

# The Riviera Gardens Review

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**MARCH 2021**

Following is a list of projects completed, underway, and planned for Riviera Gardens in 2021. It is a long list. It is an ambitious list. It is a list made possible by the careful planning, budgeting, and hard work of your volunteer Board of Directors. It is a list all homeowners should be aware of because each and every project past, present, and future is essential for maintaining the enjoyability and value of your property.

Just to bring this point home, here is a small sample of recently completed maintenance projects. They include replacement of aging Pool One mechanicals, electrical upgrades on sidewalk lighting throughout the complex, installation of water-saving drip irrigation systems in every border area, and stucco repair on several buildings.

On the agenda for next year (2022) is painting of all 21 buildings in the Riviera Gardens complex, repair of carports, and replacement and repair of sections of the security fences that surround Riviera Gardens. Last, but certainly not least, plans are to install desert scape along the Via Escuela parkway to match the already thriving and mature borders along Via Miraleste and Vista Chino.

Maintaining Riviera Gardens is a daunting job. Every repair needs to be assessed, approved, and accomplished as quickly as possible. It takes a dedicated and hardworking team that includes President Ed Colson and Board members Scott Daniels, J.D. Baker and PPM personnel David Schuknecht and Mark See, as well as scores of contractors to keep things running smoothly. Also integral in this process is Mario Godinez, RG maintenance manager. Each and every one of these individuals goes above and beyond in making sure Riviera Gardens remains one of the most aesthetically beautiful and financially well-run communities in Palm Springs.

**Asphalt Replacement.** Enclosed with this newsletter is a diagram showing **T.Maus's** Closure Schedule for all eight Riviera Gardens parking areas **including the parking spaces outside of gates 3, 4, and 5.** The work will begin on Wednesday, March 3, and continue through Friday, March 12. Please note the days when your parking lot will be closed. This is a huge job and one that will affect every homeowner but once it's complete we won't need to do it again for at least another 10 years. And it will greatly enhance the appearance and worth of the entire community. **PLEASE NOTE:** On the day work begins your parking area will be closed to all car and foot traffic for 4 days while the asphalt cures. Also, anyone who walks or drives on the wet seal will be charged for repair of the damaged areas. Cars will have to be parked elsewhere otherwise they will be towed at owner expense. It's best to park your car in another area the night before work is scheduled on your section otherwise you could get blocked in by asphalt vehicles and equipment since the company starts set-up at 5 a.m. **Cars not removed by 7 a.m. will be towed. A trash dumpster for all residents will be located outside of Gate One while asphalt work is in progress.** The schedule will also be posted on the bulletin boards by the mailboxes. If you have questions call David (See contact page 4.)

**Landscape News.** What sets Riviera Gardens apart from most other condominium communities in this area? Of course, it's the beautiful trees, lush

flowerbeds, and green areas. Over the past two years these amenities have taken quite a beating because of the frequent droughts and scorching summers. It seemed like all of a sudden there were hundreds of dead and dying bushes and bare flower beds on Riviera Gardens grounds. So, before the season began the Board purchased more than 300 new bushes and 2500 flowers to replace the bedraggled and bare areas. The result: A renewed and healthy Riviera Gardens landscape.

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**Landscaping Company.** To make sure the grounds will continue to be properly maintained the Board hired **BlueSky Landscape Corp.** Their team of experienced landscapers started work on February 1. You will recognize them by their blue shirts with the BlueSky logo on them. Please allow the BlueSky crews to do their work without interruption. **Because of a mandate voted on and passed by the HOA Board, the landscapers are not allowed to answer questions or take requests from homeowners. Instead you are asked to call David at PPM (see contact info page 4).**

**ELECTIONS.** What's a simple way to stay involved in the governance of Riviera Gardens? VOTE! Not everyone has time to serve on the Riviera Gardens Board of Directors but you can make sure to return your ballot in a timely manner after you receive it. There are two positions open this year, each with a two-year term. Nomination forms have already been mailed to all homeowners. Ballots will be in

your mailboxes in March. Ballots need to be returned as soon as possible so they will be received by Ballot Box, the company that is handling the details of the election, by April 24 which is the date of the virtual RG Annual Homeowners' Association Meeting. Questions? Call David Schuknecht.

**Advisory Volunteers.** Don't have time to serve on the Board but still want to have some say in the management of Riviera Gardens? Then consider working on either the Riviera Gardens landscape or maintenance committee – or both if you have the time. These grassroot groups advise the Board on important issues and matters: The landscape group monitors all things green and blooming and the maintenance committee reports any problems on the grounds to David Schuknecht and Mark See.

**New Board Member.** The Riviera Gardens Board of Directors has been working with four instead of five members for the last year. Not out of choice but out of necessity. The process with four members is pretty simple: The majority vote rules. If there is a 2-2 tie the motion is automatically denied.

The Board just appointed a fifth member, Tessa Voss, who recently relocated from Portland, Oregon, to become a full-time resident of Riviera Gardens. Tessa's reasons for volunteering are simple: "I feel committed to the health of this community. Also, this is a great way to get connected and meet neighbors." Tessa is just itching to

initiate some fun community events. She will serve for the 2021-2022 terms. Welcome, Tessa.

**Fresh Fruit.** This is the time of year when our numerous fruit trees bring forth their bounty. Toward the end of March the gardeners will be harvesting the produce and placing it in containers around the grounds so residents can help themselves.

**Second Stone Monument.** The new stone monument sign on the corner of Vista Chino and Via Miraleste is now a permanent fixture and a fitting and elegant way to introduce people to our community. It was a long time coming.

A second sign has just been installed on the corner of Via Escuela and Via Miraleste. The words *Riviera Gardens Condominiums* are etched on the colorful granite slab. The design also includes a profile of the nearby mountains as viewed from inside the Riviera Gardens grounds. Check it out.

**New Website.** At last, Riviera Gardens has its own website! It's up and running. The site was designed by webmaster Gavin Lentdt with community manager David Schuknecht. It will include almost everything you need including billing information, Riviera Gardens CC&Rs, Rules & Regulations, newsletters, HOA meeting times and minutes, important notices, documents, and forms. **Check it out at [rivieragardenshoa.com](http://rivieragardenshoa.com). The dedicated password for RG homeowners is enclosed on a separate sheet of paper.**

**Hard Surface Flooring.** Those of us who live in a downstairs unit know that noise from the above condo can be an issue. That is why the CC&Rs forbid hard surface flooring in second floor units except in the kitchen, entryway, and bathrooms. Some homeowners have chosen to ignore this rule. They do it at their own risk. All it takes is a complaint from a downstairs neighbor to start a process of fines and eventual removal of the flooring. Nonconformance could even hold up the sale of a condo until the unit is brought up to code.

### **Did You Know...?**

...that despite the fact that Riviera Gardens is a gated community there have been several instances of theft the past few months. Homeowners are encouraged to keep their cars and homes locked. If you are a victim of theft or other crime first call the police (911) and then inform PPM, in that order. Calling PPM first only delays the police investigation.

...that riding bicycles, scooters, hoverboards, or skates within the confines of Riviera Gardens is not allowed. Also, young children are not allowed to play in or around the pool areas without adult supervision.

...that the RG Board is ever on the search for solutions to the unpleasant problem of bird droppings. The Board continues to test possible solutions short of cutting down all the trees (never going to happen). Until the Board finds a solution, they will continue to search for a company or individual to at

least clean the sidewalks. If you have suggestions (remember crows and ravens are a protected species) contact David.

**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 regular HOA MEETING** will be held via the PPM electronic system on **March 17 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#.** Comments are welcome at the Homeowners' Forum at the beginning of the meeting but they are still limited to three minutes.

**\*\*The Annual Riviera Gardens Homeowners' Association Meeting** is scheduled to take place virtually by phone via the PPM electronic system on **Saturday, April 24<sup>th</sup> at 2 p.m.** **To dial in call 1-209-844-4600. When prompted enter the meeting ID 24452883#.**

### **Personal Property Management (PPM) Contacts**

**General 760-325-9500**

#### **Maintenance**

**Mark, Ext. 224, MSee@PPMinternet.com**

#### **Gates**

**Heidi, Ext. 229, HGrasl@PPMinternet.com**

#### **Accounting**

**Codi Angulo, Ext. 248,**

**CAngulo@PPMinternet.com**

#### **Everything Else**

**David Schuknecht, Ext. 225**

**David@PPMinternet.com**

This is my last issue of *The Riviera Gardens Review*. I've written and edited it for almost 4 years and I've served on the RG Board for almost as long. Anyone interested in taking over production of this newsletter, please contact David Schuknecht. – Karen Reyes

**THE NEW RIVIERA GARDENS  
DEDICATED WEBSITE URL:**

**[rivieragardenshoa.com](http://rivieragardenshoa.com).**

**PASSWORD FOR RIVIERA GARDENS  
HOMEOWNERS:**

**RGOWNER**

# Riviera Gardens Homeowners Association



*The Coachella Valley's Community  
Management Company*

760-325-9500 OFFICE  
760-325-9300 FAX  
68950 Adelina Road  
Cathedral City, CA 92234

[www.PPMinternet.com](http://www.PPMinternet.com)

February 17, 2021

## **RIVIERA GARDENS HOA** **IMPORTANT NOTICE**

Please be advised that **weather permitting**, the parking areas are scheduled to have a mill and overlay done beginning at 7:00 A.M. Wednesday, March 3<sup>rd</sup> through Friday March 12, 2021.

**The parking areas behind gates 1, 2, and 3 are being done on Wednesday, March 3<sup>rd</sup> through Saturday, March 6<sup>th</sup>.**

- Vehicles not moved by 7:00 A.M. Wednesday, March 3<sup>rd</sup> will be towed at the owner's expense. Vehicles may return to the parking areas on Sunday, March 7<sup>th</sup>.

**The parking areas behind gates 4, 5, 6, 7, and 8 are being done Monday, March 8<sup>th</sup> through Friday, March 12<sup>th</sup>; as well as the parking spaces outside of gates 4 and gates 5.**

- Vehicles not moved by 7:00A.M. Monday, March 8<sup>th</sup> will be towed at the owner's expense. Vehicles may return to the parking areas on Saturday March 13<sup>th</sup>.

Please check the closure diagram schedule so that you may properly place your vehicle(s) for your use during the construction process. To help avoid problems, we highly recommend moving your vehicle(s) outside of the work area the evening before work is scheduled to close your parking area.

Please notify any guests, contractors, service or delivery people, who may be impacted so alternative arrangements may be made to avoid a problem. Please **do not** drive or walk in barricaded areas.

**NOTE: ANY INDIVIDUAL THAT DRIVES OR WALKS IN WET SEAL WILL BE RESPONSIBLE FOR THE EXPENSE TO REPAIR THE DAMAGED AREA, AS WELL AS THE ASSOCIATED CLEAN-UP COSTS.**

Please turn sprinkler systems off on property adjacent to scheduled construction areas the afternoon before, as well as, the day work is scheduled in your area. Please **avoid running any water** which will influence the parking areas.

**NOTE: THE STREET SURFACE WILL STAY TENDER IN HOT WEATHER AND WILL TEAR WITH TIGHT TURNS.**

- **MAKE WIDE, GENTLE TURNS TO MINIMIZE SURFACE SCUFFING.**
- **PLEASE DO NOT TURN TIRES WHILE IN A STOPPED POSITION.**

If you have any questions, please call Chris from Asphalt MD's @ (760) 250-8232.

Thank you for your cooperation and patience.