

Riviera-West Country Club News



January 2012

Issue 53

BOARD MEETINGS

PROPERTY OWNERS

Thursday, Nov 17, 2011

@ 4 PM

WATER COMPANY

Thursday, Nov 17 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

NEW Office Hours/Days:

Tuesday,

Thursday,

Friday

10 am to 4 pm

Next POA Board Meeting is Jan 19, 2012 at 4pm.

Next MWC Board Meeting is Jan 19, 2012 at 6pm.

Water Company Update

Tom Smythe is very diligently working with our attorney regarding the State of CA fine. The good news is that the fine has been reduced to \$1.1 million, but there are multiple issues that we still need to resolve. Our lawyer is attempting to reduce the fine and resolve the other issues. At this time, this is an ongoing process with our attorney, Tom, and the State of CA. We are attempting to show "in good faith" that we are upgrading the plant and that bankrupting the company would serve no purpose and will bring severe economic hardship on this small community that has no other options for drinking water, and that cannot go back and remedy past history. If you would be interested in helping by attending the meeting to show support for our cause, please call the office to leave your name and phone number. The hearing will be on February 2 or 3 in Sacramento.

Tom has the completed plans from Vanderwall Engineering and we are ready to update the backwash area and the lower water plan. As soon as weather permits, we will begin construction. We are talking with a community member, Robert Polizzi, concerning the replacement of two pumps. We are talking with PG&E concerning the possible financial help they may be able to provide for the new pumps. The water tanks have been inspected and have a price for repair of the wooden tanks. We will obtain a price for repainting (when weather permits) the interior of the steel tank. These are much cheaper options than replacing tanks which we were originally led to believe would be necessary.

In March, we have scheduled a "Leak Detection" company to check the original pipes from the plant, in the street, and up to your meter. They will be able to tell us if we have leaks and where we need to proceed with any necessary repairs.

It is time for the 5 year State report, the Clearlake Watershed Sanitary Survey. We do this in conjunction with many of the other local water companies. Since all the companies share the cost based upon the number of customers served, this will save us money. Mark Dellinger, Lake County Special District, has agreed to host us at his facility and we have had the first meeting to begin the process.

We appreciate the work Ed and Jeremiah have done to keep our "crippled" plant producing good water! Thanks!

Riviera West Activities 2011
Sponsored by the Ladies' Club

Events at the Clubhouse

NEW DATE SET FOR 2012 CRAB FEAST!

Saturday, January 28th

5:30PM No Host Cocktails

COST: \$25.00

Hostesses: Thomasine Griesgraber

Karen Magnuson

CARBON MONOXIDE DETECTORS

Did you know that the law now requires a carbon monoxide detector outside every bedroom or room used for sleeping and at least one on every level of each home?

When getting ready to install your new detectors, remember that carbon monoxide is a heavy gas so the detectors need to be installed on or near the baseboard, unlike smoke detectors which are usually installed on ceilings.

New Bookkeeper

During December, the many applications for the bookkeeper position were reviewed and four individuals were interviewed. The Boards were advised of the results at a meeting in January. The employment contract information will be determined by the board members and offered to the selected candidate.

ATTENTION ALL BLOCK CAPTAINS!

There will be a **BLOCK CAPTAIN** meeting on Wednesday, February 8, at 11:00 a.m., prior to the **LADIES CLUB** Meeting which will be held at 1:00 p.m. on February 8th.

POA President's Message

- I want to thank everybody for expressing their concerns and offering prayers for my daughter Stacy's acute Leukemia. She has completed her first round of chemo and is facing two more rounds enhanced with a bone marrow transplant.
- You will see a letter from the Ladies Club presenting a list of things they have done for Riviera West. The list is extensive and they are to be thanked for the wonderful job they are doing. I hope others will consider joining in support of the efforts.
- I wish to express my thanks to Barbara Eichten for the incredible amount of work and time that she has given to Riviera West. Without Barbara's untiring and dedicated efforts, the office would probably have closed.
- Discussion and decision will be made regarding the pool at the upcoming Board Meeting. Please take just a moment to attend. Your input is invaluable ... Thank you.

Mark your calendar!

The date has been set for the next **ANNUAL MEETING ... it will be Saturday, July 21, 2012.**

POOL Heater

Ray and Jim have done an exalt job of obtaining all the necessary information for a new pool heater and cover. We will take it to the board meeting in January and if it is approved, we will begin construction. A local company seems to be giving us the best bid and we will depend on them to determine the best time to install the equipment.

New signs have been installed in the pool area to remind members of the current rules. When a new bookkeeper is in place, we will be reviewing the procedures for the pool cards and the rules for the pool. At this time, no pool cards will be mailed. To obtain a new card, a member must come to the office and fill out a form. We have had too many cards "lost" in the mail to depend on the mail. The board will discuss the cost for a "lost" card.

NEW WATER BILL

By now you have all 'experienced' our new water billing system.

The few problems that were noticed and/or reported by you have been addressed and we look forward to more successful billings in the future.

Why the change in the utility billing system? Because the old system proved to be unreliable; creating bills for owners that had sold their property as much as twelve years prior; billing owners at the wrong address; being incapable of producing one bill for the owner and another for the renter. With the old program, the bi-monthly bill could go only to one address. The new system eliminates all these problems as well as provides many enhancements that were previously unavailable.

Is it more expensive? No, not really. Not in the long run.

Please note that the due date for water and water service is the 28th of the month you receive the bill. Paying any later will incur a \$10.00 late fee. Before you get upset, please realize that you are not billed in advance for water usage and service, you are billed for water and service you have already received.

Thank you for your feedback, comments, questions, and ability to positively move into this change.

Riviera West Mutual Water Company Schedule of Fees & Deposits

ADMINISTRATION

Stand By Fees (billed annually)	\$	305.00
Late Fee (Per Month)	\$	10.00
Lien Fee (if balance remains unpaid)	\$	100.00
Escrow / Transfer Fee	\$	150.00
Water Hook-up	\$	5,150.00
Bi-Monthly Water Bill:		
Base Rate	\$	127.50
Plus 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

Ladies' Club of Riviera West

I have been asked to write an article about the Ladies' Club and give a little history of our organization and what it is we do.

First and foremost, we are all property/homeowners, and under the jurisdiction of the Property Owners' Board of Directors. Our organization was formed in 1977 to promote good fellowship and friendship, as well as social activities, among those owning property in Riviera West and, as possible, to furnish such supplies for the clubhouse as may facilitate these objectives.

We are well aware that our common properties that we all enjoy - the marina, pool, clubhouse and grounds - are expensive assets to maintain, repair and keep in safe working order. These are all big ticket items that the POA must maintain. Wherever we are able, the Ladies' Club tries to help out with the more affordable items for these areas, usually at least once a year. Our clubhouse was built in 1969, and was used as the sales office to sell the lots in Unit I, those lots on the lower side of Riviera West Drive. That was forty-two years ago. Things wear out with time and use. Considering that the Ladies' Club doesn't really have a source of income, aside from our annual dues of \$10.00 and \$50.00 of the occasional clubhouse rental of \$75.00, I think we do pretty well at picking up some of the slack. We don't try to make a profit on our dinners, but just charge enough to cover the expenses, thus making the dinners affordable to all who wish to participate. Our goal, besides the social aspect, is to contribute something to improve the clubhouse for the benefit and enjoyment of all. These are the smaller ticket items, but it does relieve the treasury of the Property Owners' Board of bearing the cost. I can only speak from personal experience since 1990 to the present, but I know that we have contributed the following:

- + the two ceiling fans
- + replaced the original stove top in the kitchen
- + replaced the original oven with a double oven
- + purchased at least two or three refrigerators
- + replaced the original window coverings
- + re-upholstered the sofa and love seat (now in the office)
- + purchased the new sofa and love seat
- + redecorated (girlie-fied) the women's bathroom
- + picked up half of the expense of upgrading the wet bar with tile and plumbing
- + bought all the tables and chairs we use for the dinners, board meetings, plus replaced the old tables with the lighter weight tables now in use.
- + paid for the moving and tuning of the donated piano
- + donate \$100 to the county's annual Christmas Fund
- + bought the BBQ
- + plaque in clubhouse listing past presidents of POA and Ladies' Club

All this is in addition to the things needed to prepare and serve the food...tablecloths, chaffing dishes, cutlery, decorations. With the exception of the past two years, we have produced and paid for the Riviera West Directory of Homeowners, published each June. If I'm not mistaken, a few years ago we also bore the expense of upgrading the picnic area at the marina with lawn and BBQs. When one of our community dies, the Ladies' Club makes a contribution in that person's name to the charity of their choice.

At our most recent Ladies' Club meeting, September 15, 2011, a motion was made that we contribute \$1,000 towards the cost of a new pool heater or solar heating for the pool, whichever the POA decides is the best option. The motion was carried unanimously.

We are small in numbers, but we hope to continue to serve our Riviera West community in the years to come.

Betty Helf, Secretary—Riviera West Ladies' Club