



# Riviera Gardens

Homeowners Association Newsletter

April 2024

## **Riviera Gardens HOA Annual Meeting**

The Annual Meeting and Election was held on March 23 at 11:00 am at Mizell Center in Palm Springs. Outgoing board president Dede Wade began the meeting by thanking residents for giving her the opportunity to be our board president over the last two years, acknowledging challenges faced by the association, and affirming her commitment to the membership going forward as a homeowner and neighbor.

Over the last year, the board with support of committees, accomplished the following:

- Approval of the contract with Pro Landscaping, with thanks to Mike Tull for driving that process and to Paul Rogenkamp for his involvement in developing the request for proposals (RFP)
- Approval of the contract with RTM Engineering Consultants, which resulted in electrical plans and Engineer's input that will give the new board a starting point for strategic implementation of this project
- Completion of the elevated surfaces inspection project, with thanks to the Planning and Implementation Committee (PIC)
- Installation of emergency vehicle strobe light sensors that provide rapid access by first responders at our community gates as mandated by the City of Palm Springs
- Approval of the contract with Powerstone Property Management in late December, with a special thank you to Mel Kuppinger, Michelle Lopez and the team at Powerstone for their ability to get the HOA on line by January.

President Wade offered special thanks to Board members JD Baker, Mike Tull, Scott Daniels & Jim Busch for their service and dedication to the HOA, and also to those engaged as Committee members for Planning and Implementation, Communications and Social, Architectural Review, and Landscaping.

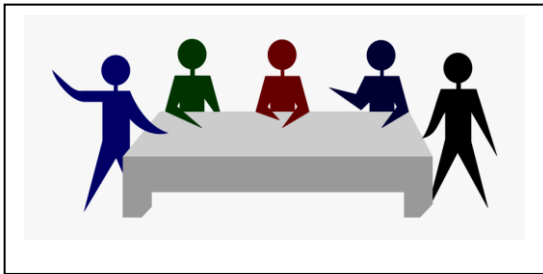
Every new board of directors faces challenges as it takes the reins and assumes responsibility for leading the community. Sometimes it's difficult to determine how those needs are to be executed for the good of all. If we expect individuals to step up to volunteer we must be civil even as the board engages in vigorous debates. HOA Boards have some constraints in legal process on how information is shared, and owners need to meet these volunteers halfway through courteous and productive conversations.

*Adapted from Annual Meeting Report by Dede Wade*

## **A Message from the New Board of Directors**

The new board is assembled, with the following members: Jody Pettit, JD Baker, Mark Graham and Chris Olson. Chris Brodwell, who was also elected, chose to bow out of his position after the organizational meeting. The board will miss his expertise which has already provided the board with some excellent guidance. The resulting vacancy will be addressed at the next board meeting.

Newly elected board president Jody Pettit provided the following perspective on the board's priorities for this newsletter, focusing on **safety**. We can think of this in terms of **physical safety**, **financial safety** and **emotional safety**.



Regarding **physical safety**, we are working on furthering the plan for the electrical panel replacement. The previous board and committees brought forward this important issue and we will continue that work. We are looking at the project staging and timelines. We look forward to sharing as much information as possible, as soon as possible. Our plan is to post progress reports on the Riviera Gardens website so owners get information between board meetings.

We might use the term **financial safety** to include the many aspects of board work that impact preserving or hopefully increasing the value of our property. That includes being careful with expenditures, maintaining a budget and funding our reserves. We are all aware of the insurance increases that are taking more of our HOA dues, as well as impending projects identified in the 2023 reserve study.

The issue of **emotional safety** has come up in various forms whether in-person, on-screen or via social media. This community has been a generally calm and friendly one. We have seen neighbors help each other in times of health needs, celebrate nice moments and support each other in times of loss. We have an expectation that Riviera Gardens residents will treat each other with kindness and respect.

This board is committed to good communication with owners and residents, and I am particularly interested in making the board activities as transparent as possible. My hope is to accomplish that through the Riviera Gardens website and through email updates from Powerstone as a starting point. I hope to push the boundaries in that regard. This will take time, please be patient as we get up and running.

*Submitted by Jody Pettit*

### **Forthcoming Special Assessment**

During the January 25 General Meeting the board approved moving forward with a homeowner special assessment for repayment of funds to the HOA's reserve account that were borrowed in May of 2023 to pay the 2023-24 insurance premium. The specifics and amounts of the proposed assessment will be sent to all Riviera Gardens homeowners for a vote as soon as possible. The Board needs the memberships' support on this vote for the repayment of our insurance premium. The Board could not have anticipated the exponential rate increase while creating the budget in 2022. This rate increase is a direct result of the complicated issues facing the California Insurance Industry as mentioned in the December's RGHOA Town Hall by Matthew Lawton from Prendiville Insurance Agency.

### **Riviera Gardens Committees**

At the Annual meeting, a question was asked about the future of Riviera Gardens' volunteer committees, their membership and leadership. While the work and impact of these committees over the past year has been impressive, many of the committees have experienced turnover in their membership and leadership in recent months. Mel Kuppinger of Powerstone Property management offered that HOA boards traditionally review their committee charters on an annual basis, determine needs and roles that committees can serve in meeting these needs, and put forward calls for membership as appropriate. As the new board begins its term, it will begin to address this process.

## Upcoming Riviera Gardens Social Events



Congratulations to Bob and Julie Harris on the win for best “wearing of the green” at our recent St. Patrick’s Day social gathering. These get-togethers are a great way to get to know your neighbors. Thanks to the more than 30 folks who turned out for a fun afternoon under beautiful spring skies.

Mark your calendars for the following dates and look for flyers by the mailboxes and postings on the Friends of Riviera Gardens Facebook page for additional details. We’d love your involvement! If you have suggestions and would like to assist in the planning and conduct of these or other events, please contact Donna Asbury at [dasbury67@gmail.com](mailto:dasbury67@gmail.com).

### Wednesday, May 1

Palm Springs Concert in the Park – Wanted: The Ultimate Bon Jovi Tribute Band  
6:00 pm - Carpool caravan from RG Parking Gate #4 to the concert which starts at 7:00 pm

### May 31

Opening Night for Palm Springs Power Baseball with fireworks following the game. Meet at the front entrance of the ballpark at 6:00 pm to purchase tickets and secure seats together as a group. Tickets cost \$10 (\$8 seniors) on-site.

## Communications and Social Committee Update

Riviera Gardens HOA website at [www.rivieragardensHOA.com](http://www.rivieragardensHOA.com) has been updated to reflect our association’s relationship with Powerstone Property Management. Please reference the Homeowners section (password RGOWNER) when you need contact information for Powerstone or for other emergency and non-emergency contacts for city offices, noise disturbances, waste removal, etc. You will also find copies of board minutes, newsletters, information about upcoming events, answers to frequently asked questions (FAQ’s), and access to our CC&R’s and other community guidelines,  
*Submitted by Donna Asbury*

## How To Prepare For The Summer In Palm Springs With Your Air Conditioner

Your central air conditioner is a modern luxury to keep us all cool during the summer months. However, air conditioners become less efficient over time if you don’t take care of them. Avoid this aging of your system with annual proper maintenance. Here are some tips to help you save money:

1. Schedule an annual Tune-Up in the spring
2. Change the Air Filters
3. Clean the Return Air Ducts
4. Check Pipe Insulation
5. Pay attention to the Ductwork
6. Give your Wiring an inspection
7. Clean the Outside Compressor
8. Upgrade to a newer system in time



Also take a check on your water heaters, sometimes we forget about them as they are enclosed in cabinets on our patios. We want to avoid any necessary repairs to your own unit or others. Let's keep Riviera Gardens looking great!

*Article written by Nancy Lesky*

## **City of Palm Springs Free Waste Disposal Events**

### **April 17, 8:00 am until Noon, Electronic Waste & Shredding Events**

- City Hall South Parking Lot, 3200 Tahquitz Canyon Way
- Collection runs throughout the morning until trucks are full
- Limit three normal size file containers of shredding per vehicle, size 9"x13"x17"
- All electronic equipment received at the event is dismantled and recycled, and any information stored on hard drives or cell phones is destroyed during processing.



### **April 17, 8:00 am until 2:00 pm, Bulky Items Collection Event**

- City Hall North Parking Lot, 3200 E. Tahquitz Canyon Way
- Large debris boxes will be positioned for Palm Springs residents to self-haul and dispose of extra household waste and bulky items.
- No construction debris, hazardous waste, or commercial establishment waste will be accepted
- Proof of Palm Springs residency may be required,

## **Share the News!**

The Riviera Gardens HOA newsletter is distributed every other month, electronically via email. Twenty-five additional printed copies are also placed throughout the community at the mailbox locations. Residents are reminded that submissions for the June newsletter (200 to 250 words maximum) are due by May 20 to Donna Asbury at [dasbury67@gmail.com](mailto:dasbury67@gmail.com).