

Riviera-West News



September 2011

Issue 50

BOARD

MEETINGS

PROPERTY OWNERS

Thursday, Sep 15, 2011

@ 4 PM

WATER COMPANY

Thursday, Sep 15, 2011

@ 6 PM

BOARD MEMBERS:

Property Owners:

President: Ray Oliva

Vice President: Doug Bridges

Treasurer: Barbara Eichten

Secretary: Karl Hoenke

Director: Thomas Moore

Water Company:

President: Tom Smythe

Vice President: Position Vacant

Secretary: Barbara Eichten

Treasurer: Barbara Eichten

Director: Norma Simmons

Administration Office

8475 Harbor View Dr.

Financial info: 707.279.8544

rivierawest@gmail.com

Admin. info: 707.279.8547

Judy.RivieraWest@gmail.com

Monday - Thursday

9:00 AM - 3:00 PM

Friday

Noon - 5:00 PM

From the New Property Owners' Board

I want to welcome the residents to the new Property Owners' Board. We hope that you will enjoy the Board meetings and the new time we have established. The Board is trying to make them informative and enjoyable. We are asking for your help to set the meetings times so that it is easier for you to attend. We are currently meeting at 4:00 pm on September 15. Please let us know what time and day you would like to see the meeting held on. Simply email the Board or come into the office and let us know. We will publish the results in the next news letter.

We are looking for suggestions and feed back on ideas you may have to make things better for all of us.

Musicians

Do we have any musicians in the association? If you are a musician please let us know. Maybe we can put together a group and have some events at the club house.

We are looking for input and ideas on things we can do as a community.

Grants

We have located a grant program, called the HEAP Program, for residents to assist them with utilities and services such as weather striping. This is really a good program and has been used in the past. The forms which are very easy to fill out and are strictly confidential are on the table as you walk into the club house in the big room.

Swimming Pool

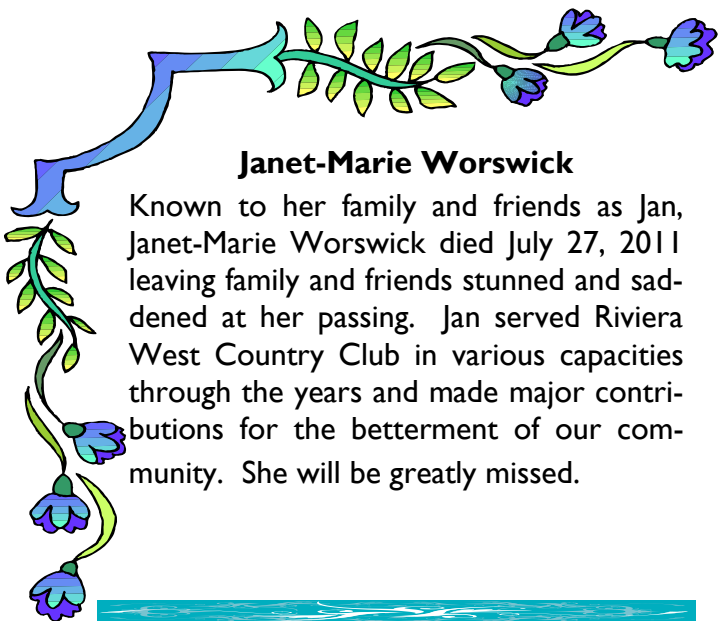
The heater for the swimming pool no longer works as most of you probably know. The solar heater we have on the club house roof has been tried recently and it does not seem to generate enough heat. We are in the process of looking at heaters and possibly a cover for the pool. In the long run, this will make the pool far more functional and reduce the costs of heating the pool. We will keep you informed and if you have any suggestions please let us know. We are also looking at not just gas heaters but solar as well.

Street Sweepers

We contacted the county supervisor Mr. Rob Brown and he arranged to have our streets cleaned. This should be done on a regular schedule in the future. We all need to participate in presenting the Riviera West in the best light possible. Not only do our homes become more desirable but safer from fire when we keep our properties free of fire fuel. This is why we concern ourselves so much with fire abatement. It not only protects our home but our neighbor's home.

Thank you and hope to see you at the BBQ on September 17th. The ladies club does so many good things for the community and I look forward to seeing you at the events. If you have a little time and want to meet good people give the ladies club a call and participate with them. It is easy to join and the rewards are wonderful.. Thank you.

November 17 at 5pm PROGRAM—'Fire Abatement Plantings' Discussion



Janet-Marie Worswick

Known to her family and friends as Jan, Janet-Marie Worswick died July 27, 2011 leaving family and friends stunned and saddened at her passing. Jan served Riviera West Country Club in various capacities through the years and made major contributions for the betterment of our community. She will be greatly missed.

From the Ladies Club

The neighborhood yard sale held Aug 5, 6 & 7th was a success! Families were able to clean house and make a little money. The Ladies Club sponsored the Sale this year by paying for advertisement. We hope to make this a yearly event in August with more participating neighbors. The cost of ads will be split by all neighbors.

The next Ladies Club Meeting will be September 14, 1:00 pm at the Club House. All ladies are invited to join. Annual dues are only \$10.

Summer is winding down, so once again the Ladies' Club will be presenting various events at the Clubhouse from September through May 2012. To kick off the season: (Drum roll, please...)

September BBQ, Saturday, September 17th - 5:30 to whenever. Hosted by Robert and Joan Hume, with Tom Moore manning the BBQ. The Ladies' Club will provide hamburgers, hot dogs, buns and the fixings. We ask that those attending please bring a salad, side dish or dessert. Also, BYOB.

Please make your reservations by contacting me no later than Monday, September 12th so we will know how much food to purchase. Better yet, do it now while you're thinking of it, along with what you'll be bringing, if you know. Thanks,

Betty Helf (Mistress of Mischief and Mayhem)
E-mail bhelf2@mchsi.com or call 279-2003

Riviera West Activities 2011 Sponsored by the Ladies' Club

Dinners at the Clubhouse

Saturday, September 17th – B.B.Q

Hosts: Joan & Robert Humes

Saturday, October 15th – Harvest Fest

5:30PM Cocktails

Hosts: Jan Wilson & Arleen Westman

Saturday, November 19th

Host: OPEN

4:00PM

6:30PM Dinner

Saturday, December 3rd - Christmas Open House

Hosts: Ladies Club

Saturday, January 21st - Crab Feed

5:30PM Cocktails

Host: Thomasine Griesgraber, Karen Magnuson

Attention Residents:

Your BLOCK CAPTAINS will be visiting you to update records so that in case of a fire, boil water notice, or any other emergency arises, you can be contacted. Your assistance is appreciated.

Property Owners:

As you clean your lots to eliminate fire fuel or for other reasons, please be a good neighbor. Put your unwanted vegetation in your green disposal bin ... NOT onto a vacant lot.

Emergency Response Training: Phase Two

Saturday -- Oct 29. (time TBD) at the Club House

This session is vital to prepare for many kinds of emergencies, especially fire. It will be conducted with the help of the fire department. You do not need to have attended the first session to participate in Phase Two. Booklets will be distributed and used during the training. To sign up call **Karen Magnuson at 279-1256** or email me at spidermouz@gmail.com.

Mandatory Riviera West Contact Information Form

We need information to be able to inform anyone within a home of danger or of a 'boil water' notice.
We may use a Reverse 9-1-1 call to you or your renter's home.

Riviera West address: _____

Owner's Name: _____ Ph: _____

_____ Ph: _____

Residential land-line phone: _____ eMail: _____

Day-time Phone: _____ Night-time Phone: _____

Other contact/cell phone info: _____

Emergency contact person: _____ Ph: _____

My Riviera West house is:

Primary Home: ____ Secondary Home: ____ Rental: ____ or Vacation Rental: ____ Unoccupied: ____

Other (please explain): _____

Number of people in home: _____ **Does anyone need assistance during an evacuation?** _____

What kind of assistance? _____

If it is a vacation home or monthly rental, please continue:

Property Manager: _____ Ph: _____

Renter (s) Name: _____ Ph: _____

_____ Ph: _____

Day-time Phone: _____ Night-time Phone: _____

Other contact/cell phone info: _____

Emergency contact person: _____ Ph: _____

Number of people in home: _____ **Does anyone need assistance during an evacuation?** _____

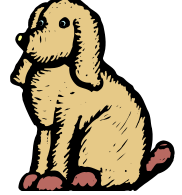
What kind of assistance? _____

Emergency contact person: _____ Ph: _____

Other relevant contact or emergency info: _____

BARKING DOGS

Summer months bring more activities to the Lake than any other time. Please remember that County Ordinance (Section 5.4a) as well as the Rules and Regulations for Riviera West Country Club require all dogs to be leashed when off the owner's property. Pets are not allowed in the clubhouse, bathrooms, or pool area. 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. These requirements include pets and animals belonging to owners, tenants, contractors, guests, and/or vendors.



Fire Abatement Guidelines

100% of each lot must be inspected front to back and abated to the following standards:

Exception: Lots on subdivision boundary, where slope and lot size make clearing near impossible. Lots must be cleared to 100 feet from road.

We DO NOT advise stripping the lot, but ask that you reduce the fuel load by 60% - 80%. A good rule of thumb is to be able to walk through the lot easily.

- All grass and weeds cut to 3" (three inch) height.
- All vegetation trimmed and thinned with all dead material removed.
- Tree branches trimmed 6 feet from the ground, depending. All dead material must be removed.
- Trees close to the street cut back two feet from pavement and cleared to a height of 12 feet.
- Branches should be trimmed well away from any and all structures.
- * Roof surfaces should be kept free of accumulation of needles, twigs, leaves or any other combustible material.
- Lot must be cleaned to the road and thinned to be able to look through it.
- All fallen trees, brush and branches must be removed from the ground.
- Dead trees standing must be cut down and removed from property.



ANNUAL MAINTENANCE IS REQUIRED FOR EVERY RIVIERA WEST POA PROPERTY.

A list of lot-clearing contractors can be obtained from the office. If you have questions, call Judy at 279-8547.

Thank you for doing your part in keeping our community safe!

Please visit our website so that you may receive the most current news and updates for

Riviera West at: www.rivierawest.org

Riviera West governing documents, such as the Rules and Regulations, can be found under the Documents tab. Or, if you prefer, you may pick these up at the office.

**Please call the Office (279-8544) with any updates to the
Property Owners Directory.**

With the Annual Pear Festival coming soon, the following article seemed appropriate.

History of Lake County's Pears

Early settlers into Lake County were people who had come to California for the Gold Rush and found the good claims gone or played out. They moved to the coastal hills rather than return home. Many of the new settlers also were immigrants from Europe who also had no desire to return. Many were experienced farmers and nurserymen who understood the California climate.

In 1868 the Lake County Assessor's Roles listed 10,400 apple trees, 6,500 peach trees and 1,200 pear trees. Many of these early plantings were small orchards for family use.

By 1880, wheat was still the king of crops. The rich soils in the valleys around the lake grew the crop well with good yields. There were 8,296 acres in wheat, 4,551 in barley and 10,998 acres in hay, according to the U. S. Census at that time.

The early farmers needed a crop to generate some extra cash for improving their lifestyle. The first major pear planting was four acres in 1885 by Thomas Parteus in Big Valley. Because of the long distance to the population centers, it became necessary to dry the fruit for preservation.

The first dryer was constructed in 1887 at the corner of Gunn Street and Merritt Road near Kelseyville by Mr. Laughlin and Mr. Clendenin. Because of the early successes of these men, more orchards were started. The original orchard planted by Mr. Mr. Laughlin at the corner of Big Valley Road and East Finley Road still produces pears to this day.

One of the largest growers at that time was Lewis Henderson, who began his plantings in 1891 with 20 acres set just north of Kelseyville. Soon he increased his acreage to 120 acres - a large amount considering all the work was done with horses and by hand. These early acreages were dry farmed because of the high water table in Big Valley. The fourth and fifth generation descendants of these early planters continue to farm these original orchards as well as others planted in the same area.

Because of an embargo on dried fruit to Europe in 1923, the planters determined it was necessary to begin growing fruit for the fresh market. The season of 1923 saw 1,284 tons of Lake County Bartletts shipped to eastern markets for the first time. Hauled over the grade by hard-wheeled trucks to Hopland, the pears were loaded into railroad ice cars. The ice kept the cars cold enough for the fruit to reach the East Coast markets in excellent condition.

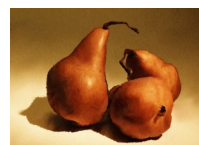
According to tradition, farmers plant more acreage of whatever is the "hot commodity" at the time and increase production until they ruin the market price. Pears in Lake County were no exception. From 1920 to 1931 acreage increased from 900 to 6,500 bearing acres with disastrous results. In 1932 the pears that were actually harvested brought only \$15 per ton and by 1934 many orchards were abandoned.

Largely dry-farmed, many of the orchards contracted Fireblight and disappeared. By 1940, production stabilized at 3,700 acres and growers established cooperative packing sheds to package and market the fruit. In 1965, another setback to the Lake County industry appeared with the advent of Pear Decline, a virus carried by the Pear Psylla insect. Because of this growth-restricting disease average production was reduced by 55 percent to a low in 1967 of 29,000 tons. Fortunately, for Lake County growers, many of the orchards were on other more resistant rootstocks and many of the trees survived. Growers replanted their orchards with resistant rootstock and production gradually returned to normal. Since 1970, production has varied from 29,384 tons to 86,000 tons in 1982. In 1999, production of Bartlett pears was 80,000 tons.

Pear growing has become very specialized and is not for the faint of heart. Many of the orchards planted in the 1920s are now 90 years old, and are being removed because of lowering production. Only the best orchards are economical.

Today, pears are picked as they always have been - by hand. However, Lake County pear sheds today have state-of-the-art equipment to quickly cool the fruit, individually sticker each pear and package in various boxes to meet the needs of the supermarkets around the world. Lake County pears are shipped all over the U. S., Canada and Mexico. The Lake County pear industry is still an important cog in the economy of Lake County. Modern pear growers are practicing the latest growing techniques in order to grow the finest quality pears for today's consumer.

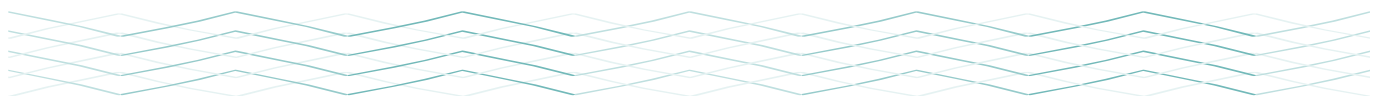
(Adapted from an article written by Myron Holdenried for the Lake County Record Bee "Pioneer Families" edition which was published September 15, 2001.)



Water Plant Update

The Water Board has been gathering surveys and legal advice to provide documentation for the easements of the road to the water plant and marina. Since all families in the lower area were promised water from Riviera West Water plant, we will be meeting with each family to work out a plan for implementation of the legal easements and the promised water. We are unable to obtain building permits without the easements. When the easements are in place, we can apply for building permits to begin renovation of the water plant.

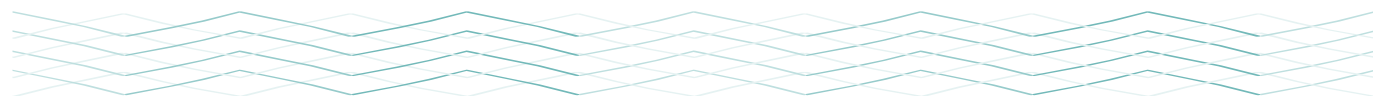
The Vanderwall engineering firm has provided plans for the renovations of the backwash area and the main plant. Ed Wooster, our Water Operator, is gathering the cost of necessary replacement items, such as clear well tank, piping, and pumps. Ed is obtaining bids for cleaning the steel tank and cleaning and repair of the wooden tanks. Ed has talked with PG& E about a number of cost saving plans. They will be sending us a report with suggestions. Ed has been inventorying the equipment and facilities. Jeremiah Fossa, Water Operator #2, has been oiling tanks, painting pipes, and generally cleaning up the facility. Completion of all of this work is especially amazing considering all of the necessary backwashing and other extra work being done due to the algae in the lake at this time of year. They have been doing a GREAT job! If you see them, please give them special THANKS!!!



Riviera West Mutual Water Company Schedule of Fees & Deposits

ADMINISTRATION

Stand By Fees	\$	305.00
Late Fee (Per Month)	\$	10.00
Lien Fee (if unpaid)	\$	100.00
Escrow / Transfer Fee	\$	150.00
Water Hook-up	\$	5,150.00
Bi-Monthly Water Bill:		
Base Rate	\$	127.50
Water Use Rate:		
Tier 1: 1 st 2000 cf		\$.018 per cf
Tier 2: 2001-3500 cf		\$.023 per cf
Tier 3: 3501-4500 cf		\$.028 per cf
Tier 4: over 4501 cf		\$.035 per cf



As the weather permits,
the pool will remain open.

