



Riviera Gardens

Homeowners Association Newsletter

June 2023

Board of Directors Update

The Riviera Gardens board of directors met electronically by Zoom conference call on June 1. Twenty-two homeowners participated in the meeting from noon until 2:30 pm. Minutes will be posted on the Riviera Gardens website, www.rivieragardenshoa.com when they are finalized.

The Board approved the creation of a new Architectural and Compliance Committee, to be chaired by Ric Barnes, with additional committee members Kip Joda and Daniel Broggel. Their charter and goals will be presented at the next Board meeting on June 29.

Feedback to questions posed by residents during the open forum part of the meeting can be found in reports in this newsletter by the Planning and Implementation Committee, the Landscaping Committee, and an article on Homeowner Insurance Considerations. Other feedback to questions are as follows:

Can the Riviera Gardens board meetings be recorded for residents to review via a secure link or website? Additional discussion regarding the pros and cons, technical capabilities, and legal ramifications are underway regarding this topic.

What is the status of the delinquencies in outstanding \$27,000+ HOA payments? Legal action is being taken against the top offenders who are significantly behind in their dues. The timely payment of dues is extremely important to our HOA's cash flow and healthy financial state.

Are additional assessments or dues increases currently being considered by the board? Special assessment HOA dues are being considered to cover additional insurance costs, electrical panel and elevated surface updates. The next meeting of the board is scheduled for June 29, where actual costs should be discussed. Watch for email from PPM with meeting time and agenda, as well as at community posting sites.

Planning and Implementation Committee

The Planning and Implementation Committee continues to coordinate and work with industry experts on three major priority projects as approved by the Board. The current status of the highest priority projects are:

Elevated Surfaces Inspection as proposed by Sigler & Associates: this project should be approved and begun as soon as possible, so we can preclude potentially being bumped by other HOAs requiring expert inspections and locking up the available service providers. Chris Sigler has committed to do our inspections and can provide recommendations for our carport structure upgrades/repair as well. A second opinion through RGSC Engineers is forthcoming.

Victor Leon of RTM Electrical has provided engineering drawings and the plans for upgrade of RG's main electrical panels, which were sent to SoCal Edison for review and approval/guidance. The timeline for actual replacement will be determined based upon the direction in SoCal Edison's approval. This project is important to ensure future continuous power to our entire complex.

In conjunction with the 2 projects above, Jim Busch, Board Treasurer and PIC Liaison, met with Kevin Leonard of Associated Reserve on Monday, May 22 to begin the comprehensive inspection and evaluation of the Riviera Gardens complex to produce our updated Reserve Study. This project will serve to inform our maintenance needs and funding process for the priority maintenance of our collective investment into the future.

The committee is prepared to monitor and coordinate the implementation of the above projects and report progress to the Board of Directors.

Paul Roggenkamp, Chairman. Jim Busch, Scott Fleming and Mark Esterl, Committee members

Communications and Social Committee

Join fellow residents on **Saturday, June 24 at 9:00 am at Pool #3** for a morning "beat the heat" get together. We will have iced coffee and iced tea (BYO hot coffee if you prefer) and breakfast snacks on hand. Enjoy conversations with friends and neighbors, and a dip in the pool afterwards if you so desire.



Our last event, the *Springtime Fling* social was held on April 22 at pool #1. Thanks to everyone who turned out for this and other planned monthly events with great dishes, snacks and desserts to share. We look forward to seeing you on June 24 and to welcoming new neighbors who have not yet joined us.

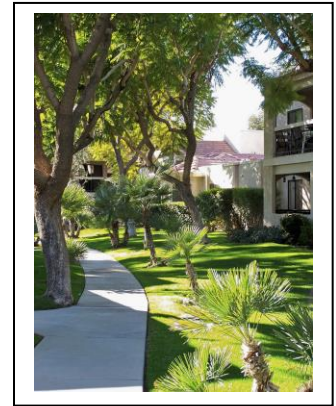
Donna Asbury, Communications/Social Committee member

Landscaping Committee

The Landscape Committee is pleased with our new landscapers, Pro Landscaping, and the job they are doing. Our property has never looked better, with proper raking, weeding and pruning that has been effectively and carefully done. The landscaping staff are friendly and easy to work with. Our next committee monthly walk analysis with Pro Landscaping is scheduled for June 14.

We opted for no summer annuals to be planted except at the front monument signs. Annuals are lovely but die quickly in the heat and are an additional budget consideration. The property has plenty of drought-tolerant perennials and bushes that are still in bloom.

Other activities that have or will take place on the grounds include:
Olive trees sprayed to not bear fruit
Grass fertilized
Palm tree pruning will be scheduled this summer
Pro Landscaping will remove dead plants and plant new flowers in November
Irrigation audit and workflow chart for the year have been requested from Pro
Replacement of broken irrigation drip and microspray emitters requested
Requests for beautification projects and mulching are delayed due to cost restraints and prioritization questions



Mike Tull has returned to Seattle until October. Any concerns or questions concerning the landscape, feel free to contact Julie Harris at rjandj@yahoo.com.

Thanks again to Laura and Donna for providing us this newsletter venue . It's a great addition to the communication here at Riviera Gardens. Everyone, have a good summer!

Julie Harris, Landscaping Committee Co-Chair

Member Forum – A Bit of Riviera Gardens History

Riviera Gardens was built in 1979 by a Canadian company on a parcel of land next to the Riviera Hotel. The land had been the nine-hole golf course for the hotel. While residents now enjoy lush grounds and sparkling pools surrounded by lounge chairs, for early residents the surroundings lacked some features we now take for granted.

Originally the complex had no fencing or gates and the four pools didn't have any chairs, tables or lounge chairs. This meant that anyone going to one of the pools had to haul their own pool chairs to and from each time they were going to use the pool. If you left your lounge chair sitting out while you went to have lunch, you had no certainty that it would be there when you got back as anyone could walk onto the property and take it. Occasionally, you'd find strangers from somewhere outside of our complex enjoying a swim in one of our pools.

Pool 4 at the south end of the complex has cement stairways from condos 2012 and 2013 leading down the slope to the pool deck and a stairway next to the spa also leading to the pool deck. Those stairs were not there originally. Instead, hunks of flagstone stuck into the dirt served as rickety steps. As time went on, these pieces of flagstone became unstable and hazardous due to erosion of the ground. Removal of these steps would adversely impact access to the pool. In the early 1990's, the owners of condos 2012 and 2013 convinced the HOA to install concrete steps leading from each of their units to the pool deck at the owner's expense. To sweeten the deal, the owners also offered to pay for a set of steps on the other side of the pool. Everyone was a winner with this arrangement.

Submitted by Richard and Carol Muench



Homeowner Insurance Considerations

Riviera Gardens HOA does not have earthquake insurance. When the RG board of directors met with Matt Lawton, our HOA's insurance agent, in April, he suggested that homeowners consider the following::

1. Every owner carry their own "loss assessment coverage". This covers the share of loss assessment charged against an insured by an association of property owners because of earthquake loss. Essentially, the insurance covers you if there were an earthquake and the HOA had to do a potentially very large assessment to cover the costs associated with repairing a building or buildings, or in worst-case scenario, the costs associated with rebuilding an entire building or buildings.
2. Make absolutely sure any contractors you hire to do work in your unit are properly licensed and insured. If their work causes damage to other units or common areas (eg, Building 21 fire) and they're not insured, you could be held liable for potentially millions of dollars.
3. Don't forget - you as the owner are responsible for carrying home insurance for everything on the inside of your unit... from the paint of the interior walls in.

Mike Tull, RG HOA Board of Directors

Update Regarding FHA Approval

Our Riviera Gardens annual report issued in January by PPM incorrectly reported that Riviera Gardens is FHA-approved. Riviera Gardens is NOT FHA-approved, however in some cases a single property within a non-FHA-approved condominium project might still qualify for FHA mortgage insurance. For more information, we suggest you speak with your real estate agent. More information is also available at: <https://www.davis-stirling.com/HOME/F/FHA-Certification-Requirements>

Pool Temperatures

Residents are advised that Pool 3 will be heated until the first of July, when the temperatures are hot enough to heat the pool naturally. Other pool heaters have already been turned off for the summer. Since natural gas prices have escalated significantly, the association will need to consider our pool heating practices once summer is over and temperatures cool back down.

Margaritaville Resort Noise Compliance

With summer comes a series of **Splash House** events hosted at Margaritaville Resort and other venues in Palm Springs. This summer's events kicked off on June 9-11, and will continue the weekends of August 11-13, and August 18-20. While good for the local economy and fun for attendees, these events often exceed acceptable noise levels, thus impacting our community. If this occurs, you may voice a complaint using the following numbers:

1. Margaritaville Resort 24-hour hotline for noise or security problems. 760-668-5351 (This number is not for hotel reservations or services.)
2. If that doesn't work, the next call should be to the non-emergency police line. 760-327-1441 (This will automatically register the complaint with Code Compliance.) They will ask you for the Hotel address - 1600 N. Indian Canyon Drive, as well as your information. Request either a call-back for status or just ask to have it documented otherwise a police officer might come out in person.

3. Contact Code Compliance directly. 760-778-8434 or CodeComplianceRequest@palmspringsca.gov. They may or may not send a Code Compliance officer out to check the noise if one is on duty or not too busy.

Update on Building 21 Fire Damage Restoration

Progress toward repairs to Building 21 common areas and units is complex, involving multiple entities, owners, and insurance companies. The structural engineer was contacted and approved to move forward with the reconstruction plans per the approval from the insurance adjuster.

The next step is for the engineer and PCC (Pacific Coast Construction) to submit the plans to the design check department and at that point, they will be able to find out from the city what items need to be upgraded to meet new city codes such as: complete re-wiring of electrical, complete removal and replacement of HVAC ductwork, and/or installation of new windows. The drawings have started, and the estimated completion time is approximately 4-5 weeks. The city is requiring one construction package to be submitted.

In the meantime, PCC will be getting proposals from subcontractors/vendors so they can be ready to submit supplemental billing to the insurance adjuster. At that point, they can semi-finalize the cost for renovation and add that to the contract, as there will most likely be a few small supplements prior to finishing.

In addition, meetings will be scheduled with the homeowners to review the individual requests provided by the affected homeowners.

Johny Perez, Personalized Property Management

Riviera Gardens Frequently Asked Questions (FAQ's)

Q: *What is included in an architectural request and how do I submit it?*

A: Anything that is done to or on the outside of your unit must have prior written approval of the Riviera Gardens HOA board of directors. Submit your request to PPM using the form at the end of the Riviera Gardens Homeowners Association Rules and Regulations, found on the Riviera Gardens HOA website, under Homeowners. See Article 7, Architectural Control in the CC&R's for additional information.

Q: *May I offer my Riviera Gardens unit as a short-term vacation rental?*

A: Subleasing of units or assignment of leases must be approved in writing by the board of directors. All rentals must be for a term of no less than 30 consecutive days. See Article 8, Renting/Leasing of Condominiums in the CC&R's.

Stay Connected

Stay connected to your community through our website at <https://rivieragardenshoa.com>, where the "Certificate of Willingness to Serve" as a committee worker is now found (under forms).

The Riviera Gardens HOA newsletter is distributed electronically via email. Twenty-five additional printed copies are also placed throughout the community at the mailbox locations. Committee chairs and community members are reminded that submissions for the August newsletter are due by **July 20** to Laura Fuson at Laura@LauraDanaeDesigns.com. The Communications Committee and Board have the right to determine content and edit or decline submissions.

The "Friends of Riviera Gardens" Facebook page is another way to engage in dialogue with neighbors and receive timely community updates.