

Riviera Gardens

Homeowners Association Newsletter

December 2022



Seasons Greetings!

May this beautiful holiday season fill your heart with love, your home with joy and your life with laughter. To all our Riviera Gardens neighbors, may this season bring you and your family good health, peace and happiness now and in the year ahead.

Collectively as a community we have many reasons to be grateful and thankful. Looking forward to a productive journey for 2023. Cheers to Riviera Gardens!

Deirdrie Wade

Communications and Social Update

We have added a new social calendar with the involvement of RG homeowner Marilyn Meyer who assisted us recently in developing a set of community gatherings for the coming six months. A full listing with dates and times is included in this newsletter. If there are events you would like to suggest to our homeowners please let us know!

Also check out the Riviera Garden Website at rivieragardenshoa.com (password: RGOWNER) This site is updated monthly to include Board meeting dates and minutes, community news, frequently asked questions, and committee goals.

If you haven't visited Riviera Gardens Facebook page yet...please do, for up to the minute communication from homeowners. See "Friends of Riviera Gardens" in the Facebook page.

Lastly we are formulating a Building Ambassador "reach out" program to our homeowners and tenants. This program (read more below) encourages each building to have one contact person in case of emergency.

Get to know your neighbors!! Time to re-connect and be a part of your Riviera Garden community. Meantime, enjoy the holidays and we look forward to seeing you at one of our community gatherings!

Calling All Ambassadors

Would you be interested in being an ambassador to your building? One ambassador from each of the 21 Riviera Gardens buildings would contact and collect neighbors' information to include: name, unit #, phone, email.

The benefit of a building ambassador is to have:

- Emergency contact information of your neighbors
- Keep in touch with neighbors
- Assist your neighbor
- Notify neighbors of a building issue
- Extra eyes on the building
- A contact person if you are out of town



This is a pilot program and is not a requirement of Riviera Gardens. It is one way of reaching out to your direct neighbors – full-time, part-time, and renters.

The Communications committee would be in contact with each ambassador with notices or alerts. The ambassador would be in contact with his/her neighbors.

The idea of building ambassador sprung forward with the recent fire in building 21. Alerting working or out of town neighbors can go a lot smoother with names and phone numbers close at hand. If you are interested please contact Laura@LauraDanaeDesigns.com or text/phone 775-843-6409 for further details.

You're Invited! Riviera Gardens Social Gatherings

The Communications and Social Committee is launching a series of casual get-togethers in our community. Join in and get acquainted or re-acquainted with your fellow residents. See details below and remember to bring your beverages in unbreakable containers, especially if entering the pool areas. Folding lawn chairs are encouraged if you have some to bring. All events are weather permitting.

Coffee Social Adjacent to Pool #3

Saturday, December 10, 10:00 am

Take a break and enjoy coffee, conversation, and breakfast treats near the pool.

Community Potluck Lunch Adjacent to Pool #3

Saturday, January 21, Noon

Join in our first gathering of 2023 - a potluck lunch beginning at noon. Please bring a food item that is easily shared with others and enjoy a casual meal with your neighbors.

A Date and a Drink - Valentines Day Adjacent to Pool #2

Tuesday, February 14, 4:00 pm

Put on your red shirt and begin your Valentine's evening with friends, drinks and appetizers. Bring your own favorite beverage and an appetizer to share with others. See you by the pool!

St. Patrick's Day Gathering Adjacent to Pool #4

Friday, March 17, 3:00 pm

It's time for the wearing of the green! This month we move to pool #4 area for an afternoon get-together. BYOB - your own beverage of choice, and a plate of appetizers to share with others.

Springtime Fling Adjacent to Pool #1

Saturday, April 22, 4:00 pm

Weather is warmer and flowers in bloom – wrap up your afternoon at a get-together by Pool #1. Come with your favorite snacks, appetizers, and munchies to share with your neighbors. Drinks are BYOB.

Planning And Implementation Committee



The Planning and Implementation Committee (PIC) continues to make progress in the assessment, planning and funding aspects for projects which the Board has asked it to consider. The PIC is also assessing the need for RG to plan and fund additional aging infrastructure replacement.

- The Board was presented with a spreadsheet that details recommendations for each project, timelines and funding needs, in order of priority.
- The main electrical panels are Priority 1 as confirmed by Board President, Dede Wade. The work of Paul Roggenkamp and Scott Fleming has resulted in the

establishment of contact with the key person from So CA Edison who will provide the required guidance, scope and specifications for the project. Experienced commercial electrical contractors have been contacted to bid on performing the work.

- Scott has contacted a number of engineering/building inspection professionals who will submit proposals to perform a one-time, comprehensive assessment of every component of our property. Riviera Gardens' governing documents require the maintenance, replacement, and enhancement of major components.
- An on-site review of the property has been conducted by two of these engineering/building inspection professionals, accompanied by committee members Paul, Scott and Mark Esterl.
- The Board has received a written proposal for an updated reserve study from a leading consultant firm. This report will be based upon the findings of the comprehensive inspection report mentioned above.
- Jim Busch conducted a detailed review of RG financial expenses, trends, revenues and reserve adequacy and presented his findings to the Board at the October meeting.

Riviera Gardens Landscaping Update



The past two months were incredibly busy for the Landscape Committee. We worked with our landscaping vendors to plant 250 drought-tolerant perennials throughout the complex and 30 flats of spring-color annuals in the pool areas, and to prepare our lawns for the annual scalping and re-seeding. We're working closely with Blue Sky to make much-needed adjustments to our irrigation system to ensure all of the new plantings and grass are getting the right amount of water while preventing over-watering and wasted water. There's still more work to be done to get our irrigation up to snuff.

Our next big project is the removal and replacement of four trees that are either dead or pose the greatest risk of failing, scheduled for mid-December:

1. Silk Oak in the desertscape area on Vista Chino
2. Eucalyptus at northeast corner of Building 3
3. Brazilian Pepper at south end of Building 4
4. Californian Pepper at northwest corner of Building 3

The Board has approved the removal of four more ailing trees in 2023 and three more in 2024. The Landscape Committee is happy to report that the 2023 operating budget for Riviera Gardens includes a 7.1% increase to the landscaping budget. We hope the modest increase will help the Landscape Committee deliver some landscaping enhancements in 2023. As we look to 2023, we'll be focusing on improved landscape maintenance services, improved irrigation, increased mulching and fertilizing, continued shrub replacement and other improvements.

Increase in Monthly Assessments for Riviera Gardens Homeowners

Homeowners are reminded of the monthly increase in Homeowner Assessments announced in the November annual packets sent to all Riviera Gardens homeowners. The 10.1% increase is needed to meet monthly operating expenses. Please refer to the chart on the next page for the actual dollar amount of the increase compared to last year and remember to increase your monthly payment accordingly, starting in January.

The monthly increases are as follows:

<u>2022 Monthly Amount</u>		<u>2023 Monthly Amount</u>
\$223.39	>>>>>	\$245.95
\$300.14	>>>>>	\$330.49
\$304.66	>>>>>	\$335.43
\$418.32	>>>>>	\$460.57
\$443.00	>>>>>	\$487.74

Board of Directors Update

During the October Board of Directors meeting, Brett Ferguson announced his resignation from the board due to increased job responsibilities and related travel demands. The board accepted the resignation and has since appointed Mike Tull to fulfill the remainder of Brett's term and Vice President responsibilities. Mike has been serving and continues his work with the RG Landscape Committee. The board extends its appreciation for Brett's service to the board and community while welcoming Mike as he assumes this position on the board.

The next Board meeting will be held **Wednesday, December 14 at 1:00 pm**. Additional information will be forthcoming. For those who wish a dial-up connection, call 1-209-844-4600, extension 24452883# to listen in.

Home Fire Preparedness

As building 21 starts the long rebuilding process, owners are hoping that life gets back to what it once was. You may still notice dumpsters parked in the guest area at Gate 3, please excuse the dust as the hard-working team gets the units torn down. Please continue to take caution when entering and exiting this gate and they are still filling up the bins. The time frame for remodeling is gauged from six to nine months, since four units have been taken down to the framing. The owners continue to work with a multiple of different insurance companies and along with the HOA.

What can you do to prepare yourself in the event of a fire? Here are seven tips to follow!

1. Make sure your smoke alarms are tested and batteries replaced every year.
2. If children are in your home teach them what a smoke alarm sounds like.
3. Know an escape route for your family and fur babies. (Otis and Marvin approved)
4. Establish a family emergency plan and a list of phone numbers that others could find.
5. Practice your escape route at least twice a year and test the smoke alarm often.
6. Know that you can call 911! Have a fire extinguisher on hand/first aid kit too!
7. Know how to STOP, DROP, and ROLL if your clothing catches fire.



Together we will continue to make Riviera Gardens a safe haven. Happy Holidays to all and remember if you have a live tree that you have UL approved lighting on the tree and if it is dry, it is time to take it down. Have a Prosperous New Year 2023!

Nancy Lesky

Maintenance and Construction Work to be Done by Licensed Contractors



Homeowners are advised not to do their own maintenance work within the Riviera Gardens community. If homeowners see lights out, broken sprinklers, or other property needs within the common areas, please request repairs to Maintenance through the Riviera Gardens HOA.com website and complete the Request Service Form or call Maintenance at (760)325-9500.

Onsite work, whether inside your unit, or on Riviera Gardens common areas, should be done by licensed contractors. This protects the homeowners and our association from liability and potential costs for repairs or injury. This excerpt provided to us by PPM from the website Schorr Law gives a good overview of the importance of using licensed contractors:

In California, to qualify for a license, a contractor must verify four years of journey-level experience in his or her trade and pass both a trade and license law and business examination. In addition, since 2005, all new contractors are required to pass a criminal background check. In other words, the fact that a contractor is licensed means that he or she is far more likely to have the requisite knowledge to ensure that the work is up to code and properly performed.

Second, hiring licensed contractors helps to minimize the risk to your family's financial security if a worker is injured on your property, your property is damaged, or if the work is incomplete and/or faulty. Few, if any, unlicensed individuals have a bond or workers' compensation insurance since they are not required to. In fact, an unlicensed individual is unlikely to qualify for worker's compensation and liability insurance. In California, anyone who performs construction work worth over \$500 is required to be licensed.

Third, damage that arises from work performed by an unlicensed contractor may not be covered under your homeowner's insurance policy. This means that you may be stuck with the bill for repairs, injury, and property damage without the benefit of insurance. Using an unlicensed contractor can also constitute negligence if a third party is injured on your property as a result of the faulty work.

Get Outdoors and Enjoy the Local Scenery



Interested in exploring local trails while learning about our desert and mountain environment? Friends of the Desert Mountains offers a variety of free (suggested donation of \$5 per person) volunteer-led interpretive hikes at various locations several days per week. Ticket reservations are required and can be made online beginning 14 days prior to each hike. Visit www.desertmountains.org for more information.

For a shorter hiking opportunity close to home, join RG resident Denise Frohoug on an easy walk/hike on **Tuesday, January 17 at 1:00 pm** departing from pool #2.

Riviera Gardens Frequently Asked Questions (FAQ's)

Q: How do I request work for tree and shrub trimming, removal of dead trees, shrubs and perennials, dead lawn, and related landscaping issues?

A: Landscaping issues are to be reported to maintenance through the Riviera Gardens HOA.com website. Fill out the **Request Service Form** and submit with PPM following the instructions on the form.

Q: I want to add seasonal flowers around my unit, do I need review and approval of the Landscaping Committee?

A: Homeowners may plant seasonal flowers immediately outside their unit without approval, however, the landscaping committee or gardener has the right to remove if the plants are neglected. See Riviera Gardens Rules and Regulations, landscaping, page 5.

Q: How can I easily determine the maintenance responsibilities of the homeowner and of the HOA?

A: See Riviera Gardens CC&R's, Exhibit "C" Maintenance Matrix, toward the end of the document.

Do you have a question regarding common areas, building maintenance, or homeowner responsibilities at Riviera Gardens? Send your question, to be addressed in a future newsletter and/or on our Riviera Gardens HOA website, by email to Laura@LauraDanaeDesigns.com

Share the News!

The Riviera Gardens HOA newsletter is distributed electronically via email. Twenty additional printed copies are also placed throughout the community at the mailbox locations but can disappear quickly. If you have a neighbor who cannot access email and you can print a copy for them, please do so.

Also, committee chairs and community members are reminded that submissions for the February newsletter are due by January 20 to Laura Fuson at Laura@LauraDanaeDesigns.com