



Riviera Gardens

Homeowners Association Newsletter

December 2023

Riviera Gardens Town Hall Meeting, Saturday, December 9, 9:30 to 11:00 am Mizell Center on 480 S. Sunrise Way in Palm Springs

The Board of Directors strongly encourages all owners to attend this important forum, which will also be made available via Zoom for those who cannot participate in person. Additional details are forthcoming via email from Personalized Property Management (PPM).

The town hall will focus on high-priority projects, including an update on the California State-mandated structural inspection of our elevated surfaces and the replacement/upgrade of our original main electrical panels for each building on the property. Subject matter experts will give a brief technical overview of the projects, current status and related costs. The Board will also take this opportunity to inform owners of our rising insurance costs and recent payment practices.

Finally, Kevin Leonard, President of Association Reserves will present our 2024 reserve study, developed with the involvement of the Board and Long-Term Planning and Implementation Committee, and discuss its proposal for a future special assessment to help address growing Riviera Gardens costs.

Many changes are coming at Riviera Gardens, and it is important for you to be informed, ask questions, get clarifications and interact with your neighbors and subject matter experts.

Upcoming Riviera Gardens Social Events

December Social - It's Christmas Time! Let's Make Merry!
Loco Charlies restaurant in Albertson's shopping center
Saturday December 9, 12 noon to?
All are welcome ! No host bar and luncheon!! Santa hats welcome!!!!

Bring in the New Year!
Marilyn Meyer will host a January Coffee Social at pool 3
Saturday, January 13 at 11: 00 AM



Monthly HOA Fee Increase

During the October 16 General Meeting the Board approved a 19.5 % increase in the annual budget for the fiscal year January 1 to December 31, 2024. This increase provides funding toward the reserve fund in support of maintaining aging infrastructure, increased insurance costs and general inflation. The 2023 Reserve Study recommended a 35% increase to the monthly reserve fund contributions that was not approved or implemented by the Board at that time. The 2024 approved budget recognizes the importance of this contribution increase to the reserve fund.

The following increases pertain to each condo size at Riviera Gardens based on the relative proportions outlined in the CC&R's:

	2023 HOA Fees	New 2024 Fees
Studio	\$245.95	\$293.91
One Bedroom	\$330.49	\$400.01
Large One Bedroom	\$335.43	\$400.89
Two Bedroom	\$460.57	\$550.49
Bungalow	\$487.74	\$583.41

Proposed Special Assessment

A special “catch up” assessment has been proposed and approved by a majority of Riviera Gardens Board members based on the recommendation of our reserve analyst as outlined in the 2024 Reserve Study. A special assessment is payment by homeowners to the HOA to ensure funds are available for repairs, maintenance or replacement of common area infrastructure, whether anticipated and planned or unexpected and unplanned.

National reserve study standard principles use the term “percent funded” to determine a reserve fund’s strength. It represents a measurement of how well the reserve fund has kept pace with our property’s physical deterioration over time. An HOA with a percent funded rate less than 30% is considered high risk of a special assessment to pay for future repairs, maintenance and replacement of assets. Riviera Gardens estimated percent funded at January 1, 2024 is unacceptably low at 18%.

The Board is currently proposing the assessment would be collected in two instalments in March 2024 and March 2025. The following is a breakdown of special assessments to each condo:

	Proposed Special Assessment	March 2024	March 2025
Studio	\$3,774.34	\$2,064.64	\$1,709.70
One Bedroom	\$5,136.89	\$2,809.98	\$2,326.91
Large One Bedroom	\$5,148.21	\$2,816.17	\$2,332.04
Two Bedroom	\$7,069.35	\$3,867.08	\$3,202.27
Bungalow	\$7,492.07	\$4,098.31	\$3,393.76

An email has been sent to each homeowner by PPM (Personalized Property Management) that provides an overview of the 2024 Reserve Study. The information will also be posted to the Riviera Gardens website at www.rivieragardenshoa.com. Attendance at the Town Hall meeting on December 9 will provide more information.

Architectural & Compliance Committee

The Architectural committee is wrapping up the Rules and Regulations updates to send to the Board for suggestions and/or approval. This will include removing outdated/obsolete language, tightening up subjective language and suggestions for where we should store these documents and their attachments. We also are continuing to review architectural variance requests from homeowners.

Committee Chair Ric Barnes

Landscaping Committee Report – Preparing for the New Season

Please join us in welcoming David Struble as our newest member of the Landscaping Committee. Your committee has been working steadily with PRO Landscaping to make our grounds beautiful and healthy for the new 2023/2024 season and beyond. In late October, our extensive lawns were scalped and re-seeded. In early November, more than 600 snapdragons, daisies, geraniums, poppies and petunias were planted at our four pools and two of our monuments. PRO Landscaping did a wonderful job working with us to implement lessons learned from last year's planting to ensure an even more bountiful floral display.



Additionally, we completed several improvement projects, including remodeling atriums 6 and 18, installing new desertscares at buildings 3, 14 and 17, and filling multiple gaps throughout our perimeter landscaping with new shrubs. The Landscape Committee will be focused on tree management in the first quarter of 2024, with the removal of four dying or hazardous trees and the planting of six new trees, pending Board approval. We hope you enjoy the improvements to our park-like community as much as we do!
Committee Co-chairs Julie Harris and Mike Tull

Planning and Implementation Committee (PIC)

It is wonderful to report that the SB326 legally mandated inspection and evaluation of our elevated surfaces, balconies and staircases have been completed by C L Sigler & Associates. The final report is being prepared; however, initial reports are that no major deficiencies or structural failures have been discovered.

The committee, in conjunction with HOA Board Members Jim Busch and Mike Tull, has been working diligently to prepare for the upcoming HOA Town Hall meeting on December 9th at the Mizell Center in Palm Springs. All homeowners are urged to attend in person or via Zoom to have their questions answered by subject matter experts. The successful future of our collective investment in Riviera Gardens is the main focus of this important meeting.

The City of Palm Springs Building Department has agreed that the replacement of our obsolete main electrical panels, certification and permitting of subpanels, which were installed but not inspected/permitted 5-6 years ago, can be done under one master permit. This project, to be completed over the next 2 years, will positively impact our future insurance premiums and the safety and reliability of our electrical power system.

In addition to the above projects, the PIC is working on a comprehensive security program for our complex and welcomes ideas and desires of all homeowners for consideration in the planning and design. Homeowners deserve to be safe and know that their possessions are secure. Please forward your ideas and security concerns to: paulr@leadwithcourage.com.

Thank you for the opportunity to serve the Riviera Gardens Homeowners. Our commitment is to serve the best interests of the entire HOA by fulfilling our responsibilities in accordance with the best practices of the Community Association Institute, our Bylaws and Governing Documents.
Paul Roggenkamp, Committee Chair

Property Management Changes

Personalized Property Management and our agent Johny Perez will be ending their service to Riviera Gardens effective Dec 31, 2023. Riviera Gardens Attorney Michael Nighten has also given notice of end of service. Meantime an ad hoc committee consisting of Mike Tull, Board Secretary, Jim Busch, Board Treasurer and Paul Roggenkamp and Scott Flemming of the Long-Term Planning and Implementation Committee were tasked with orchestrating a request for proposals and short listing submissions from the five property

management company proposals received for further review and approval by the Board. The transition to a new management company will begin in December 2023, with a go live date of January 1, 2024. More information will be provided as it becomes available.

Due to this change, homeowners are reminded not to send any payments to Personalized Property Management after December 31. The new management company will be providing payment instructions to all owners in the next couple of weeks, prior to owners remitting monthly fees due on January 1, 2024.

Updates on Building 21 Fire Status

The City of Palm Springs Building Department has granted Riviera Gardens the permit to start work which began on November 2, 2023. This work includes:

Removing electrical outlets	Fixtures and boxes
HVAC duct work removed	New up to code windows and sliders
Framing to the areas damaged by fire	
Roof opened to repair where the fire department opened it to vent the smoke out	

Please note: signs have been posted around Building 21 alerting tenants/owners that construction noise will be happening for several months. Pacific Coast Construction has gotten permission to use three of the owner's deeded parking stalls, so please be kind to not park there even overnight. Secondly, please do not use guest/visitor spots temporarily. We all have deeded spots and if it is hard for you to walk, you might consider contacting the HOA for your own handicapped spot.

Submitted by Nancy Lesky

Riviera Gardens Monument Stone Repair

Riviera Gardens monument stone at the corner of Vista Chino and Miraleste has been unwrapped! The monument recently underwent surface repairs to remove graffiti vandalism. The marker again serves as a lovely identifier to our community. Thanks to those involved in seeing that the marker was properly restored.



Rock the Park Concert Series Returns to Palm Springs this Month

Sponsored by the Palm Springs Chamber of Commerce, these free monthly tribute band concerts will be held at Palm Springs Downtown Park at 7:00 pm on the first Wednesday of each month through May. Attendees are encouraged to bring blankets and/or folding chairs.

Upcoming concerts include:

December 6 th	Kenny Cetera's Chicago Experience
January 3 rd	The Tribute To Tina Turner by Debby Holiday
February 7 th	Last Train To Memphis – A Tribute To Cash, Killer & The King

Share the News!

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 February newsletter (200 to 250 words maximum) are due by January 20 to Donna Asbury at dasbury67@gmail.com.