



Riviera Gardens

Homeowners Association Newsletter

October 2024

Save the Dates! Join your Neighbors at these Upcoming Social Events

Halloween Ghoulish Gathering: Saturday, October 26, 2:30 pm at Pool #3. Costumes encouraged. Bring your own beverages (no glass in pool area) and a pitch-in snack to share with your neighbors.

Thanksgiving Celebration: Saturday, November 23, 1:00 pm at Pool #3. Bring your favorite fall dish or treats to share, and your own beverage of choice.

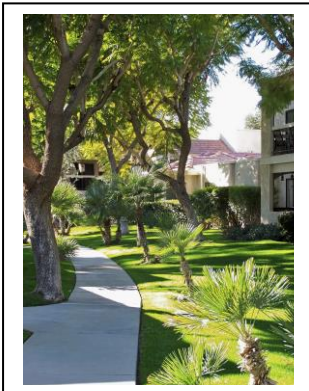
These get-togethers are a great way to get acquainted with your neighbors, and welcome back our seasonal residents. Come on out – we look forward to seeing everyone there!

Parking Gates Backup Systems

In a recent Riviera Gardens executive session, the pressing issue of gate backup systems was addressed and a vendor tasked to make them operational as soon as possible. This work has now been completed and all gates are functioning with appropriate backup in place to ensure ongoing entrance/exit capability from all parking areas.

Landscaping Costs and Water Conservation

Residents in our community enjoy the exceptional greenery of Riviera Gardens. This summer has been unbelievably hot and as a result, plants have suffered. As a reminder, we have three landscapers on duty and the overall base cost per month is \$16,300. Repairs and parts for our irrigation system are often in the range of \$500-600 each, along with monthly maintenance. The irrigation upkeep is a separate cost as is tree trimming, mulch, grass seed, seasonal flowers, etc.



We've had a water audit done by Desert Water Authority. Recommendations were made regarding timing and amount of irrigation water needed in various areas. We have tried some of those adjustments.

In a July article in the Desert Sun, it was noted that the State Water Resources Control Board approved a policy that could force some municipal water suppliers to reduce the amount of water they provide by close to 40% over the next 15 years. The impact on the Desert Water Agency, based in Palm Springs, will be to cut its water supply by 24% by 2025 and 32% by 2040.

The combination of increasing expenses and water conservation may lead us to consider more (partial) desert appropriate landscape. Hopefully this could be done in a way that is aesthetically pleasing and incorporates our beautiful greenery with some desert features. This is a conversation we will need to have as a community.

Submitted by Jody Pettit

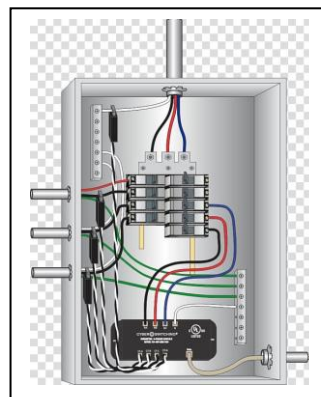
Electrical Panels Project Update

This remains a top priority on which the board is focused. A major impediment has been the lack of a map that traces the route of the lines from the transformers to the electrical panels. Unfortunately, a seemingly simple task to secure the information became a months-long quest. When we asked SoCal Edison for the maps, they responded that the maps would be old and they may or may not have them. After asking them to search, nothing happened. The board then sought other ways to gather the information.

A potential electrical contractor came out and found some of the information on the individual panels. That information is not on all the panels, however. No contractor will give us a solid quote until they know how much trenching needs to be done and what lines go where. We sought the advice of RTM, who directed us to a line finding company. That company said they could do it but it would be very expensive and we should just get the maps. They were confident that they existed. We went back to SoCal Edison and they directed us to a separate department that might provide the maps for a fee. For a fee of \$80 we requested them, and as of September 9 we now have the long-awaited maps. 185 days into this Board's tenure, we have a breakthrough.

In the interim we've asked contractors to give us a quote without trenching. Regarding a potential timeline, various contractors have said they expect it to be one year whether we get one panel or 56 panels. We had thought of doing a pilot project but that would delay implementation another full year.

Submitted by Jody Pettit



HOA Financial Updates

The Annual Reserve Study has been prepared and submitted for Board approval. The Board will review and recommend any changes they deem appropriate at their next meeting.

A draft budget has been prepared and will be presented to the Board for their consideration at the October meeting. Watch your email for additional information on date, time, and call-in information for the general session part of the meeting.

Submitted by J.D. Baker

Smoking Policy

There are still issues with smoking in several of the buildings. Neighbors are in discussion with each other and are also reaching out to the HOA board for help. Letters have been sent, still issues persist. We will keep this conversation going so as to think about the needs of each other. We have people with respiratory conditions that are exacerbated by smoke inhalation. Some of our neighbors are considering selling if the conditions don't improve.

Keep Our Community Secure – Be a Vigilant Neighbor

Imagine coming back to your Riviera Gardens property and finding that it had been occupied while you were away, or finding your car vandalized despite living in a gated community. While not common, these incidents have recently occurred in our community. They are not fully preventable, but as residents we can all help to minimize their occurrence.

Here are just some of the ways you can help ensure the security and safety of our community:

- Do not prop exterior gates open for any reason and report any malfunctioning parking or walk-in gates to management.
- Do not open gates to strangers. Ask that they contact the owner/resident of the home they are visiting to gain access to the property.
- Report any exterior community light outages to management.
- Get to know your neighbors, and exchange contact information. Let them know if you will be gone for an extended period, and if you are expecting any contractors, family or other people to be on your property while you are away.
- Ask neighbors to pick up any packages or flyers from your door or patio.
- Leave a key with a trustworthy neighbor rather than attempting to hide it outside on your patio or under a rock.
- Make sure your doors and windows are locked, no matter what floor you live on.
- Keep your blinds shut when you aren't home and any time after dark.
- Always lock your vehicle and never leave valuables in your car.
- Report suspicious activities to the police.



You may also consider purchasing a home monitoring system: either a wired system that is professionally monitored by a company that alerts you and the authorities when something goes wrong, or a self-monitored system that allows you to keep an eye on your property through your smartphone. Such systems can pay off in peace of mind and protection. Recently when traveling, we received an alert when our alarm went off due to the cracking of a window. Our system triggered not only us, but a neighbor and the police (at our request) to investigate. *Submitted by Donna Asbury*

Plumbing and Leak Detection

Plumbing and water leaks are a special area of concern. There are simple and inexpensive technologies that can help all of us mitigate any damage from water leaks. Water sensors can cost as little as \$25 and could notify an owner or resident of water leakage before it causes extensive damage. Even a pinpoint hole in a pipe can shoot out water that goes through sheetrock. This happened to one of our owners and it is on video. It will make you a believer in the importance of leak detection. Note that if purchasing a home monitoring system, as mentioned above, water detectors may sometimes be added for a nominal fee.

Tearing out all of the existing plumbing and replacing it seems extreme, ultra-expensive and unnecessary at this time.

Submitted by Jody Pettit

No dogs in the pools

As a reminder, pets are not allowed in the pool deck areas and dogs are positively not allowed in the water. Dogs can have leptospirosis in their urine and multiple pathogens in their feces. Leptospirosis is a blood infection that can infect humans, dogs, rodents and other wild and domesticated animals.

Electronic billing

We can save ourselves hundreds of dollars monthly by receiving our monthly bills electronically rather than getting a paper bill in the mail. Please do sign up on the PowerStone website at www.powerstonepm.com, select Homeowners and then select Enroll in paperless statements.

Rodent Control

There have been a few recent sightings of rats around our buildings. Rats can be a serious problem if they enter our buildings because they can gnaw through electrical wires and cause fires. While we do have a contractual agreement for rat control, residents can also take steps to discourage these pests from our surroundings:

- Pick up any fruit that has fallen from the trees and discard it in closed trash bins
- Do not keep open or lightly packaged pet foods on patios
- Remove any trash or debris around your property or common areas and dispose it in closed trash bins
- Inspect the perimeter of your property for signs of rodent activity, such as droppings or gnaw marks, and notify management if such signs exist. *Submitted by Donna Asbury*

Local Events in Palm Springs this Fall

Now that the weather is getting more Fall like it is a great time to be out and explore what Palm Springs has to offer. As our snowbirds start flocking in, the following may be some great ideas for added fun.

Village Fest on Thursday Nights -- October through May, 6 pm to 10 p.m down Palm Canyon

Palm Springs Aerial Tramway -- The World's largest rotating tram car travels over 2.5 miles along the breathtaking cliffs of the Chino Canyon.

Palm Springs Windmill Tour -- It is like having a tour guide in your very own car!. Opens @ 9:30 am -2:00 pm. 1-800-531-5834 for reservations.

Moorten Botanical Gardens -- Open everyday except Wednesday 10 am - 4 p.m. Tickets: \$5. Call 760-327-6555 for more information.

Palm Desert Prowl Scavenger Hunt -- Times: 11 am and 1 pm. \$20. Fun and starting point is in Cathedral City.

Desert Tasty Tours -- A walking food tour in Palm Springs. Offers a three-hour guided culinary and cultural tour as you stroll down Palm Canyon sampling food from different restaurants. Daily except Sunday. Sign up online for your unforgettable tour at deserttastytours.com.

Palm Springs Pride -- Hosting thousands of people for a 3-day parade, concert and different vendors down Palm Canyon. Come out and celebrate our city's history of diversity. October 31st to November 3rd. Free for everyone to attend.

Enjoy the holidays coming up, keep healthy and number one be safe! *Submitted by Nancy Lesky*

Neighbor Spotlight

Your name: Maggi Broggel

Number of years lived at Riviera Gardens: Two

Your favorite thing about Riviera Gardens: The people and the beautiful grounds! It is also so nice to be able to walk downtown and to Ruth Hardy Park. We also love all the hummingbirds.

Something nice you've done for a neighbor or they've done for you: I cannot tell you how appreciative I am of my neighbors, especially when we are not full-time and have things that may need checking. To name a few I am especially appreciative of Nancy Lesky for helping us with our recent renter, for Barb and Gary Litwin who are always ready to assist. Our lively neighbors Rick and Mark as well as Mike Tull. We feel as if we have family at RG.

Your hometown: Coeur d Alene , Idaho

Current or past occupation: I am an RN and retired last year after 44 years

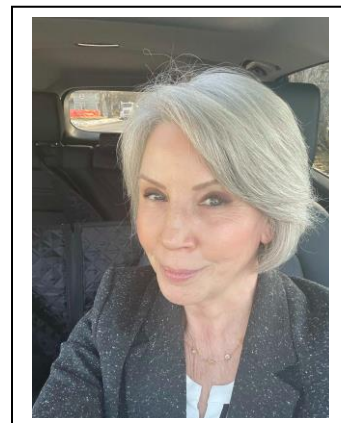
Hobby/interest: Painting , cross-fit, travel and family

Recent book you read: The Women

Recent movie or series you watched: The Affair

Fun local thing to do: Swim, hike , have coffee at the Annenberg estate and Thursday night at the Palm Springs Art Museum

Favorite local restaurant(s): Oceans and Blue Coyote



Would you like to recommend a neighbor for a Spotlight interview? Please email meera.jain12@cloud.com with the person's name, phone and email address.

This Issue's Contributors

Our community newsletters come together with the involvement of homeowners. Thanks to the individuals who contributed information for this issue, including Jody Pettit, J.D. Baker, Nancy Lesky, Meera Jain and Donna Asbury.

Resident involvement is encouraged. If you have something of interest to the community, submissions for the December newsletter (250 words or less) are due by November 20 to Donna Asbury at dasbury67@gmail.com. Articles may be edited to fit the format and space limitations for any given issue.