

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION

Newsletter ~ Fall 2017



Pictured above (from left to right) are Arissa, Eddie, Cassidy and Wayland, a few of our “ice cream sundae” fans chilling out enjoying their latest creation!

Summer was a big splash at the pool ~

- Popsicle Tuesdays and Ice Cream Sunday helped keep this hot-summer season extra cool!! Board Members scooped up the fun, and pool goers, young and old alike, enjoyed these new event activities.
- Water aerobics was popular again this year thanks to Kim DeAble and Ginny Potter whose efforts keep this healthy, fun program going every summer.
- Prior to the pool opening, the pool deck was given a much-needed facelift. This project involved resurfacing the pool deck, replacing rotted wooden expansion joints, tiling, sanding down layers of old deck paint, and adding a new, more durable textured deck coating. Missing pool tiles on the interior of the pool were replaced. Old mastic in the joint between the pool deck perimeter and coping was also removed and replaced.
- Adding a splash of color were vibrant multicolored umbrellas and flowers planted above the retaining wall. New chairs and side tables were also added for extra seating. Sidewalks below the Clubhouse were also sanded down and resurfaced, giving the entire area a fresh look.

RHHA BOARD OF DIRECTORS

- *Kathy Andre, President,
- *Susan McGurgan, Vice President
- *Elma Duncan, 2nd Vice President
- *Victoria Robinson, Treasurer
- *Barbara Meconi, Secretary

COMMITTEE MEMBERS

- *Joe Magliocco, ARC
- *Stephen Stetzer, CE/ Firewise
- *Gary Hill & Bob Duncan, Marina
- *Kathy Meyer, Lue Ward, Rosalie Schmalz ,Ginny Potter, Shirley Taucer, VIP's

STAFF

- *Jessica Johnson, Office Manager
- *Sophie Sells, Pool Manager
- *Zach Villalobos, Ground Keeper
- *Bruce Kupferman, Collections Representative

BOOKKEEPING

Mary Terou, Terou Business Service, LLC

OFFICE HOURS

Tuesdays through Fridays from 10:00am to 2:00pm

Office: (707) 279-2245

Fax: (707) 279-2242

Email: rhha@att.net

Website: www.rivieraheights.com

RHHA Marina Update ~

A new ramp and pilings were installed to replace those that were previously vandalized. This was a major project requiring county permits, barge installation of pilings, as well as construction of a new heavier steel gauge ramp by Clear Lake Marine. This project also involved extraction of the old sunken ramp and hauling the float out of the water for repairs. Money received from our insurance claim paid for this project.

In mid-September, the ramp and float were pulled out of the water for the winter season, to be re-installed in spring. As much as we would like to leave the ramp and float in the water year-round, the intense wave action, high water levels and currents at our Marina make it impossible to do so without potentially destroying the entire pier system.

We are working with PG&E and Otte Electric to relocate electrical installation from the vandalized pump house at the Marina. This work also requires cutting back trees and brush that are in the path of the new electrical line. Once the electrical is relocated, the antiquated pump house will be torn down and the site re-purposed. John Goss Backhoe Service has been contracted to tear down the pump house and remove all debris. Again, insurance money will cover these cost.

Our Marina Committee, will be working through the winter to identify and carry out further improvements for the Marina. If you would like to volunteer for this committee or have ideas regarding how to improve the Marina, please contact the RHHA office at (707) 279-2245 or, as the bass say, "just drop us a line"! .



Firewise ~

As a Firewise Community, our priority again this past season has been primarily focused on undertaking preventative measures to minimize the danger of wildfire in the Riviera Heights. The Board of Directors has put hundreds of volunteer hours towards this goal. We are pleased that tremendous progress has been made this year and will continue to be made with the cooperation of our RHHA members and community agencies.

- We are deeply grateful to CAL FIRE representatives who inspected homes in Riviera Heights this year, advising owners on a one-to-one basis of defensible space action steps necessary to keep their homes safe. When appropriate CAL FIRE cited homeowners for abatement violations, and they continue to work with those owners who have not yet come into compliance. This program has been very successful, giving strong support to our overall Firewise efforts.
- **Annual Chipper Days Program** was held on June 8th and 9th. Over 85 homeowners participated in this RHHA Firewise sponsored event. Thank you homeowners and Timberline Land Management for another great job!
- For the second year, RHHA hired fire-safety specialist and retired Cal Fire Battalion Chief Jim Comisky to inspect all homes and vacant lots in Riviera Heights in May for fire abatement risk. Homeowners rated Medium and High fire risks were mailed inspection reports to address weed eating, tree and brush removal, defensible space and other fire hazards. Subsequently, many properties needed reinspection due to extreme grass growth after heavy spring rains followed by intense summer heat which dried out the brush.
- The Firewise Committee meets almost weekly year-round to follow up with property owners in Riviera Heights to address outstanding fire abatement issues. The Board and Committee members set hearing dates with homeowners to address necessary fire abatement and fuel reduction matters, working on owners behalf to obtain bids, take photographs and re-inspect properties for lot clearing and removal of dead or dying trees. We express our gratitude to those many homeowners who worked with our Firewise Committee to resolve fire abatement issues. We also appreciate the phone calls we received from homeowners who reported lots that needed clearing, branches that were down, etc. Working together as a community, we can make great strides to protect our neighborhood from fire risk. For those handful of homeowners who have not cooperated, stiff fines of up to \$2,500 per property have been and will continue to be assessed.
- We worked with homeowners to clear over 55 properties of brush, weeds, dead/dying trees or fallen branches. Currently, our Firewise committee is working with approximately 20 more owners to have their lots cleared.

Continues on page 4~

Firewise ~ Continue

- Retired Battalion Chief Jim Comisky and CAL FIRE Battalion Chief Sean O'Hara were guest speakers at the June 2017 RHHA Annual Board meeting, educating homeowners and answering questions regarding fire safety preparedness, evacuation procedures, and what to expect if a wildfire were to hit our area.
- We worked with CAL FIRE and the Konocti Conservation Camp to clear brush in the Wilderness Road area, which is RHHA common-owned property. Currently, the Board is obtaining bids to chip more of the cut brush and downed trees to further reduce fire fuel.
- The Board has earmarked reserve funds for additional fire prevention projects on common-owned property of Riviera Heights which will be undertaken this fall, winter and spring, as weather allows. Common areas at the Marina, below the clubhouse and on Evergreen Drive were cleared of brush and debris.
- The Mt. Konocti Interface Fuel Break Project was completed by CAL FIRE, The Lake County Fire Safe Council and Kelseyville Fire Protection District. This project created a critical firebreak between Mt Konocti & the three communities of Riviera Heights, Riviera West and Clear Lake Riviera and Mount Konocti.
- At our September RHHA Board Meeting we had the opportunity to hear from three candidates running for the Kelseyville Fire Protection District Board of Directors (KFPD). The KFPD Board of Directors oversees the action of the Fire Chief and his staff. Candidates Felicia Bridges, John Traller & Justin Molloy brought forth fresh ideas and goals that could potentially improve communications and support from the KFPD. As a Board, we do not advocate for any individual candidate. We do ask you to please review all candidates running for this Board and vote for those you think will do the best job for RHHA. This year, more than ever, having a strong KFPD Board of Directors in place is very important to our community's well-being.



Water Update ~

The status of the rebuild of our water plant, Special Districts 20, is as follows: The second part of our two-part grant is under consideration by FEMA. The FEMA sight evaluation team recently visited our existing tanks and evaluated them for replacement. The final sign off has yet to be completed as the tank and tank site evaluation is in process. All other parts of the Grant request are completed and signed off of by the State. Only this last step remains. We are in regular contact with FEMA monitoring the status of this final step in the Grant approval process.

Lynette Fishel-Dunbar
Citizens Advisory to Special Districts

Short Term Rentals ~

The office has been receiving inquiries about short term rentals. According to our CC&R's section 2.4 Delegation of use. (a) Delegation of Use and Leasing of Lots. *Any Owner may delegate the Owner's rights to use and enjoy the Common Area and Common Facilities to person(s) who reside on Owner's Lot, including members of the Owner's family, tenants, lessees and contract purchasers (collectively "Tenants"), **provided that any rental or lease must be in writing and may be for Residential Use Only and for a term not less than thirty (30) days.***

ARC~

To assure the continued value, desirability and attractiveness of our community, Architectural Rules are in place that apply to the building or altering of any type of structure within the Riviera Heights. We are seeing an increase in home sales and renovations. We would like to remind everyone that an ARC application must be submitted and approved by the ARC committee, **PRIOR TO COMMENCEMENT NEW HOME CONSTRUCTION OR ANY EXISTING EXTERIOR IMPROVEMENTS OF THE HOMES AND STRUCTURES.**

These improvements include, but are not limited to, fences, replacements of stairs, decks, roofs, solar panels, exterior painting, finishes and materials, pools, driveways, and skylights.

A written application for the approval of plans and specifications for any proposed improvements shall be submitted to the Architectural Review Committee (ARC), along with all the supporting documentation detailed on the application. You may obtain an ARC application and learn more about ARC rules at the RHHA office or on-line at rhha@att.net. We would also like to thank homeowner Joe Magliocco for his contributions in spearheading the ARC committee.

Code Enforcement ~

Parking & Vehicle Restriction—We've had an increase in parking complaints recently and would like to remind homeowners that per the Riviera Heights CC&R's, the following restrictions apply within the Association:

Section 7.16 (a): *Unless otherwise permitted by the Association, no vehicle, trailer, etc. shall be parked or left within the Properties other than within a garage or driveway or other approved and properly constructed off-street parking.*

We ask that you please park your vehicles in your own driveway or garage, not on someone else's property or lot. If you are parking your cars on the street in front of your home, you need to park so that your vehicle is not over the white lines painted on the roadside. When parked cars stick out in the road over the white lines, it increases the risk of potential traffic accidents by blocking views or causing drivers to swerve into an on-coming lane of traffic.

Also, we would like to remind homeowners that per Section 7.16 (d):

No motor vehicles shall be constructed, reconstructed, or repaired within the Properties, except while within a garage, and no dilapidated or inoperable vehicle, including vehicles without wheel(s) or an engine, shall be stored on the Properties; provided however that the provisions of this Section shall not apply to emergency vehicle repair.

Pets— We all love to walk our dog, but picking up after them is not so much fun. We ask that you please carry doggie disposal bags with you when walking your pets. We have disposal doggie bags available at the clubhouse in the dispenser for your convenience. The next homeowner shouldn't have to step in your pet's mess.

PETS are the responsibility of their owner! Please be sure your pet is leashed **AT ALL TIMES** in the common areas and is not roaming free in our neighborhood. We get many complaints about barking dogs and dogs off leash. If you have a neighbor who is not considerate or responsible when it comes to minding their dog, call Lake County Animal Control at (707) 263-0278. We have the county complaint forms in the office if you wish to file a complaint.



Please don't Speed!

We would like to remind all of our homeowners and tenants not to speed up and down our streets. Slow down and watch out for kids, casual walkers, pets and wild life.

Lions and Foxes and Bears– OH MY!

The natural beauty and scenic habitat of Riviera Heights is one of the main reasons why homeowners choose to live in this urban interface wildland area. We share this habitat with many woodland animals, including mountain lions, coyotes, deer, bobcats, foxes and bears. According to Fish & Game, there is a marked increase in the mountain lion and bear populations, and they are being drawn to residential communities such as ours in search of food. Mountain lions and foxes will shelter under porches and decks. As such, we would like to advise homeowners to:

- Never feed or attempt to tame wild animals.
- Do not leave small children or pets outside unattended.
- Install motion-sensitive lighting around the house.
- Trim ground-level shrubbery to reduce animal hiding places.
- Put garbage in tightly closed containers that cannot be tipped over.
- Remove sources of water.
- Bring pets in at night, and do not leave pet food outside.
- Avoid using bird feeders as they attract rodents and other prey.
- Pick up fallen fruit and cover compost piles.
- If you have foxes coming onto your deck or porch, peppermint oil or pine sol may be used as a deterrent.
- Alert your neighbors and the RHHA office (707) 279-2245 right away if you see a bear or mountain lion in the neighborhood.
- ***Notify Fish & Game immediately at (888)334-2258 and RHHA office at (707) 279-2245 if you encounter an aggressive, or diseased wild animal or witness abnormal animal behavior.***



BEAR



FOX



**MOUNTIAN
LION**

Collections ~

On-going efforts by RHHA Collections Representative Bruce Kupferman are paying off. Bruce continues to recover past money owed by homeowners to RHHA for outstanding dues, assessments, etc. Revenue brought in through his hard work has helped RHHA gain better financial health. We also are grateful to Bookkeeper Mary Terou of Terou Business Services and Jessica Johnson, RHHA Office Manager, for their efforts in facilitating the collections process and their efforts in writing off uncollectable bad debt with the Boards approval.

Reminders ~

- **Meetings** The Board of Director meetings are held on the first Wednesday of every month at 2:00pm. Code Enforcement/ Firewise meetings are held on Thursdays at 9:30 am weekly and the VIP meetings are held at 1:00pm on the first Wednesday of the months. These meeting are open to all residents and volunteers are always welcome to join committees.
- **HOA Dues** If you have not paid your 2017-2018 HOA dues please do so. They were due in July.
- **Reflective Address Signs** In the event of fire or medical emergencies, the Kelseyville Fire Protection District, CAL FIRE and RHHA strongly recommend that you put reflective address signs on your homes. These signs are designed to clearly display your address at night, or in dense fog and smoke. Homeowners can contact the RHHA office or KFPD to order your reflective address signs. The cost is \$30.00 per sign and includes installation. Being able to find your home quickly in a medical or fire emergency is critical for first responders and paramount to your safety.
- **Nextdoor Riviera Heights** We have a great new on-line communications format called Nextdoor Riviera Heights. This site provides an easy way to get connected and stay in touch with other Riviera Heights residents, share comments, learn about events, activities, safety matters and other happenings in our area. Our thanks to Riviera Heights homeowner, Bonnie Riley, for launching this web site and continuing to monitor the site on our behalf. We encourage you to sign up on the web site by going to Nextdoor.com and enter in your Riviera Heights address and email.
- **Spray Your Weeds in Late Winter or Early Spring** According to Ronnie with Weed Tech, the most effective time to prevent weed growth around your house or on your vacant lot is in late winter and early spring. Spraying for weeds is a low- cost fire abatement method that reduces fuel growth and saves you from having to do more extensive lot clearing later in the year.

Weed Tech (707) 998-1318

Mark Holt's Pest Control (707) 279-1700

California Exterminators Alliance (707) 279-9103

R.B. Pest Control (707) 263-5245

- **PLANT WITH CARE** When considering what to plant in your yard, please be mindful of those plants, shrubs and trees that pose potential fire danger due to their high oil content that makes them more combustible such as juniper bushes, bay tree and rosemary. Also, please do not plant trees and shrubs that will eventually grow to block your neighbor's views.

In Memoriam ~

On behalf of everyone in Riviera Heights, we would like to extend our thoughts, prayers and heartfelt condolences to the families of those RHHA members we have lost in the past months, including: James Soper, a legend in the Lake County community; Micki Mee, who contributed endless hours to VIP events at the Clubhouse for the enjoyment of all homeowners in Riviera Heights, and Lillian Lundquist, long-time resident and admired friend. Your memories will remain part of the fabric of the Riviera Heights community.

Now Open ~

- Our very own Sophie Sells has recently opened her own spa! *Sophie's Day Spa*, is located at 3835 Main St. in Kelseyville. Come enjoy a relaxing facial, soothing back treatment, face and body waxing, make up for all occasions or eyelash extensions. Please call her to make an appointment at (707) 245-9522.
- *VISTA CAFÉ* – In July, the Vista Café, part of Clear Lake Vista Resort and Marina on Soda Bay Road, held its grand opening celebration. Enjoy delicious breakfasts, lunches and dinners at this delightful waterfront café. The Café Manager is Riviera Heights resident Michelle St. Pierre. For your out of town guest, the resort has rooms, cottages and cabins available at the Clear Lake Vista Resort and Marina. Both the Vista Café and resort are open year-round. Located at 6190 Soda Bay Road. (707) 289-4017

Calendar of Events ~

October

1 Board Meeting 2:00pm
9 Columbus Day
11 VIP Meeting 1:00pm
14&15 Steel Wine's Festival
19 CE/ Firewise Meeting 9:30 am
26 CE/ Firewise Meeting 9:30am
31 Halloween

November

1 Board Meeting 2:00pm
3-5 Harvest Festival
4 Taste of Italy Dinner
5 Day Light Saving Time
8 VIP Meeting 1pm
10 CE/ Firewise Meeting 9:30 am
11 Veterans Day
17 CE/ Firewise Meeting 9:30am
23 Thanksgiving
27-28 & Dec3rd Fish & Game
hunting class 5pm to 10pm in
clubhouse . Dec 3rd 7am to 2pm.

December

2 Kelseyville Parade of Lights
6 Board Meeting 2:00pm
7 Pear Harbor Remembrance Day
8 VIP Meeting 1:00pm
9 VIP Holiday Dinner
12 Hanukkah Begins
14 CE/ Firewise Meeting 9:30 am
21 CE/Firewise Meeting 9:30am
25 Christmas
26 Kwanzaa
31 News Year's Eve
* RHHA Office will be closed
Monday Dec 25th to Jan 1st for
the holidays!

RIVIERA HEIGHTS HOMEOWNERS' ASSOCIATION

3040 Riviera Heights Drive

Kelseyville, CA 95451

Office (707) 279-2245 Fax (707) 279-2242

Email rhha@att.net Website www.rivieraheights.com

NEED HELP WITH CLEARING OR TREES?

If you need help clearing your lot, cutting a tree, raising a tree canopy or having weeds sprayed, here are some **licensed** professionals who do this work:

Tree Care: (removal, shaping, chipping, bucking, hauling)

Lake County Tree Service- (707) 349-5373

Johnson's Quality Tree Care & Logging Co. – (707) 621-2505

Francisco's Trees & Garden Service - (707) 467-3901

Nichols tree Service- (707) 272-3362

Lot Clearing (brush, heavy vegetation, chipping)

Lake County Tree Service (707) 349-5373

Timberline Land Management- (707) 357-0954

Gene Wixen Enterprises- (707) 354-0282

Jose Ramirez- (530) 340-3974

Francisco's Trees & Garden Service- (707) 467-3901

Robert McCracken's Clearing & Hauling (707) 547-7853

Weed Spraying:

Weed Tech- (707) 998-1318

Mark Holt's Pest Control- (707) 279-1700

California Exterminators Alliance- (707) 279-9103

R & B Pest Control (707) 263-5245

Who to Call ~

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

IMMEDIATELY CALL: 911

All non-emergency call for the homeowners inquires 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

- **Fish & Game**

Office (888) 334-2258

- **County of Lake Special Districts**

Water Management

Administration: (707) 263-0119

Rent the Clubhouse for your next event!

The RHHA Clubhouse is the perfect venue for upcoming family gatherings, holiday events, baby showers, meetings and more. Available to RHHA members and their guests, the Clubhouse rents to homeowners for \$125 per day, which includes set up of tables and chairs, use of tablecloths, as well as tear down and clean up after your event concludes. Contact Office Manager, Jessica Johnson, for more information on how to reserve your event dates now!
(707) 279-2245

Special Thanks!

Lake County Resource Center sent a “thank you” letter to the Riviera Heights Residents for their generous contributions. Community partners like you help make the future brighter for the families we service.

RE: Holiday Dinner Donation 2016
Contributed by VIP Rosalie Schmalz



Taste of Italy



Mama Mia – The Riviera Heights Board of Directors is cooking up some fun! Join us for a special Italian evening featuring the cuisine of Chef Luciano Meconi

SATURDAY, NOVEMBER 4, 2017

RIVIERA HEIGHTS CLUBHOUSE

- ♦ 5pm-6pm – Buon Appetito! Antipasto, hosted Vino Rosso e', Vino Bianco, beer, and soft drinks
 - ♦ 6pm-8pm – Mangia Bene! Insalata, Chicken Parmigiana con Pasta, and Dolche del Giorno
 - ♦ Italian Music and Raffle Drawings!
 - ♦ \$15.00 per person, by advance reservation only.
(tickets available for purchase at the Club House)
- Event is for RHHA homeowners, their tenants & invited guests

(Important)

Purchase Tickets by October 27, 2017

call the Office at (707) 279-2245

The Riviera Heights VIP's Annual Holiday Dinner

Will be held on Saturday, December 9th, 2017

Get-together at 4:30 p.m. and dinner will be served from 5:30 PM to 6:30 PM.

Ham & Turkey with all the Trimmings is on the menu. BYOB. 50/50 drawing.

Cost is \$12 per person and a unwrapped gift. Non perishable food items will also be collected. All donations will go to the Lake County Family Resource Center.

You MUST RSVP by Dec. 2nd to Ginny at 349-4290, or Kathy at 349-8757 or Rosalie at 279-8374 or Lue at 228-5011.

Thank you!

