



Riviera Gardens

The Riviera Gardens Review

November/December 2020

Let's start this newsletter off with some good news. How about **NO DUES INCREASE FOR 2021**? That's right. The Riviera Gardens Board of Directors just approved a budget prepared and fine tuned by Treasurer J.D. Baker. This is not an easy task but it is one of the most important fiscal responsibilities of the RG Board. They started working months ago on cost projections for next year. They had to take into account myriad factors including structural problems with carports; continuing issues with aging electrical and plumbing systems; and the removal and replacement of landscaping, bushes, and trees (alas!) that didn't survive the scorching summer of 2020. There are also roof repairs; painting; pool and spa maintenance; and upkeep of parking lot surfaces to consider. In addition, they had to include in their crystal ball musings increases in utility costs: water (for the entire community); natural gas (for heating pools and spas); and electricity (for the safety lighting of all the grounds and buildings). During the past several years RG condo values have increased significantly because of our unique grounds, location, and healthy reserve. That increase can be attributed to the careful fiscal, aesthetic, and structural oversight of current and past Boards along with PPM, our management company. Before the end of the year each homeowner will be receiving a detailed annual budget report and state of the Riviera Gardens economy.

WATER LEAKS. One of Riviera Gardens most important (and often confusing) documents is the Water Leak Policy (formerly known as the Water Intrusion Policy) which outlines who pays for what repairs (the HOA or the homeowner) when water leaks occur within, around, above, or below a condo unit. The current Board of Directors decided to rework some of the vague language and clarify the more important points of the policy which was first instituted in 2016.

Copies of the revision are posted on the bulletin boards next to the mail boxes located throughout the Riviera Gardens community.

Please read the document carefully because not following these procedures could delay repairs and cause you, the homeowner, additional expense. If you have questions, comments, or want a copy of the rules contact David Schuknecht, RG property manager, at PPM (see contact information, page 4).

New Fine Schedule. The RG Board has reluctantly raised the fines for three of the most common rule violations within our community. And not just by small amounts. Continued disregard for these three rules has resulted in significant expense and inconvenience for all homeowners. From now on if residents are cited for illegal dumping, not picking up after a pet, or renting a unit for less than 30 days, they will be cited and/or fined as follows:

*Not removing Fido's poop or allowing the dog outside without a leash will result in a fine from \$500 for the first violation up to \$2000 for additional citations.

*Renting a condo for less than a 30-day period will generate a first-time fine of \$1500 up to \$4500 per additional event.

*Fines for depositing construction material, large items that won't fit in the dumpsters, or dangerous or inappropriate refuse in community receptacles will result in fines from \$1000 for the first violation up to \$5000 for each new incident.

A general notice about these fine increases was recently mailed to all homeowners for review. If you have comments or did not receive a copy of the full fine schedule, contact David Schucknecht (info page 4).

Free Big Stuff Disposal. While we're on the subject of large-item disposal, we just found out that Palm Springs Disposal Services will collect bulky items such as old appliances and furniture **for free** providing the items do not exceed 150 pounds, can be lifted by

two men, and are left just outside the dumpster area for easy access.

The service is limited to two items per month and the pickup must first be scheduled by calling **760-327-1351, extension 313.**

Note: Item may not be placed by the dumpster before the arranged pickup day.

Flowers Everywhere. During one of last year's HOA meetings a homeowner asked why there weren't more colorful flowers around the pools, border areas, and atriums. We explained that the Board had voted to try out something that many residents had been suggesting for years: planting perennials instead of the usual annuals. Well, the good news is that a large variety of perennials were planted, new water-saving drip systems were installed, and everything looked great. The problem was that perennials bloom on their own schedules so the seasonal flush of color that included petunias, pansies, and other colorful annuals that everyone was used to didn't happen.

This year the Board decided to give residents the best of both varieties. They planted more than 2500 annuals and 30 flowering bushes to augment the already thriving perennials. Thanks to Bob and Julie Harris and Sharon Baker (who has prepared a compendium of desert-friendly flowers and bushes for future reference) who helped on the uniform placement of the plants throughout Riviera Gardens.

Birth of a Website. Riviera Gardens is getting a new website! New because the one we now have can only be accessed through PPM, our management company. The site is being designed by webmaster Gavin Lendt with David Schucknecht and will have its own URL. It will include almost everything you wanted to know about Riviera Gardens: CC&Rs, Rules & Regulations, newsletters, HOA meeting minutes, important notices, documents, and forms. There will be color photos throughout. The exact date of launch will be announced soon but we're aiming for some time in early 2021.

Monument Signs. By now you've noticed the new stone monument sign just installed at the corner of Via Miraleste and Vista Chino. This was a project near and dear to President Ed Colson's heart. He believed that Riviera Gardens Condominiums should have a better street introduction than the sagging and fading wooden sign that was leaning against a tree over by Gate 1. The new monument sign looked so good that another one has been ordered and is being prepared for installation on the corner of Via Miraleste and Via Esquela.

That faded wooden sign was not discarded. Instead Mario Godinez, RG maintenance manager, carefully repaired it and a group of residents got together to paint it. Thanks go to homeowners Judy Colson, Jennifer Givner, Pam Moody, Freddie Probst, and Deidre Wade for their artistic work. Check it out next time you drive by Gate 1.

Landscaping. The summer of 2020 was not kind to the grounds of Riviera Gardens. As Fall approached it became obvious that there needed to be some additional measures put in place beyond just the usual mowing, trimming, and raking. The HOA Board decided to take the suggestion of our property manager David Schucknecht and hire a professional landscape contractor to survey the entire property and provide a holistic plan of action to be slowly implemented throughout the year.

One of the suggestions is already being implemented. Plans are being finalized to hire a squad of gardeners to do a one-time cleaning and trimming blitz of every corner and surface of the RG grounds. That will make it easier for our regular crew to maintain the areas for the rest of the year.

In the interim Ed Colson and Scott Daniels are finalizing a plan with the landscapers to set up a more formal schedule of clean-up and maintenance activities that include:

- Raking and removal of debris from around buildings, carports, dumpsters, and parking lots.
- Trimming of bushes and trees.
- Careful detailing of flower beds.
- Checks, maintenance, and replacement of sprinkler heads.

Welcoming Jimmy Buffet. Island coolness has moved in next door. The Riviera Hotel, which has been a Palm Springs institution and meeting place of the rich and famous for more than 60 years, is now the

Margaritaville Resort Palm Springs. After an intense and extensive renovation, the Resort is planning to open around Thanksgiving. The main features, according to advance advertising, are refurbished rooms, new restaurants, a unique swim-up Tiki bar, and lots of areas to relax and enjoy both the Palm Springs and island vibes.

Patio Privacy. Good news for those of you who own second-story condos: The Board has approved a specific type of screen that can be attached to balcony railings to insure privacy and safety. RG Rules and Regulations do not allow anything to be attached to the railings. This is the only approved product for that purpose: **Solar Screen, 1X7/16 tan frame, color Desert Sand.** Several local contractors install the brand including AlClare Company in Palm Springs. If you have questions contact David Schucknecht (contact page 4).

Critter Alert. We live in the middle of a desert so it's not surprising that we often get visited by indigenous creatures like coyotes and possums. Overall, they are pretty harmless unless you own a small dog or cat. More bothersome are the wasps, fire ants, and desert rats. If you happen to come across any of these let Mark See at PPM (contact right) know. He will schedule the exterminator to take care of the problem.

Mark Your Calendar. Virtual meeting times and agendas are posted four days before each event on the bulletin boards by the mailboxes and next to the Riviera Gardens office in Building 13.

The next HOA meeting will be held via the PPM electronic system on **November 18 at 2 PM.** Join the meeting by telephone from the comfort (and safety) of your home. **To dial in call 1-209-844-4600. When prompted enter the meeting ID 24452883#.**

Call in a few minutes before so you don't miss anything and use the **MUTE** button on your phone until such time as you may want to address the meeting. This filters out any ancillary noises that could cause audible disturbances to the proceedings.

Comments are welcome at the Homeowners' Forum at the beginning of the meeting but they are still limited to three minutes.

Contacts Personal Property Management (PPM)

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Art provided by Jennifer Givner.