

# MARCH The Rivieran

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## Election June 2009 Candidates Needed

Candidates are needed to fill two positions on the Association Board of Directors. The current Board is working to continue the effort to make the Riviera as fire safe as possible. The fire safe policy developed in fall of 2008, with the cooperation and blessing of the Kelseyville Fire Department, will take an estimated 4 to 5 years to complete. Future Boards will have to carry on the project. To repeat from the last issue of the Rivieran : ASK NOT WHAT YOUR ASSOCIATION CAN DO FOR YOU: ASK WHAT YOU CAN DO FOR YOUR ASSOCIATION.

We need leadership for younger families to get involved in defining the future of their community. The proposed county park at Riviera school will give families an area for neighborhood activities. The Board needs to make sure the county park project moves forward and fills our community's needs.

The Board has projects and challenges that require people who want to see this community move forward and become an even greater place to live.

Please call the Association office for an application to be a candidate for the June Board of Directors election. The applications are to be completed and returned by April 13, 2009. Call me at 277-9064 if you have questions about Board service.

Donna Moeller, Board Secretary  
Nominating Committee Chairman

## Association Web Site Up and Running

The new and improved website: [WWW.CLRCA.com](http://WWW.CLRCA.com) is available to internet viewers. Check for new and coming events, board meeting minutes, governing documents, area info and maps, association personnel.

Please search our web site carefully and send your comments to Julie Berry or to any Board member. We want your comments and suggestions for web site improvements.

We want CLRCA.com to be useful and entertaining. The web site can be a wonderfully quick communications medium and will be better if you will make your contributions.

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*"My father taught me to work, but not to love it. I never did like to work, and I don't deny it. I'd rather read, tell stories, crack jokes, talk, laugh--- anything but work."*

Abraham Lincoln

# The Rivieran

9689 State Hwy 281- Soda Bay Rd.  
Kelseyville, CA 95451  
277-7281

The Rivieran is the official publication of the Clear Lake Riviera Community Association and is its publication of record. It is published to facilitate communication between the Association's Board and employees and Association members. Letters and comments from members for publication always are welcome.

## BOARD OF DIRECTORS

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## Disclaimer

The inclusion of advertising and/or letters or comments from members does not constitute an endorsement or recommendation by the Clear Lake Community Association or its Board of Directors of the products, services or views contained therein.

Please check your mailing label

Send corrections to the Association Office

The Board of Directors meets at 6:00PM on the 3rd Thursday of each month at the Association Office community center

The ACP committee meets on 2nd and 4th Thursdays at the Association office

## Neighborhood Watches, Another Good Idea

Let's say you live on a typical road (street?) in Clear Lake Riviera. From your front window, if you crane your neck, you can see 3 houses. You can't see more because your street (road?) bends right or left or up or down. There are houses there, but they are hidden from your view.

Let's say someone you have seen before, but don't know, comes to your door and says "We're forming a Neighborhood Watch. Will you participate?" Assured that you are not being asked for a contribution, with trepidation, you ask, "What would I have to do?"

"In a nutshell", you are told, "you agree to be responsible to watch for unusual events - cars just creeping along, for example, and to report if those events occur."

You also are told that the hours per day (or night) or per week you would be responsible for watching in your neighborhood would depend on the number of people who sign up.

You ask, "Who do I report those creepy cars to?" And you are told that a formally organized Neighborhood Watch is known to the Sheriff's office and you can call them. You also could call another Watcher who lives farther up (or down) the road (street?) - one who could sort of pick up the watching as the creepy car leaves your field of vision.

You ask if you have to make a report if you don't see anything unusual, and of course you don't. You ask how many people have signed up and how many are needed. You are told that there are a couple for sure sign ups and some maybes, and that the area to be covered by the Neighborhood Watch would depend upon the number of volunteers, and where they live. You also find out getting your next door or across the street neighbor to sign up as a Watcher, would mean the two of you could trade off watching.

And you'd get professionally printed This is Neighborhood Watch Neighborhood signs to put up here and there. Volunteer and professional crime fighters say the signs in themselves deter bad guys. And you hope people in more "neighborhoods" in Clear Lake Riviera take on the responsibilities that go with being a Watcher, because the more neighborhoods that do this, the more likely it is that robbers will decide Clear Lake Riviera is a good place to avoid.

And, if no one comes to your door, why not be the one in your neighborhood who starts the ball rolling?

Those of you who are interested in Neighborhood Watch may call Sandra Orchid for more information. Call her at 277-0707.

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*"When we got into office, the thing that surprised me most was to find that things were just as bad as we'd been saying they were."*

John Fitzgerald Kennedy

## Not Your Ordinary Everyday HOA

Clear Lake Riviera Community Association Articles of Incorporation are dated May 15, 1964. Some of the stated purposes of the corporation are: promotion of community welfare; providing useful and helpful services to members; and enforcing CC&R's. In 1964, there were no houses in Clear Lake Riviera. One house was built in 1965. By 1970, CLR had over fifty houses on its 2800 lots. At this time, there are approximately 1500 houses in Clear Lake Riviera.

All owners of lots within Clear Lake Riviera boundaries are Association members. Some members' lots have houses on them, and some don't. Some members live here, and some don't.

Some people use the term HOA as a shorthand term to describe any type of community association, not just Home Owners Associations. However, some people describe Clear Lake Riviera Community Association as an HOA, mistakenly thinking that we are a "homeowners association".

As an association of property owners, CLRCA does not increase annual dues when members improve their lots. Because we are an association of property owners, place of residence is not a relevant condition of membership. Privileges and responsibilities of membership are the same for all owners.

The following is a view of where CLRCA members live:

986 members have Kelseyville Post Office addresses. 42.7% of members

171 members live elsewhere in Lake County. 7.4% of members

969 members live outside Lake County, but in California. 42% of members

176 members live outside California. 7.5% of members

2304 is total number of members, and 50% of them live in Lake County.

The priorities and interests of members who live outside Lake County and of those who live here often are different. "Security" and "road repair" may be two examples.

A comparison of associations' annual assessments may be of interest.

Buckingham: \$240. Association dues per year.

Hidden Valley Lake: \$1,305 per year dues for unimproved lot; \$1,695 per year dues for developed lot. There are fees for HOA certification and for gate entry bar codes.

Riviera West: \$245. Association dues per year (to be increased in 2009).

CLRCA's \$86. annual dues suggests that our Association has been blessed with board members who are not spendthrifts and possibly are financial wizards.

## Letters

Many of us love living in Clearlake Riviera. Homes were purchased as it was a prestigious area to live. There was security driving around protecting our largest investment (our homes). There was a beautiful clubhouse, restaurant, pool, golf course and marina. No More.

The Clearlake Riviera now has a clubhouse that is severely dated, not situated in a beautiful setting and can not accommodate the large number of homeowners now living full time in this development. There is No security, no golf course, no marina, and no pool. Many homeowners are asking, why we need a homeowners association. At this point, I do not believe we need one.

That being said, I believe it would be of a huge benefit to all homeowners if we had amenities that could create a safe place for children to play, neighbors would have a beautiful place to meet and establish a wonderful sense of community. There could be a waterfront and marina. In short, there would be something for the enjoyment of all. This could not be sold off as it would belong to the association.

Currently there is a small window of opportunity to achieve this goal should the homeowners choose. This opportunity is coming to us through the current devaluation of property.

Members of the community have been trying to present this concept to the Board of Directors. Most of the Directors have decided not to move forward with exploring this opportunity. Their focus is on lots that need to be cleared due to fire danger and the impending law suit. These are important issues, but is that all there is?

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# No New Roads in Clear Lake Riviera

This information, whether new to you or old hack, should have been included in the last Rivieran. Last fall, the Lake County Board of Supervisors announced that the count of votes on the issue of a Benefit Zone to pay for new roads in Clear Lake Riviera showed that most voters were against the tax and the project. The vote for a Benefit Zone was 453; the votes against was 911.

Your Association is working hard to get County road workers scheduled regularly to come and fill our pot holes

## Pot Luck Dinners

Enjoy the company of fellow Rivierans and someone else's home cooked meals. Every 2nd Thursday, at 6 P.M. in Association Community Room.

## Easter Egg Hunt

Saturday, April 11th. Riviera Hills. Watch bulletin boards for more details.

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When the real estate market starts to rise, this opportunity will go away. If you are interested in a safe place for gatherings, creating a sense of community and having access to the water, please contact Anita McKee at 277-7766 x 403

Thank you for your consideration,  
Katherine Alger

(Note: This letter is dated January 17, and was submitted for inclusion in the previous edition of the Rivieran. Space was not available when it was received.)

Clear Lake Riviera Community Association  
9689 State Hwy 281  
Kelseyville, CA 95451

**FIRST CLASS MAIL**