



Riviera Gardens

Homeowners Association Newsletter

February 2023

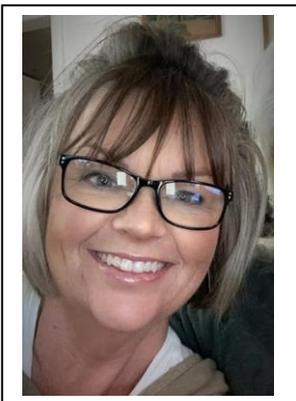
Board of Directors Update

At the January 27 board of directors meeting, board member Tessa Voss announced her resignation from the board. The board expressed its appreciation for her service and approved the nomination of Jim Busch to fulfill Tessa's remaining term.

The next meeting of the board will be held February 24 at 11:00 am by Zoom conference call. Watch your email prior to the meeting for a copy of the agenda and information on how to join the meeting.

The Annual Meeting and Election for Riviera Gardens Board of Directors is scheduled for March 25, 2023 at 11:00 am. The meeting will be held at Mizell Center, 480 S. Sunrise Way in Palm Springs. Notice of the meeting was mailed to all homeowners by PPM on December 30. Ballots for the upcoming board election will be mailed to HOA members at least 30 days prior to the meeting and election date, with additional information and instructions for voting.

President's Message



Aloha Riviera Gardens, we are well into our winter months and life is bustling around RG.

As I reflect on the last few months, I'm so very grateful for the dedication of our landscape committee. I've heard comments from our community about the wonderful condition of our lawn and grounds. Please join me in thanking Mike Tull, Julie Harris and their dedicated team for their hours of volunteer work, making sure we can all enjoy our magnificent property.

The learning process continues for me regarding the daily, monthly and annual maintenance. As of last Friday, we have a clear process and plan for the electrical problems that have plagued our community for too long. I personally want to thank Scott Fleming and the entire planning committee for long hours of research finding us the best path forward. There is no quick fix but we are definitely on the right track.

Speaking of learning, as some are aware we suffered a "hit & run" on Sunday January 15th on Via Escuela near Gate 8 involving three water mains serving buildings 1-3 and one irrigation main. I was notified Sunday at 12:09 pm by Scott Daniels, first board member on scene working hard to get the word out to our community and other board members. On the scene he continued communications with PPM and homeowners affected by the accident. I reached out to owners using Facebook for this emergency. (Please consider joining if just for emergencies.)

I contacted Desert Water Agency, the only company in the valley that possibly would have the specific pipes, tools, equipment and staff to begin restoring our water. DWA and Hammer Plumbing were the heroes of the day. Water was restored before 10:30 pm that Sunday evening. This was a monumental event and was resolved expeditiously due to outstanding communication and commitment.

Thanks to all involved! And lastly IT TAKES A VILLAGE and I encourage getting involved in your Riviera Gardens community.

Deirdrie Dede Wade



Communications and Social Committee Announces Upcoming Events

The Communications and Social Committee continues a series of casual get-togethers in our community. Join in and get acquainted or re-acquainted with your fellow residents. See upcoming events below and watch for updates posted near community mailboxes or on the Friends of Riviera Gardens Facebook page. All events are weather permitting.



Valentine's Day Social Adjacent to Pool #2

Bring a homemade lemon treat to share and let's pucker up for a Valentine's gathering. Add your own favorite beverage and we'll see you by the pool!

Tuesday, February 14, 4:00 pm

Whitewater Preserve Hike

Meet your Riviera Gardens neighbors at Pool #2 and depart by car for an afternoon hike in Whitewater Preserve. Enjoy fresh air and panoramic views of a sprawling valley with mountains on each side.

Monday, February 20, 1:00 pm

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

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.

Friday, March 17, 3:00 pm

Springtime Fling Adjacent to Pool #1

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.

Saturday, April 22, 4:00 pm

Landscaping Committee Update



January found the Landscape Committee fully involved with the project of reviewing and discussing the pros and cons of the five bids submitted by various landscape companies. The goal is to discern which company will meet the concerns and standards for the grounds of Riviera Gardens. January also found the completion of two landscape projects, both desert scape and drought tolerant, but with different design factors. Please take a look . First one is behind building #4 on the South side and the second is on the North corner behind building #12. See attached photos which are also on the Friends of Riviera Gardens Facebook page. The committee values all comments. Please send to committee chairs Mike Tull at jetspinsea@gmail.com or to Julie Harris at rjandj@yahoo.com



Mike, John and Julie took a day trip to White Rock in 1000 Palms to investigate various types of ground cover available to us and the cost of such.

John and Julie began the project of irrigation study with Alphonso at Blue Sky Landscaping. They found that there are 8 timer stations controlling the watering and which area is watered when and for how long. The main concern includes the proper irrigation heads, where they are placed and is there proper coverage. This is an ongoing project which will be updated as it progresses.

We are pleased with the colorful annuals as they bloom. We thank anyone who has commented on how good our grounds and flower beds look.

Julie Harris

New PPM Community Manager for Riviera Gardens

Beginning in January, Johnny Perez assumed the role of PPM community manager for Riviera Gardens, replacing David Schuknecht who has been promoted to Director of Management for PPM. Johnny has many years of experience managing both condominiums and single-family homes in the greater Palm Springs area. He carries the designation of Certified Community Association Manager (CCAM) issued by the California Association of Community Managers, as well as a degree in Business Administration from San Martin University. Johnny can be reached at jperez@ppminternet.com or by dialing the office at 760-325-9500, ext. 262.



PPM Launches new Association Web Portal

Riviera Gardens Homeowners were notified by email from PPM dated December 16 regarding a new business website which contains several features, including; access to Work Order and Architectural Request forms, auto-draft and credit card payment options, billing questions, and access to Association documents.

Effective immediately, homeowners may log into portal.ppminternet.com using the log-in credentials provided by PPM in the email message, or if you have difficulty logging in, please call PPM at 760-325-9500.

PPM will be working with Riviera Gardens board of directors to further build out the forms, documents, and other correspondence to be loaded to the website. In the meantime, the current Riviera Gardens HOA website at rivieragardenshoa.com (password: RGOWNER) continues to provide current Board meeting dates and minutes, community news, social events, contact information, links to association documents and newsletters, frequently asked questions, and committee goals.

Managing Our Water Resources

Despite recent rainfalls, the drought is not fully behind us and use of water outside of units should be severely restricted. The association is mandated as to when and how much water may be used to keep our common area trees, flowers, bushes and grass alive. These needs supersede the hosing down of sidewalks and cars.



Water is expensive. Riviera Gardens’ income and expense statement through the end of December clearly showed that water cost more than electricity, gas, and garbage combined. At year end 2021 we spent \$102,185 for water alone.

Starting today, think about what you can do to help conserve water resources, for your own individual unit, and for the benefit of Riviera Gardens.

Update on Building #21 Fire Damage Repairs

Happy New Year everyone and I’m hoping that 2023 brings positive changes to those affected by the fire that happened on September 24, 2022. Four of the units lost everything in their units and must start over again. As it stands now the insurance companies are working together with the HOA in bringing a solution to this fire issue. Contractors are being researched so that electrical can be replaced, plumbing, sheet rock, painting, and damage to the roof. Outside stucco needs to be power washed, and in some places repainted, to get rid of the smell of smoke and the caked-on dirt from all the rain we have had. Again, please be cautious when entering at Gate 3 as construction will begin soon and trucks coming and going as they bring in supplies.
Nancy Lesky

Member Forum

We invite Riviera Gardens homeowners and residents to contribute content to be featured in upcoming newsletters under the “member forum” section. Space permitting, each newsletter will feature an article offering a perspective on community involvement, resources, neighborhood, and other topics of interest and benefit to residents. The first featured article follows.



Managing Infrastructure in Community Associations

Those of us who have owned a home know first-hand that as a structure ages, things need to be repaired and replaced. Roofs, plumbing, major electrical systems, auxiliary buildings, infrastructure - all have limited useful lives. And an HOA is no different!

The HOA Board, acting as a fiduciary to all owners, has the legal duty to protect, repair and replace “common interest components” of the HOA. Why? The simple answer is that doing so ensures that the value of owners’ investments is protected and enhanced.

The challenge of aging HOA Communities was considered by a select committee of expert industry advisors for the Community Association Institute. Their short helpful report is entitled: *Breaking Point: Examining Aging Infrastructure in Community Associations*. You can get the full PDF by clicking on this link (or copy and paste it).

<https://foundation.caionline.org/wp-content/uploads/2020/04/FoundationAgingInfrastructureReport.pdf>

Riviera Gardens is now almost 46 years old - and some major renewal and replacement projects will need to be undertaken. As owners, we can all do our part by understanding the needs of an aging infrastructure. A great place to start is by reading the excellent article linked above.

Scott Fleming

Second Call for Building Ambassadors

Thanks to the six residents who have stepped forward to be ambassadors for their building in this pilot initiative. However, to fully enact the program, one ambassador from each of the 21 Riviera Gardens buildings is needed to contact and collect neighbors' information to include: name, unit #, phone, email.

Are you interested in being an ambassador to your building? This is one way of reaching out to your direct neighbors – full-time, part-time, and renters. The benefit of a building ambassador program is to:

- Maintain emergency contact information for neighbors
- Keep in touch and notify neighbors of a building issue
- Assist your neighbor
- Provide extra eyes on the building
- Have a contact person if you are out of town

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.

Riviera Gardens Frequently Asked Questions (FAQ's)

Q: How do the parking area keypads work at each of our main gates, and what do I need to know and do to use them?

A: The purpose of the keypads is to allow guests or contractors of Riviera Gardens' residents access to parking areas inside our gates. Keypads are used to find the name of a resident by using the scrolling buttons or using the resident's 3-digit code associated with their name. After doing so, press "call" to ring the resident's cell phone or land line phone. Once the resident answers the phone, the person requesting access can speak into the keypad, allowing the resident to verify who is requesting entry. The resident can then press 9 on their phone and the gate will open.



Please note that residents are not automatically set up for this system when moving into Riviera Gardens. Request to be included by contacting Heidi Grasi at 760-325-9600, ext. 229, or by email at HGrasi@ppminternet.com.

Q: Who is responsible for pool deck and pool furniture cleaning and related pool maintenance?

A: Maintenance of all common areas within Riviera Gardens is the responsibility of the Riviera Gardens HOA, which then determines maintenance requirements and responsibilities either through contracts or on-site personnel. To submit pool maintenance needs contact maintenance at PPM 760-325-9500 or use the Contact Form. For additional information regarding common areas see Article 10, Section 10.2 of the CC&R's.

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

A Reminder About Parking

Residents are reminded to park within their own assigned parking space. Another's space may only be used with that homeowner's written permission. To the extent possible, please keep visitor spaces open to visitors or for loading and unloading of your vehicle. Residents with more than one vehicle must park their second car in the visitor parking area. However, please be aware that sometimes construction or work bins may require the roping-off of some visitor spaces.

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.

Committee chairs and community members are reminded that submissions for the April newsletter are due by March 20 to Laura Fuson at Laura@LauraDanaeDesigns.com

If you're on Facebook be sure to search for "Friends of Riviera Gardens" and send an invite request to join the group. Owners and renters can share their insights, opinions, questions and suggestions about our 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 as was demonstrated recently in communications about the watermain hit and run at Gate 8 and restoration of water services to three buildings in our complex.



Note: Riviera Gardens header design by Jennifer Givner