

# Riviera-West News



NOVEMBER 2008

Issue 33

## OPEN BOARD MEETINGS

FRIDAY,  
November 21,  
2008

### PROPERTY OWNERS

@ 5 PM

### WATER COMPANY

@ 6 PM

### BOARD MEMBERS:

#### Property Owners:

President.: Nona Krause

V-Pres.: Matt Snodgrass

Treasurer: Linda McPherson

Secretary: Karl Hoenke

Director: Doug Bridges

#### Water Company:

President.: Jim Snodgrass

V-Pres.: Dave Worswick

Treasurer: Linda McPherson

Secretary: Jan Worswick

Director: Barb Curtis

#### Administration Office

707.279.8544

Monday - Thursday

9 AM - 1 PM

Greetings to all Shareholders,

The Board hopes everyone's summer was enjoyable. The Board is continuing to monitor the progress of the conventional loan for the upgrade of the water plant. The current economic situation has placed delays in the process. The projection for having the process complete and having funds available for construction is early spring. The delay is not desirable but the additional time will improve our financial position. It also will allow a more desirable start time for the project. There has been steady progress in the collection of water accounts that were past due and these funds are being deposited into the reserve account. The Board is committed to building our reserve account to cover future anticipated maintenance and on-going repairs. There have been recent interruptions in service to sections of the community, due to breaks in lines and repairs. These situations emphasize the importance of a reserve account that is capable of handling updating those portions of our system that are nearing the end of their service life. Our water personnel always make every effort to minimize these interruptions and we appreciate their efforts.

As the rain and cold weather approach, check around your homes for exposed pipes and protect them from freezing. A little preventative work will save extensive damage from broken pipes.

This will be the last newsletter before the Holiday season and the Board extends our best wishes to you and your families. May you have a safe and enjoyable time during these upcoming weeks.

On behalf of the Water Board,

Jim Snodgrass





## Riviera-West

### Ladies' Club News

The Ladies Club welcomes the Riviera West Community to the

## Annual Christmas Party

December 6, 2008

Cocktail hour at 5:00 PM.  
Dinner begins at 6:00 PM.

For more information contact Vivian Moen at 279-4511

Exercise in the Clubhouse Mondays, Wednesdays and Fridays at 9:00 AM!  
Contact Jan Wilson at 279-0490 or Betty Helf at 279-2003 for more information.

Halloween Candy, Turkey Stuffing and Christmas Cheer are near.

It seems to me that Christmas comes quicker and quicker each passing year. I am sure that, like most of you out there, we still have a million things to do before the holidays. I personally am trying to enjoy my holiday a little more. I am trying to not get so caught up in the preparations that I fail to really enjoy my family and friends. I am hoping all of you take the time to enjoy the warmth of your family and friends. I want to wish all of you the happiest, healthiest and most enjoyable holiday season. Have a very prosperous and Happy New Year.

Sincerely, Nona Krause  
President HOA

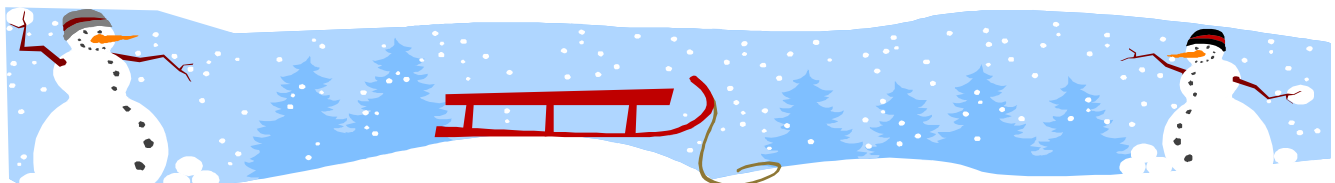
### NOTICE TO ALL HOMEOWNERS

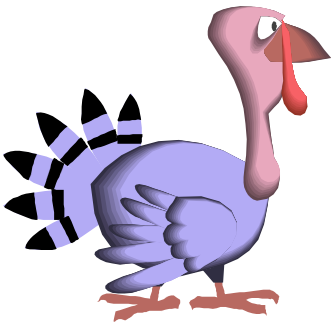


We have recently changed our late fee policy to charge \$10 per month. Please visit our website or come into the office if you would like to have an updated copy of our rules and regulations.

Please visit our website so that you may receive the most current news and updates for Riviera West at: [www.rivierawest.org](http://www.rivierawest.org).

Riviera West 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.





## Messages from your Home Owners' Association Board:

- Fire Fuel Abatement efforts this year were obviously successful but we learned a few things to apply next year:
  - \* Rather than using the summer to clear brush, start earlier to insure our properties are compliant and fire risks are *already* minimized, by the start of the fire season.
  - \* We are now also taking care of HOA parcels - an embarrassing oversight.
  - \* Since fire is by far the greatest risk to our homes and investments in Riviera West, consideration is being given to reviving the past practice of spending HOA funds to clear parcels of uncooperative owners and bill the owners for the incurred costs. Owners who fail to reimburse the HOA would be subject to the cost recovery process discussed below.
- Nona Krause continues to harass PG&E to remove the remains of dead trees left standing along Shoreline View, after last summer's extended power outage.
- Your Board has put in place a vigorous cost recovery process to deal with property owners who fail to pay annual dues, water bills and other costs (such as the fire abatement brush removal described above). The process includes a paper trail of communication with uncooperative owners, possible liens against the properties and measures leading to foreclosure. The simple fact is that several owners owe this Association thousands of dollars and have taken advantage of prior Boards' good will.
- We will try to expand this newsletter in ways we hope will be useful to our membership. To this end we are considering accepting classified ads for property rentals and for business card-sized ads for local service providers (both for a small fee, which would defray printing costs), such as brush removal, watering system maintenance & repair, house & pet sitting, plumbing, electrical, A/C repair, etc. The idea is to provide a list of qualified providers that both residents and "weekenders" can use with confidence. Suggestions, ideas and participation from all of our members will be welcome.



# Historical Buildings of Lakeport

By Betty Helf

(Part I)

## Carnegie Library - 200 Park Street

One of 19th-century industrialist Andrew Carnegie's many philanthropies, these libraries entertained and educated millions. Between 1886 and 1919, Carnegie's donations of more than \$40 million paid for 1,679 new library buildings in communities large and small across America. Lakeport's library was built on fill from dredgings taken near the park area. A levy was created and then back filled. Once the fill was completed, Aaron Levy donated the land to the City of Lakeport. The library was constructed in 1918 with a \$6000 donation from the Carnegie Foundation. It was the county library until 1985 when the new library on High Street was constructed. It served as headquarters for the 1988 Centennial Festivities. The building was restored by the City of Lakeport and volunteers from the community. The City of Lakeport was careful to protect the historic building and maintain its integrity. It now houses University of California at Davis Clear Lake Environmental Research Center (UCD-CLERC) which is dedicated to ecological research applied to the Clear Lake Basin.

## Lakeport City Hall - 225 Park Street

The "new" City Hall was built in 1985. Actually, it was the old Pacific Telephone and Telegraph building that was abandoned due to streamlining of telephone services. The building was dedicated in 1987, one year before the City of Lakeport Centennial. The building cost \$1 to acquire, but quite a bit more to renovate. The City moved from its previous location at 445 Main Street, the current Lakeport Fire Department.

## Lanco Building - 199 N. Main Street

In October of 1926, plans were announced in the Lake County Bee that the Liberty Bank of San Francisco (later, Bank of America) intended to build a new building of reinforced concrete to replace the two old wooden structures on the southwest corner of 2<sup>nd</sup> and Main Streets. Earlier on this same site was Steven's Saloon, site of one of the earliest Lakeport murders. It is currently owned by Mrs. Kathy Sampson and recently received a cosmetic restoration. It is truly beautiful, complete with gold touches on the eave sculptures and the inside of the building, after a good cleaning, revealed beautiful painted designs on the beams. Mrs. Sampson has made it the home of her "Traditions", her extensive antique collection. She will take some items on consignment.

## Slotterbek Gun Shop - 185 N. Main Street

Charles Slotterbek located his gun shop in this building in 1872. The Chopsticks restaurant is the latest business to be housed in this same location that Charles Slotterbek made famous because of his superior ability as a gunsmith. Slotterbek was probably the most famous of the California target rifle gun makers of the mid 1800's (see *California Gunsmiths* by Lawrence Shelton for more details). He was well known in the west for the exceptional quality of his rifles and pistols which are still highly prized and sought after by gun collectors today. He was born in Wurtemberg, Germany in 1832, immigrated to the United States and worked for Derringer in Philadelphia, where he learned all phases of pistol making. Not only a superb craftsman, he was an inventor and was granted patents for an off-set scope mount, a three barrel gun and a breach loading rifle. This is another example of a building that began as a wooden structure, but was later converted into brick due to the many fires that destroyed buildings in the late 1800's. Charles Slotterbek died in Lakeport in 1886 and is buried in Hartley Cemetery.

## Farmers Savings Bank - 155-165 N. Main Street

This building was constructed in 1876. 155 Main Street formerly housed Ashley's Restaurant, but is currently vacant. 165 Main Street is the home of Wild Wood Gallery and Frame Shop. It was the former location of the Lakeport Hardware Store for many, many years. A previous business, a beauty salon, vacated the premises and moved to Nice due to a disagreement with the owner on the change of color of the building. The original structure was wooden and was the location for Farmers Savings Bank, one of the first two banks in Lake County.