

# Riviera-West News



July 2011

Issue 49

## BOARD MEETINGS

### PROPERTY OWNERS

Thursday, July 21, 2011

@ 4 PM

### WATER COMPANY

Thursday, July 21, 2011

@ 6 PM

#### BOARD MEMBERS:

##### Property Owners:

Doug Bridges  
Barbara Eichten  
Karl Hoenke  
Thomas Moore  
Ray Oliva

##### 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](mailto:rivierawest@gmail.com)  
Admin. info: 707.279.8547  
[Judy.RivieraWest@gmail.com](mailto:Judy.RivieraWest@gmail.com)

Monday - Thursday

9:00 AM - 3:00 PM

Friday

11:00 AM - 5:00 PM

**NEW TIME for the Property Owners' Board Meeting— 4:00 PM.**

## Riviera West Annual Meeting Summary

The Annual POA meeting was held on June 18, 2011 with the following Board members presiding: Phil Wilson, Linda McPherson, and Karl Hoenke. With 51 owners and proxies, the necessary quorum of 100 was not reached. The Board made a formal presentation of their achievements for year. The 2011-2012 budget was approved. The new Board was announced which includes Doug Bridges, Barbara Eichten, Karl Hoenke, Thomas Moore, and Raymond Oliva. Homeowners' questions were answered by the Board.

The presentation included the following:

Review of Davis-Sterling Act	Real estate status
Overview of the past year	Emergency Management Plan
Status of Marina	New office assistant
Future projects list	Reserve study summary
Cash flow summary	Potential sources of revenue
Issues for the future	Results of elections for 2011-2012

A major part of the presentation addressed the financial condition of the Association. Please see the website for the full presentation. The increase in annual dues from \$275 to \$330, announced at the August 2010 meeting is to be implemented in July 2011. Our reserve account has been persistently negative for many years (and is now -\$130,000) because we have spent rather than saved the approximately \$50,000 per year which the law requires. The present increase is part of a long-range plan to correct this problem. We hope to have the reserve account positive by 2013/2014, and to reach our necessary target of around \$250,000 a few years later. The Board feels this planned build-up is essential to both comply with regulations and to avoid large future special assessments.

In regard to the past year, the Board was able to repair/replace the Marina dock and pier at a cost of \$30,500, which includes \$9,000 of recovered through insurance. There was substantial snowstorm damage to be cleared. To increase the open office hours, a second person has been hired to assist you. "Water lilies" have been purchased to keep the pool warmer. These tasks have been accomplished by our "volunteer" Board of Directors. THANKS!!

(Continued on page 2)

**Annual Meeting Summary  
(Continued from page 1)**

Linda McPherson is to be especially commended for implementing the notices, liens, and court orders for unpaid HOA and water fees. Linda has provided untold hours to the Treasurer's job and we will REALLY miss her expertise. Thanks for ALL of your help for so many years, Linda!!!

Karen Magnuson and her team of volunteers have been very busy writing and implementing a "Get Ready" Plan for emergency preparedness. There were many hours of research and planning by these volunteers. A very informative training session with our very own Fire Chief added to this plan. Look forward to future training sessions. THANKS to all!!!

For more details, see the complete slide presentation from the Annual Meeting on the Riviera West website.

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**Upcoming Events Around the County**

**Friday, July 15, 2011**

**Calpine Geothermal Visitors Center, Middletown**

Free bus to tours to The Geysers where you can tour a geothermal power plant. Tours depart from the Geothermal Visitors Center in Middletown, and reservations are required.

Please call 707-987-4270 for reservations or questions.

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**Fridays at Library Park, Lakeport, 6:30 pm:**

**July 22—The Neverly Brothers**

**July 29—Snake Alley**

**August 5—Incendio**

**August 12—Kaye Bohler Band**

**For More information:** Call (707) 263-6113

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**Go to [www.TallmanHotel.com](http://www.TallmanHotel.com) for Blue Wing Saloon & Café entertainment.**

**Thanks**

**to retiring volunteers!!**

... with special commendation to **Linda McPherson** who provided six years of financial expertise and to **Karen Magnuson** for her service as Ladies' Club President and in formulating the Get Ready Program for emergency response procedures.

**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

**Saturday, February 18th – Valentine's Day Theme 5:30 Cocktails**

Hosts: Wilma & Harold Taylor

**Saturday, March 17th – St. Patrick's Day**

Host: OPEN

6:30PM Dinner

**Saturday, April 21st – Pot Luck**

Time TBD

Saturday, May 19th – Mexican Fiesta

Host: Norma Simmons

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Information on dinners and cost will follow.

Several neighbors are interested in having a Neighborhood Yard Sale, to be held on Friday, August 5th and Saturday, August 6th. If anyone is interested in participating, call Norma Simmons at 279-9604.

We are considering a TGIF in August and September. They would be BYOB and an appetizer to share. Details to follow.

## Pioneer Families of Lake County

### John Cobb

John Cobb, who settled the Cobb Mountain area in October of 1853, was born in Henry County, Kentucky, on May 19, 1814. He followed river boating and farming in that and the surrounding states. He was married in 1841, but both his wife and two children had died by 1848.

That same year he married his second wife, Esther E. Deming, a native of Ohio. They eventually had six children, John R., George O., Joseph D., Mary H., William T. and Hester E. Cobb.

In the spring of 1850 John Cobb started across the plains for California with his wife and one child. After staying over several months at Salt Lake City they reached California in July 1851. He jumped around to several places but returned to Napa Valley in August 1853.

In October, he took up a place in what is now called Cobb Valley, being the first settler there. His family moved there in November 1853. At that time, Lake County was a portion of Napa County, and in 1854 he was elected Assessor of Napa County and assessed that county in 1855. He lived about five years in Cobb Valley, then sold out and moved to Napa County and stayed about 18 months.

John then moved out to Callayomi Valley and settled near where Middletown is now located. He farmed and raised stock on that place for about three years. About that time, Lake County separated from Napa County. He was then put in charge of the Callayomi and Guenoc Grants by Robert Waterman, and moved to the Stone House. He farmed that ranch two years, and leased out the farms on the grants to the settlers.

Twice he moved to Sonoma County to educate his children but finally settled in Lake County, making his home in Little High Valley on what is now known as the Lea Neu Ranch, where he lived out his life, dying November 13, 1893. He was buried in the old Lower Lake Cemetery.

(Adapted from the August 1973 Pomo Bulletin, published by the Lake County Historical Society. Contributed by Betty Helf.)

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## 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!

## The Pool is Open



### Hours:

9:00 AM - 10:00 AM Ladies Club Exercise Class

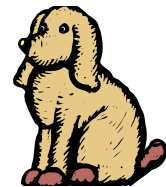
10:00 AM - 11:00 AM Lap Swimming Open

11:00 AM - Dusk Open To Everyone

### A few rules to remember:

Entry cards must be available as identification for use of the pool. Children under 18 **must** be accompanied by an adult. Use of the pool is for Owners/Tenants and a maximum of **four** guests only. Pets are **not allowed** in pool or pool area. Glass containers are **not allowed** in the pool area. Children using the pool **must be potty trained**. Pool gate must remain **closed** at all times. Please remember to read and observe all pool regulations posted at the pool.

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.



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.

**Please call in any updates to the Homeowners Directory.**