

# Riviera-West News



Issue 27

October, 2007

OPEN BOARD MEETINGS

FRIDAY,

November 16, 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

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## BUILDING MORATORIUM LIFTED!

Since the new Board was seated in July, we have been faced with a number of decisions that affect the community. The most obvious to all was the increase in water bills and standby fees. This decision was not taken lightly and the previous Board had been grappling with this issue. One of the responsibilities of the Board is to deliver quality water at the lowest possible cost, while keeping a responsible eye to the future. The expenses of the Water Company have been exceeding its income. For the first two months of the fiscal year, expenses were \$6,828.61 higher than income. This trend is unacceptable and cannot be sustained. Certain improvements have been made, due to absolute necessity, and have been paid for using funds from our bank balance. This will decrease as standby fees are paid. There are now plans for an Assistant Operator for the Water Company and a provision for capital improvements. These actions are mandated by the State and are good business practices. Other issues are being addressed with the rate change. This Board is committed to moving forward to protect the investments of all shareholders and creating a stable financial position is imperative. Continued vigorous monitoring of expenses is paramount.

We are all concerned about the time it has taken processing our application for the State loan for the plant upgrade. We have received communication from the State that we have done everything to complete the application and are simply awaiting the Department of Water Resources to issue the Notice of Application Acceptance.

Another decision has been to end the Building Moratorium, effective November 1<sup>st</sup> of this year.. Given measures taken, the system has the capability to supply the existing homes and new growth. However, our water supply concerns are not over and conservation is still vital. Responsible water use, monitoring of growth, increasing efficiency of the facility are a few of the factors that the Board will continue to address.

Key to the overall quality of Riviera West is a vibrant and involved community. I urge everyone to attend the Water Board meetings to become more informed. If you have questions, please address them to the Board and we will answer them openly and accurately to the best of our ability.

Thank you,

Jim Snodgrass, President

Riviera-West Mutual Water Company

# PROPERTY OWNERS' PLANS

It's the time of year when things start to slow down and our efforts turn toward cleaning common areas up. The water plant / marina area is in need of repairs and the Board will be starting to clean and make repairs, where necessary. We are looking into replacing the entry gate with a heavy duty motor that we hope will not continually break down. We also plan to work with the Water Board in cleaning up the Water Plant. The replacing of existing docks will take some time in planning and raising funds. We would like to thank Richard Apfel for removing the submerged dock that collapsed this past summer. We appreciate your willingness to help out your fellow property owners.

Now that the pool is closed for the winter, we are looking into replacing the old pump with a more modern pump that will reduce maintenance time.

The building moratorium has been lifted, effective November 1<sup>st</sup>, and we should again start to see growth in our community. This means we will see more construction equipment on our new and beautiful streets. We would appreciate the reporting of violations on our roads in order to quickly respond and maintain them.

Just a little reminder: Winter is right around the corner and it is the time of year to check around your property for dead trees. Remember, we lost several trees to winds and water last year.

Thank you,

Daniel Krause, President

Riviera-West Property Owners Board

## Jerry DeChaine Candidate for Mendocino College Board

My fellow Riviera West home owners and friends, I am a candidate for the Mendocino College Board of Trustees. If I win, I will represent Kelseyville and will be open to your suggestions on ways Mendocino College can best meet the needs of Lake County.

One concern that I have is to make sure that the college offers complete transfer programs to our students so they can succeed in four year institutions. A second concern is to improve access to the college for our many seniors in the area. I support building the new satellite campus in Lake County which will help accomplish these two goals as well as improve access to both part-time and full-time students in Lake County.

My background is well-suited to make me a good board member. In addition to being a full-time chemistry instructor for Mendocino College, I worked as a chemist in aerospace during the race to the moon as well as a rubber chemist in private industry.

During my tenure at the college, I have been involved in almost all committees and, in many cases, in leadership roles. I know the positives and negatives of the college and hope to take this knowledge forward as a Board Member to best ensure a quality education for our students. Please vote for me on November 6.

P.S. My son, John R. DeChaine, is running for the Kelseyville School Board and could also use your support.

Thank you,

Jerry DeChaine



Got an e-mail address?  
Send it with your name  
to [Rivierawest@aol.com](mailto:Rivierawest@aol.com)  
and we'll add you to our  
list for current updates



The Riviera West Ladies Club is having their "OCTOBERFEST" on Saturday, October 20th at the Clubhouse, starting at 5:30 PM, with dinner at 6:30 PM. The menu will include sausage, sauerkraut, potatoes, salad and dessert. Those wanting wine, beer or spirits should bring them. Members planning on attending should RSVP to Vivienne Moen at 279-4511 by Wednesday, October 17th<sup>st</sup>.

**Paul Barber says: "Don't forget - with the moratorium lifted, the ACP Guidelines contain the required framework for submitting new construction documents. Use the 'Checklist!'"**