithfully maintain and improve their properties year after year, we value and salute you!!

We would especially like to acknowledge and thank the following RH Homeowners' who, in the past few months, worked to have dead, dying or downed trees and branches removed, tree canopies lifted, and/or had their lots cleared. We recognize the time and financial investment of having this work done. The commitment of these owners' in maintaining their properties, help to keep us all safe from wildfire. On behalf of the Riviera Heights Board of Directors, your friends and neighbors, we are very, very, grateful!

Roger & Karen Anderson

Arcata Hospital

Adelaida Azurin

May Avila

Jacqueline Bagg

Jan Baer

Scott Wechler

Patricia Bliss

Philip Brady

Edith Burch

Gary Chapin

Maureen Osborne Chen

Raymond Cheung

Anthony Coleman

Lynette Fishel-Dunbar

Victor Frazao

Michael & Rose Freeberg

Luigi & Diana Giomi

Lance Hall

Fire Abatement:

- Worked with Homeowner's to cut down over 40 dead or dying trees due to beetle infestation and drought
- Worked with Owners to clear about 20 more lots since last summer
- Working with County of Lake Code Enforcement to have 23 additional lots cleared, at owner's expense
- Launched new program to become a state approved "Firewise Community"
- Completed Firewise assessment with Bureau of Land Management
- Completed Firewise application and 2 year action plan
- Held weekly Firewise meetings with volunteer committee to address and resolve fire abatement issues
- Hired fire safety specialist, Jim Comisky, to do all RHHA property inspections for fire risk and abatement; inspections began in March 2016
- Contracted with Wiixson Enterprises to create fire breaks on RHHA owned land bordering homes on Westridge and below Club House
- Identified evacuation routes/safe zones
- Telephoned/sent letters to Homeowners to update addresses, E-mails and emergency contact information (about 40% complete and on-going)
- All fire extinguishers at Club House and Pool inspected. Identified and mapped locations of all 30 fire hydrants in Riviera Heights
- Joined Lake County Fire Safe Council
- Participated in joint meetings of local agencies, i.e. Cal Fire, Lake County Planning Dept., Board of Supervisors Rob Brown, Kelseyville Fire Dept., BLM, Clear Lake Riviera, Riviera West and Buckingham to discuss fire protection strategies, programs and resources.

Continued on next page

Tree Removal & Lot Clearing Continued:

Timothy Hannan

Arnaud Hubert

Melinda Llorin

Shane & Jennifer Kuhlmann

Jadin, LLC

John MacKay

Greg McCollum

Delia Martinez

Dane & Annette McDonald

Mark & Marcia McReynolds

Mehran Moaddell

Judith Winslow Moore

Carlos Pertierra

Krishna & Bhavani Pinna-
meni

Dimitri & Margarita Ryutova

Harmeet & Tripta Sachdev

Victor Sloan

Les & Linda Towes

Daniel Ugarte

Karen Ventimiglia

Paul & Nair Viligni

Who to Call:

To better serve the association membership,
reduce payroll costs and protect our employees
and homeowners from liability risk, the RHHA
Board of Directors has re-structured our
office procedures as follows:

IN THE EVENT OF AN EMERGENCY:

FIRE, MEDICAL OR SHERIFF,

IMMEDIATELY CALL: 911

All non-emergency calls for Homeowner inquiries
should go directly to the RHHA office at (707) 279-2245
and will be responded to during regular office hours.

This will help our staff and Board to monitor the
necessary follow up.

The following contact information is also provided
to assist you:

Lake County Sheriff's Office:

Central dispatch/non-emergency:

(707) 263-2690

Kelseyville Fire Department

Office/non-emergency:

(707) 279-4268

Cal Fire

Office/non-emergency:

(707) 279-4924

Lake County Narcotics Task Force

Confidential Tip Line:

Office (707) 263-3663

Lake County Animal Control

Complaints/lost pets:

(707) 263-0278

County of Lake Special Districts

Water Management:

Administration: (707) 263-0119



RHHA STAFF:

- **Linda Unruh-**
Office Administrator
- **Jessica Johnson-**
Office Assistant &
Pool Supervisor
- **Justin Johnson-**
Maintenance
- **Larry Pennington-**
Pool maintenance &
Special projects

Club House:

- Skylight project completed
- Grip Bar installed on stairway
- Floor base leveled and repaired; new flooring install (purchased last year)
- Shields for parking lot lights fabricated and installed
- Concrete sidewalk sections removed/ replaced due to trip/fall hazard; sidewalks painted
- Covers replaced on septic tank due to trip/ fall hazard
- Deck railing modified for safety
- Additional support added to new deck for safety.
- Hot Water Heater raised and strapped to meet code
- Main entry door repainted after vandalism
- Kitchen garbage disposal repaired
- Installed Suggestion/Concerns Box at Office entrance
- Updated and /or initiated new procedures in accordance with Davis Sterling Act, governing California Association Management
- Created new job descriptions for all RHHA employees, and restructured employee responsibilities.

Book Now:

- **Call now to reserve the RHHA clubhouse for your upcoming event at (707) 279-2245! Ideal for birthdays, weddings, anniversaries, memorial services, and other special events.**

MARINA:

- Had Civil Engineer assess entire dock for safety and liability risks
- Repaired flotation device in center of lower dock
- Installed ramp hinge for safety.
- Replaced bumper around lower dock
- Added light at Marina Parking lot for safety
- Removed 2 dead trees on Marina Road
- Fire abatement assessed, resulting in clearing brush/debris on both sides of Marina Road
- Marina established as "Safety Zone" in Fire-wise program

SPECIAL NOTE: Just prior to this printing, the Marina pier was vandalized and extensive damage done. The ramp is sunk, the float damaged and removed from the water. The piling that anchored lower float was pulled from lake bed and will need to be replaced. We have met with Lake County Sheriffs Department, State Farm Insurance claims adjusters, the Dock Factory, and several other companies who do pier and pile driving work to obtain cost estimates for repair. We are resolving this situation as quickly as possible and realize the disappointment for those homeowner's who enjoy this wonderful amenity. We are appalled that anyone would commit such destructive and intentional vandalism.



SWIMMING POOL:

- Had pool assessed for structural integrity
- Identified liability risk issues at pool; now being resolved (new skimmer lids, etc.)
- Identified cosmetic improvements and repairs needed for pool deck; obtaining bids for 2016/17 budget.
- Pool deck repainted for summer season
- Electrical installed in pool bathrooms for hand dryers

WILDERNESS ROAD:

- Cut in water bars at lower section of road to divert rain-water flow, preventing flooding on Grande Vista and Echo Drive
- Worked with County to put in new drainage system at bottom of Wilderness Road, along side of Grande Vista
- Removed dead tree from road .

ARC:

- Applications have been reviewed, approved or denied for deck construction, solar panel installation, tree removal, roofing and exterior home painting.
- Joe Magglicco of ARC helps owners to maintain the architectural standards outlined in the RHHA ARC policies.

CODE ENFORCEMENT:

- Code Enforcement Committee meets weekly, and is making positive strides to pursue compliance of our CC&R's.
- We have dealt with safety, noise and parking issues, dogs off leash, environmental health situations, etc.

We would truly like to express our gratitude to those owners who keep a watchful eye on our neighborhood! Please know that we take your input seriously (and confidentially) and follow-up as soon as possible to address concerns.

FIREWISE COMMUNITIES- USA RECONGITION PROGRAM

The Firewise Communities/USA program is designed to create a sustainable balance that allows communities such as the RHHA to live safely while maintaining environmental harmony in a Wildfire Urban Interface setting.

In addition to helping us become a safer place to live, being a Firewise Community offers grant opportunities, multiple resources, chipping programs and potential insurance benefits. To learn more come to an upcoming RHHA Monthly Board Meeting or weekly Firewise Community meeting to learn more.

Volunteers are always welcome and help is needed. Call (707) 279-2245 for information.

WATER:

- Special District CSA#20, which over sees the Riviera Heights plans to apply for grant funding programs for water system improvements and upgrades.
- Two surveys of notice to intent to obtain income information from CSA #20 homeowners where sent in march. Info needed for grant and eligibility qualification.

Neighborhood Watch:

- Riviera Heights homeowners are banding together to relaunching the neighborhood watch. This program counts on homeowners to organize and work with law enforcement to keep a trained eye and ear on their community. Neighborhood Watch works because it reduces opportunities for crime to occur.
- More information will be forthcoming, so please stay tuned.

Important Reminder

Your property must be cleared of brush, weeds, dead tree limbs, etc... by May 31st, 2016 for Fire Abatement.

Due to heavy rainfall this winter and spring, weeds and grass are rapidly growing. Make sure to check your property and mow weeds and grass to prevent fire.

Calendar OF Events

- Welcome Back BBQ at pool—5/28/16
- Chipper Day—6/3/16
- RHHA Garage Sale—6/11/16
- Annual Meeting—6/25/16

THE VIP's

- We acknowledge and thank Ginny Potter Rosalie Smaltz, Cathy Meyer and Lou Ward for their efforts in putting on the X-mas event and recent Mexican Fiesta .

SPECIAL THANKS TO HOMEOWNERS:

***Stephen Stetzer** - for participating on our Firewise and CE Committees.

***Joe McCollum** - for professional insight and advise on fire preparedness & safety

***Mark Pariani** - for making and installing fishing pole holders on the upper Marina pier and advising us on Marina needs

***Gary Hayes** - for inspiring the Lake County Public Works Department to put in drain alongside Grande Vista Drive.

***Gary Potter** - For helping lasso the Marina float.

***Jim Ray** - for reporting water leak at Marina.

BEWARE!

Please be mindful about getting too involved with a caregiver. Don't sign a car loan for a caregiver, or give them money to buy anything personal. Don't be a victim by falling for stories that your care provider might tell you, such as "I need to buy a car battery so that I can get to work", or "I need to borrow money for rent or I won't have any place to live", or "I need money for food", etc. The probability is, if you give them money it will never be paid back to you. A reputable care provider should never ask you for money (other than their negotiated salary) or request that you sign documents on their behalf.

Unfortunately, Seniors can more easily be taken advantage of and situations like this happen all too often. Remember, when in doubt, you should consult with a family member.

(The idea for this article was recommended by RHHA Homeowner Deanne'a Jessup. Thank you Deanne'a!)

Thank you from the Riviera Heights Homeowners' Association

Riviera Heights
Homeowners' Association
3040 Riviera Heights Drive
Kelseyville, CA 95451

Contact Us

Office Hours

10:00am– 3:00pm

Tuesday—Friday

Office: (707) 279-2245

Fax: (707) 279-2242

Email: rhha@att.net

Website:

www.rivieraheights.com

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