

BOARD MEETINGS

**Third Thursday,
every other month**

Country Club at 4:30 pm

Mutual Water Co. at 6 pm

BOARD MEMBERS:

Country Club:

President: Philip Hartley

Treasurer: J. Richard

Secretary: Clelia Baur

Director: Doug Bridges

Director: Christian Sidwell

*Historian: Betty Helf

Water Company:

President.: Tom Smythe

Vice President: Vacant

Secretary: Barbara Eichten

Treasurer: Barbara Eichten

Director: Norma Simmons

Director: Richard Tracy

Administration Office

8475 Harbor View Drive

Financial info: 707-279-8544

Fax: 707-279-0118

Send your eMail messages

Visit our Website:

Riviera-West.com

to

RivieraWest@gmail.com

Office Hours/Days:

Monday-Friday

10 am to 4 pm



*Riviera West Country Club
Harbor View Mutual Water Company*

News

March 2016

Visit our WEBSITE ... Riviera-West.com

Issue 79

Next Country Club Board Meeting is Mar. 17, 2016 at 4:30 pm
Next Mutual Water Co. Board Meeting is Mar. 17, 2016 at 6:00 pm

President's Forum

Philip Hartley, President, Riviera West Country Club

PRESIDENT'S REPORT

So far, the rains this winter have been gentle on our community. No flooding or mudslides have been reported but we did lose a couple of trees that were promptly removed from roadways by County crews. Notices sent out concerning dead trees brought a good response as most property owners understood the serious fire danger dead trees posed.

Due to the culinary expertise of Harold and Wilma Taylor, an excellent Valentine themed dinner was enjoyed by all. It was nice to see new members of the Riviera West community in attendance.

We will be replacing the carpet in the main office as it is almost worn through in parts. This is a reserve fund expenditure. At the March 17 meeting, the Board of Directors will consider approving a bid to replace one of the docks in the marina. Thanks to Chair of the Marina Committee Doug Moore for securing competitive bids for the project. This project is also included in our Reserve Study.

We have moved ahead with the other three communities on our part of the Lake to form a partnership with Lake County to secure clearing of high fire risk properties that have not been responsive to compliance notices and fines.

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Tom Smythe, President, Harbor View Mutual Water Company

Fellow Property Owners,

At the end of January, Eric Leary, Assistant Water Plant Operator, offered his resignation and accepted a position at Mount Konocti Mutual Water Company. We will miss Eric and wish him the best. We advertised for his position and are interviewing candidates on March 2. We will keep you posted when the position is filled.

We are proceeding with the emergency intertie. The environmental clearances are complete, the State is processing our grant agreement and the engineering contact for design has been signed. Due to delays, we do not know if construction will be this year or next year.

Clear Lake is 0.4 feet higher than last year's high. We are forecasted to get above average rain this month, which should help the situation. While Lake County and Riviera West's water supplies look good, much of California is still in drought, therefore, the State is likely to again require conservation among public water supplies. We thank you for your cooperation in the past two years and ask that you cooperate with any future conservation requirements. Our water conservation requirements will continue until further notice. The requirements are available on our website.

Tom Smythe

President, HVMWC

Water bills

Meters are read during the first few days of every other month, billings are created immediately thereafter, and water bills are sent out, usually by the 5th. Your water bill is DUE UPON RECEIPT since it is for service you received during the two months just prior to the billing. Any question? Call the office ... 707-279-8544.

When Riviera West has exhausted its options to get a lot cleared to no avail, the County will have the lot cleared and charge the cost to the land owner's tax bill. This is a very big breakthrough and I congratulate the County for setting up this much needed process. It was also useful to work cooperatively with the other HOA's. We learned from each other and now have a working relationship that will continue.

The Kelseyville Fire District project of cutting fire breaks around lake side communities has begun. I think we are third on the list for getting our fire break, so a couple more months before you see the bulldozers.

Cheers,



Is This Yours?

Please do not leave piles of tree branches or debris along the street. Neither the County, the Waste Management Company nor Riviera West HOA is going to remove this material. It will be noted in the annual fire inspections and may result in a fine. Placing debris on a neighboring property you don't own is a misdemeanor trespass and may result in a citation from the County.

Volunteers are needed to serve our Committees . For further information call (707)279-8544

Concerned about fire safety?

We need a volunteer to serve as chair of our Fire Safety Committee and help manage our well organized annual fire safety activities.

Call 279-8544

Election

ELECTION time is heading our way. A few capable residents are needed who are in good standing and can spend approximately two hours every other month to attend Board Meetings, gather information, and vote on measures as presented.

Both the Country Club and Mutual Water Company Boards will have positions 'up' for election.

Cutting a Tree? Contact the ACP!

Tree cutting Questions and Answers as followed on pages 5-6.



Thank you for your cooperation



Ladies' Club

Ladies' Club meetings are held the 2nd Wednesday of each month at 10 am in the Clubhouse, September through May, Ladies' Club Luncheon is in June.

Upcoming Events

Mar 19th Saturday – St. Patrick's Dinner, BYOB
50/50 Raffle
Hosted by: Kerry and Doug Moore

April 16th Saturday - Brunch 11-2 p.m. 50/50
Raffle
Hosted by: Ladies' Club

May 14th Saturday – Mexican Fiesta
Hosted by: Norma Simmons and Jan Wilson

June– Ladies' Club Luncheon, Date and Time to
Follow

BYOB

Cocktails & Appetizers served
at 5:30 p.m. and Dinners at 6:30 p.m.
Cost of most Dinners and Brunch are \$12

- **Norma Simmons Ladies Club President**

*Thank
You*

*A big thanks to Wilma and Harold Taylor for
a fabulous and delicious Valentine's Dinner*

**ALL RSVP MSUT BE TO JAN WILSON AT
JANMAR61@MCHSI.COM OR 279-0490**

NO RSVP WILL BE ACCEPTED IN OFFICE

JOIN YOUR NEIGHBORS FOR A MORNING
STRETCH. BEGINING MONDAY FEBRUARY 22
AT THE CLUBHOUSE WE WILL BE HAVING
YOGA SESSIONS VIA CD'S AND DVD'S IF
YOU HAVE A FAVORITE, BRING IT ALONG
AND WE'LL GIVE IT TRY. DON'T FORGET
YOUR YOGA MATS.THE SCHEDULE IS NOW
MONDAY, WEDNESDAY AND FRIDAY AT 9:30
A.M.



Ladies' Club St. Patrick's Day Themed Dinner

Saturday, March 19th at the Clubhouse

Appetizers served at 5:30 p.m.
Dinner served at 6:30 p.m.

BYOB

- ❖ Light appetizers
- ❖ Corned Beef
- ❖ Cabbage and potatoes
- ❖ Dessert
- ❖ Coffee

(\$12 per person)

RSVP to Jan Wilson by
Wednesday, March 16th to
Janmar61@mchsi.com or
279-0490

FIRST HOMESTEAD ON MOUNT KONOCTI

A century ago the first homestead on Mount Konocti was the work of a woman. From an earlier account of Lake County history provided by the Lake County Museum:

Mrs. Mary R. Downen, mother of Mrs. Euvelle Howard, was the trail blazer for the family. She might well serve as a model for the fearless American woman who played a star role in the winning of the West.

She was of the pioneer breed without fear of solitude and the denizens of the wilds. Instead she loved them.

Once Mrs. Downen saw the stately old Maul Oaks between the peaks of the mountain she knew that was to be her home. She established residence in 1903 and, with the help of the family, built a road from the end of the crude road which had been started by M. O. Morford in 1878 to the homesteader's cabin in the saddle of Konocti.

The first year all water had to be hauled up the mountain but as soon as the rain set in, the water from the roof was run into barrels and tanks. In time a cistern was substituted.

A family apple orchard was planted near the cabin and it, together with a fine garden, was fenced for deer. The garden grew very well and the flavor, especially of sweet corn, was excellent.

Mrs. Downen lived alone a great deal of her time on Mount Konocti while her

(continued, next column)

daughter and family lived in Lakeport. Although there were no telephones the family worked out quite a system of communication to let each other know that all was well. At 2 o'clock each afternoon, if the sun shone, they would take a mirror and flash the sunlight, one to the other.

Over the years other members of the Howard family took up other homesteads adjoining and in time the daughter, her children and grandchildren lived there.

For years it was a daily chore for someone to take the children to and from Kelseyville to attend school.

The holdings of the Howard family have been sold and no one lives there. Members of the Howard family have all left, all but one. Euvelle Howard loved the mountain and it was his desire that when his time came he be buried near the top. His wish was granted and about 200 yards south of the original cabin of Mrs. Downen is a grave with the words chiseled in a large boulder.

"Euvell Howard, 1867-1941"

During the summer months the upper elevation of Mount Konocti, which is privately owned, is open for guided hikes. The hiking tour starts at the CDF gate (four miles up Konocti Road from Kelseyville), and is a strenuous three miles to the top. Mrs. Downen's two-room cabin has seen better days and the present owners would like to restore it as a rest stop for hikers. For reservations and more information, call Lake County Parks Division, 972-1990.

For these historical documents, we wish to give a special thanks to Betty Helf for her efforts.

Cutting a Tree? Contact the ACP!

Buzz, buzz, buzz...

Lately it seems the chain saw is the official mascot of Riviera West. Many dead and dying trees are coming down as we work to keep our community fire-safe.

The tree-cutting activity has caused property owners to ask:

Q: "Can I cut down a dead tree on my property without prior Riviera West approval?"

A: You should cut down trees and shrubs that are dead or dying, in accordance with Riviera West Fire Safety guidelines. You don't need to complete a tree-removal application in this case. Refer to the Riviera West Fire Prevention Policy and Procedure for more information on keeping your lot fire safe:

<http://www.riviera-west.com/support-files/rwfiresafetypolicy2015revision.pdf>

Q: "When do I need approval from Riviera West to cut down a tree?"

A: If your tree is 6" or greater in diameter at chest height, you must complete a Request for Project Approval from the Riviera West Architectural Control and Planning committee (ACP) before cutting it down. Click on this link for the ACP application, or pick one up at the Riviera West office:

<http://www.riviera-west.com/support-files/acprequestprojectapprovaljuly2015.pdf>

Indicate on the application what tree(s) you want to remove and the reason you feel they should be removed. Include photos if possible and a diagram of your lot showing the tree's location. An ACP committee member will contact you and visit your property. ACP members will review your application and get back to you.

Q: "Can I cut down or trim trees on my neighbor's property?"

A: If branches are coming through the fence onto your property, you can cut only the branches that are actually on your side of the property line. Trim carefully so as not to damage your neighbor's tree. It's best to let your neighbor know ahead of time that you want to trim branches from their tree. They may opt to have a professional do the trimming.

If you feel other trees or shrubs on a neighbor's lot are a problem, contact the property's owner (not a renter) to discuss a solution. The important thing is to make contact with your neighbor and work together so there are no misunderstandings. If there are dead trees and vegetation on a vacant property, the Riviera West Fire Safety Committee has probably already reached the owner to have the hazard removed. You can check with the Riviera West office for more information

If you cut or trim a tree on a neighboring property without permission, this constitutes trespassing and if you are sued, you could be required to replace the entire mature tree. The cost of replacing a mature tree can be \$10,000 or more.

A Few Additional Words:

PLEASE PLAN AHEAD! ACP members are volunteer residents of Riviera West. We do our best to review applications in a timely manner. Riviera West bylaws state that the ACP has 30 days in which to respond to your application. Please don't make an appointment with your tree-cutting service until you have approval from the ACP.

REMINDER: Don't forget to arrange for removal of dead limbs and brush from your property after your tree is cut down. The cost for removing wood and brush, and other clean up, is usually negotiated separately from cutting down the tree. Brush left on the ground is a fire hazard and must be removed as part of our fire-prevention guidelines. Be sure either your tree-cutting service or someone else removes wood and brush from your property.

THANK YOU for helping to keep Riviera West a safe and attractive community!

Clelia Baur, Chair, Architectural Control and Planning Committee