

# Riviera Gardens

Homeowners Association Newsletter

October 2022

## President's Message



As Board President I would like to extend “Glorious Fall” greetings to all as we prepare for the 2022-23 season. It is with gratitude that we welcome our diverse community to Riviera Gardens Condominiums.

As we move forward in the coming months the Board of Directors will continue to work for you with utmost clear communications and transparency on all challenges Rivera Gardens community faces. With the forming of the Landscape, Communications-Social and Long Range Planning Committees there is no doubt that our common goals and priorities will be achieved. As you read through the newsletter you will see by the actions of each committee that they have “hit the ground running” to make positive changes for you and our community.

As the newest member and President of the board, this summer has given me the opportunity to learn and grow measurably and I am humbled by this experience. The Board looks forward to our open transparent communications

inviting all homeowners to join in our monthly HOA meetings. See you there!

This community is yours and we can continue to make it a better place for everyone by helping out and participating in our common goals. The Board “thanks you” the Homeowners for the opportunity to serve Riviera Gardens (the best kept secret in PS).

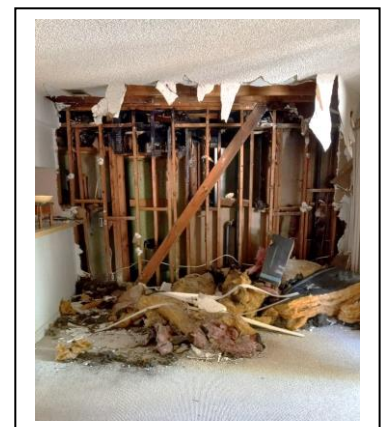
Best regards,  
Deirdrie Dede Wade

## Condo Fire at Riviera Gardens in Building 21

Firefighters in Palm Springs came quickly to identify the cause of the fire inside a condo complex in Building 21 on Saturday, September 24, 2022 at around 4 P.M. Authorities say that a plumber was working on installing new faucets when a fire started inside the walls of the second story. Luckily nobody was injured and people with pets were able to get out. Everyone was ordered to evacuate their units.

Unfortunately, 4 units were severely damaged as well as the roofs and patio ceilings, plus water damage. The other 4 units have smoke damage making it really hard to hang out in there for any length of time.

Prayers go out to all the individuals that were involved and having to be displaced from their vacation weekend home or their only home. Further



investigation is being done in hopes that we can all get started on renovating our condos soon. This project will be a long one, so if you see one of the owners give them a hello and wish them the best of luck.

Submitted by: Nancy Lesky--owner in building 21

### Homeowners Insurance

While the Riviera Gardens HOA maintains Insurance policies that include property damage and general liability, these policies cover common areas, facilities and personal property of the association. It is the responsibility of each owner to obtain and maintain at his or her expense, insurance to protect against any damage or loss of the owner's property and the cost of repair or replacement of fixtures and improvements within your unit such as cabinets, decorations, floor and wall coverings, appliances, etc. For additional information refer to the CC&R's, Article 11, Insurance, section 11.2 available on the Riviera Gardens HOA website, and contact your insurance company.

### Exterior Water Shut-Off Valve Locations



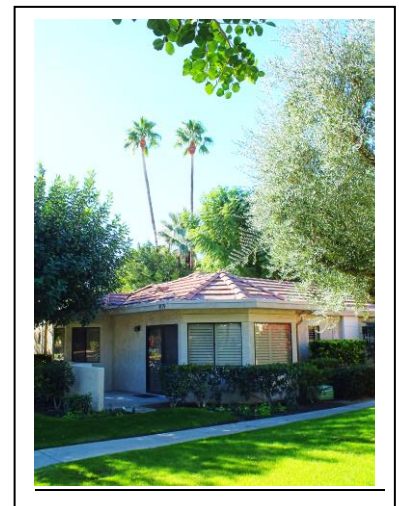
Locations of water on/off valves (see picture) for each building are important to Riviera Gardens residents when leaks or repair needs arise. Some residents do not know where the valves are located, slowing the process of repairs and/or stopping water damage. Please note that shutting off the exterior water valve affects all units in the building. Therefore, it is important to notify all building neighbors before taking action.

Riviera Gardens resident Phil Asbury recently compiled a map and list locator for all the shut-off valves within Riviera Gardens. A copy is housed at the PPM office, in the RG maintenance office at Building 13, and will be available soon on the HOA website.

### Landscaping Committee Update

Landscaping Committee members are co-chairs Mike Tull and Julie Harris, plus John Benisch, Jenny Givner, Rick Schwabauer and Holly Jill St. John. The committee has been working in earnest this summer to address a number of urgent landscaping issues:

Landscaping Maintenance: The Landscape Committee identified numerous concerns and worked with the Board to formally communicate homeowners' input to our landscape maintenance service provider, Blue Sky management. This included a recent face-to-face meeting and site inspection of our grounds with the owner of Blue Sky. Areas for improvement include irrigation, pruning of trees and shrubs, fertilization practices, and general neglect of ground cover that has resulted in flower beds, cactus beds and pool areas looking unkept. The Landscape Committee is taking a more hands-on approach with Blue Sky and looks forward to visible improvement in the months ahead.



Fall Planting – Opting for Less-Thirsty Color: Due to ongoing drought conditions, the Landscape Committee proposed and the Board approved that this fall, instead of planting seasonal annuals that require significant water and maintenance, we will plant drought-tolerant perennials. They will require much less water and maintenance while still providing brilliant color to our grounds. The Association will also save money by not having to repeatedly re-purchase and re-plant annuals. One exception will be around the pools and spas –

seasonal annuals will continue to be planted in these high-traffic common areas. The fall planting will take place in late October.

Tree Health – Calling the Tree Doctor: One of the committee’s top priorities has been to understand why so many of our trees are in poor health. In August the committee hired an arborist-horticulturist with 30 years’ experience, including as a professor of horticulture at a local college, to conduct an evaluation of our tree population. His report concluded that “The trees at Riviera Gardens have historically been topped repeatedly, at various heights. The result is trees with poor structure, weakly attached branches, and significant decay. Most of the trees have a high potential for branch failure.” He identified poor irrigation practices, excessive heat and old age as contributing factors.

Proper pruning and irrigation will be priorities as the Landscape Committee develops a plan for improved tree care going forward. Unfortunately, however, a number of trees near structures such as condos and carports have been identified as at high risk of failure (ie, collapse), and therefore for possible removal. Going forward, the Board is committed to replacing – wherever it makes good sense horticulturally – every tree removed with a new, younger one to grow and prosper. It’s not just good landscape management, it’s a City of Palm Springs requirement.

The arborist also recommended that we give our trees time to recover from previous pruning. So, in most if not all cases, we are postponing annual tree pruning to next spring, and will be more judicious about how we allow them to be pruned.

You can find the arborist’s report, including a list of trees identified for possible removal, on the Riviera Gardens Homeowners website. If you have any questions regarding tree removals, feel free to contact Landscape Committee co-chairs Mike Tull ([jetspinsea@gmail.com](mailto:jetspinsea@gmail.com)) or Julie Harris ([rjandj@yahoo.com](mailto:rjandj@yahoo.com)).

Our Lawns – Keeping Green: The City of Palm Springs is recommending that, due to night-only water restrictions, HOAs postpone or even forego their annual scalping and re-seeding of turf to late October/early November. In the absence of daytime watering, the seed will have a better chance of sprouting successfully after local temps cool down. Riviera Gardens will be following the city’s recommendation to wait until the last week of October/first week of November to scalp and reseed.

#### A Couple Friendly Reminders...

1. Please continue to send specific landscape requests directly to David Schuknecht at PPM; he will make sure the right people see them.
2. As with all our vendors, please treat Blue Sky representatives with kindness and respect.

### **Long Range Planning Committee**

This committee was created to assist the board in analyzing and planning the resolution of major issues facing our HOA. Four very qualified homeowners volunteered their services.

The first task was to prioritize projects and ensure that ongoing maintenance/replacement of aging infrastructure are addressed. A comprehensive Reserve and Funding Study by competent engineering experts is essential for resolving the electrical panel and carport issues. Gathering information on past history of these priority issues began immediately. Members met to agree on priorities and actions required to accomplish the mission. A report on the committee’s activities was presented to the Board of Directors at the September meeting.

The Committee’s Vision is to create a Master Plan for 2023 and a 5 year plan for all aspects of maintenance, repair, reserve work and upgrade using all available information including a comprehensive reserve study and expert consultants in a synchronized, coordinated process following CAI (Community Association Institute) guidelines and best practices. These plans will be presented to the Board of Directors. Upon approval, the committee will ensure implementation and completion of each project by monitoring every phase.

Every member of this committee is committed to provide the best, most effective plans to improve and enhance our collective investment: Riviera Gardens, for the benefit of all homeowners. All committee work will be documented and accessible to homeowners so they can see what is being done to operate our HOA effectively.

Scott Fleming: Major Projects/Special Requirements/Legal Specialist /Analyst

Jim Busch: Financial/Budget/Reserve/ Funding Specialist/Analyst

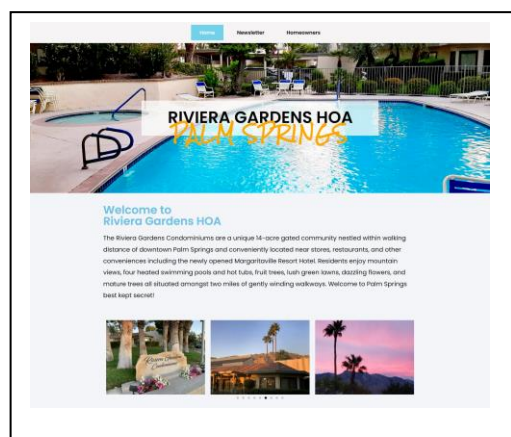
Mark Esterl: Program/Project Monitor/Project Coordinator/Analyst

Paul Roggenkamp: Chairman; Management/Strategic Planning/Budget/Leadership

## Communications-Social Committee

The Riviera Gardens Newsletter is Up and Rolling....again!! Beginning with this issue, newsletters will be emailed to all homeowners every other month. A copy of the newsletter will be posted at each mailbox site as well as the RG office bulletin board located at Building 13. If you would like to submit an article for the December newsletter, please submit via email no later than November 20 to [Laura@LauraDanaeDesigns.com](mailto:Laura@LauraDanaeDesigns.com), following guidelines in the next article below.

Committee members Laura Fuson, Donna Asbury and Nancy Lesky are happy to report the Riviera Gardens Website has been updated with current Board of Directors and officers listed, service request forms (with just a click) and updated 2022 Certificate of Insurance. You will find the CC&R's and past Board meeting minutes on the website as well. Please visit [RivieraGardensHOA.com](http://RivieraGardensHOA.com) (use password: RGOWNER) to learn the latest from all our committees: Landscape, Communication/Social, and Long Term Planning. You can also connect to our community through the "Friends of Riviera Gardens" Facebook page.



## Newsletter Submissions and Deadlines

Submissions from community members are encouraged. Articles should be no more than 250 words, or 3 to 4 paragraphs in length, and focused on the Riviera Gardens community.

Please submit articles electronically in plain text Word or Word compatible format by the 20<sup>th</sup> of the month preceding each issue. Newsletters are currently scheduled to be released every other month, beginning in October of 2022.

Articles containing political bias, product endorsements, personal or privileged information, or copyright/trademark infringement will not be accepted. The Communications/Social Committee reserves the right to edit, delay, or decline submissions in keeping with the intent and guidelines for this newsletter.

## Riviera Gardens Frequently Asked Questions

**Q:** *I have a question for the Homeowners Association (HOA) board of directors to consider. How do I submit it and to whom?*

**A:** To be included on the upcoming Board Meeting Agenda your suggestion, concern or maintenance problem must be submitted to Personalized Property Management (PPM) before the 10<sup>th</sup> of the month.

**Q:** *Who do I contact regarding broken or leaking water pipes within my unit or building?*

**A:** If the source of the water leak is visible, as from a sink, faucet, shower, toilet, etc., the owner should call their plumber. If the water appears in the wall, ceiling, floor, etc., the source may be from another unit, inside



the walls, or beneath the slab. Contact **maintenance at PPM 760-325-9500** directly between 8 am to 4 pm (switch board after hours). See CC&R's Section 10.4(A) for responsible party liability. If the source is obviously coming from another unit as from a shower, water heater, dishwasher, etc. call the owner of that unit. If unsure about name and contact number, call the management company (PPM) and they will provide that information. See also Riviera Gardens Water Leak Policy listed on the website.

### **Join the Friends of Riviera Gardens Facebook Group**



Did you know there's a group page on Facebook for Riviera Gardens? The "Friends of Riviera Gardens" group is a new platform where owners and renters can share their insights, opinions, questions and suggestions about our beautiful community and its management. In the spirit of caring about our neighbors, it's also an avenue for rapidly sharing safety, security and property concerns.

The group is not meant to replace the Riviera Gardens newsletter or official communications from the Board and PPM. It is not officially sponsored or endorsed by the Board. It's just another powerful tool to communicate quickly and to allow for positive, constructive community dialogue. "By the people, for the people", so to speak.

If you're on Facebook and would like to join, just search for "Friends of Riviera Gardens" and send an invite request. Be sure to answer the three required questions, which are intended to keep out fake accounts and ensure a respectful environment within the group. The questions are:

1. What is your unit number?
2. How many pools does Riviera Gardens have?
3. Do you agree to adhere to the rules and community standards for this group?

Once you answer these questions and request an invite, the administrator for the group will accept your request and you'll be a member!

*Note: Riviera Gardens header design by Jennifer Givner*