

Riviera-West News



Issue 26

August, 2007

OPEN BOARD MEETINGS

FRIDAY,

September 21, 2007

PROPERTY OWNERS @ 5 PM

WATER COMPANY @ 6 PM

BOARD MEMBERS

Property Owners:

President.: Dan Krause

V-Pres.: Matt Snodgrass

Treasurer: Linda McPherson

Secretary: Nona Krause

Director: Doug Bridges

Water Company:

President.: Jim Snodgrass

V-Pres.: Dave Worswick

Treasurer: Linda McPherson

Secretary: Barb Curtis

Director: Norma Simmons

Administration Office

707.279.8544

Monday-Friday 9 AM - 1 PM

Jan Worswick

Rivierawest@aol.com

2007-2008 BOARD ELECTIONS

On Friday, July 20th, 2007 the ballots submitted by Riviera West Property Owners to vote in the 2007-2008 Boards of Directors' Elections were brought to the clubhouse by Election Official Gerry Fichtner and tallied at an Open Meeting. The verified results are as follows:

RIVIERA-WEST PROPERTY OWNERS' BOARD OF DIRECTORS

CONTINUING MEMBERS:

Dan Krause

Doug Bridges

CANDIDATES (for 3 open positions):

Linda McPherson – 203 votes*

Matt Snodgrass – 180 votes*

Nona Krause – 166 votes*

Carroll Morgan – 43 votes

RIVIERA WEST MUTUAL WATER CO. BOARD OF DIRECTORS

CONTINUING MEMBERS:

Norma Simmons

Barb Curtis

CANDIDATES (for 3 open positions):

Dave Worswick – 212 votes*

Linda McPherson – 204 votes*

Jim Snodgrass – 201 votes*

2007-2008 ELECTION BALLOT INITIATIVE

A Proposal to reduce the percentage of property owner support required to change or amend the By-Laws from 51 percent of the total number of Property Owners to 50% plus 1 of the voting respondents. This change would require (under the original By-Laws) an affirmative vote by *at least* 250 Property Owners.

Yes – 175 votes (83%)

No – 29 votes (14%)*

Did not vote - 6 (3%)

Total ballot count – 210 ballots

Total vote count – 204 votes

MUTUAL WATER INCREASES

Extensive effort over the past several months by Mutual Water Company Board Treasurer, Linda McPherson, to balance the Company's financial statements, has revealed a consistent shortfall during the last three fiscal years. This ongoing shortfall, combined with a newly-announced State of California-mandated addition in water plant personnel, now requires a substantial increase in the operations expenses that are covered by Property Owner charges. Because Mutual Water Company viability is integral to the value of all properties equally, this additional funding will be equally shared between all of our Property Owners. Effective immediately, a \$225.00 per Property increase will be added to the annual charges for 2007-2008.

Standby Fee billings will be sent during the next week to all unimproved lot owners, retroactive to July 1st of this year. The Standby Fee for 2007-2008 will be \$305.00 (\$80.00 + \$225.00 increase). Property Owners will, as always, have a 30 day payment window. Home Owner water bills generated, following the September 4th meter readings, will see an additional charge of \$37.50 added to this and each of the 6 bi-monthly water billings for fiscal 2007-2008 (for a total additional annual charge of \$225.00).

The Mutual Water Company regrets that these additional monies are necessary to maintain the Company's infrastructure and increasing cost of business in today's ever-changing and demanding climate. We remain committed to the concepts of constant oversight and cost-effective management.

PUBLIC POOL ISSUES...

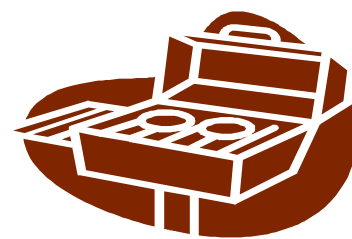
Since the Memorial Day Pool Season Opening, Riviera West members have been experiencing a significant increase in behaviors that have no place in our shared public pool. Posted rules concerning detrimental and unsafe behaviors have, in many cases, been ignored and concerned members who've attempted to rectify the offending situations have often been subject to ridicule, anger or dismissal. This is not acceptable. Members must respect each other by respecting our rules.

Two particularly problematic activities involve the introduction of food products and diapered babies into the pool water. Subsequent and repeated observances of floating foods and feces, as well as shredded diapers in the pool heater and scuppers, have caused considerable discomfort and disgust amongst both our members and our staff. As a "Public" facility, our pool is subject to random/spot inspections and chemical analysis by the Lake County Department of Health. If the pool water is found to be contaminated **it will be closed** and forced to be emptied, refilled and re-analyzed before re-opening. Our Community resources are finite and we can afford neither the addition of daily "Pool Police" coverage nor the emptying and refilling of such a large pool.

Chances are that you are *not* one of those who have let their behavior slide into the inappropriate range. However, should you encounter a fellow pool user behaving in a less-than-civil manner, please do take the time to attempt a 'gentle redirection'. Should your attempt fail, do not hesitate to alert our Administrator or Board of the offending party's identification. Pool usage, here at Riviera West, is a Member Privilege and that privilege can (and will) be revoked, if necessary. Absent that level of response, the Board has determined that a County Department of Health closure will, unfortunately, result in a seasonal closure. We are currently in the process of installing a video monitoring system but technology alone cannot insure civility or responsible behavior.



Got an e-mail address? Send it with your name to Rivierawest@aol.com and we'll add you to our list for current updates on what's happening.



The Riviera West Ladies Club is having their "End of Summer BBQ" on Saturday, September 8th at the Clubhouse, starting at 4 PM, with dinner at 5:30 PM. The menu will include hamburgers, veggie-burgers, hotdogs, baked beans, salads, watermelon and soft drinks. Those wanting wine, beer or spirits should bring them. Members planning on attending should RSVP to Vivian Moen at 279-4511 by Friday, August 31st.