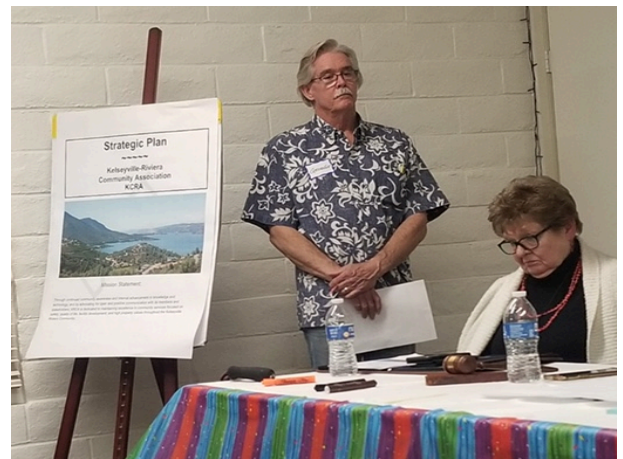


The Rivieran

Positive
Things Are
Happening!

Kelseyville Riviera Town Hall a Success Including Q&A With Jessica Pyska and Mireya Turner

The Town Hall meeting of the Kelseyville Riviera Community Association (KRCA) was buzzing with Members actively giving their input into the updated draft of the KRCA Strategic Plan. During the meeting on Thursday, January 25th, the Strategic Planning Committee presented an updated draft of the Plan which includes the areas of Governance, Finance, Facilities, Outreach, and Safety. This Committee and the Town Hall was facilitated by members of the KRCA Community, Janine Citron, April Leiferman, and George Bloomfield and office manager, Tina Turner.

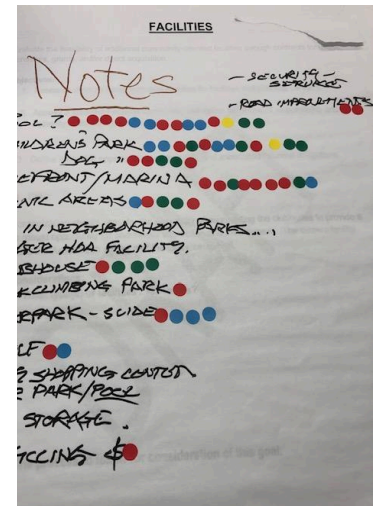


After a brief overview of the draft Plan, attendees were invited to participate in any two of the five interactive, topic-specific breakout sessions. Each group facilitator provided an in-depth review of the goals for that topic and recorded Member input. The interaction was lively and positive. Following the breakouts, Member input for each topic was added to the presentation panels, before Members used adhesive dots to indicate their priorities.



The Association was pleased to welcome Supervisor Jessica Pyska and County Community Development Director Mireya Turner to join in the process. Community Members enjoyed a Question and Answer session where the County's Area and General Plans were discussed. Pyska described the process in which roads are targeted for improvement. She also congratulated the Association for its progress on fire safety. Members expressed interest in the County's funding options for a possible County park in the community. Currently, the KRCA does not have a public park or lakefront access for members.

Results of the Community's Strategic Plan review and prioritization exercise showed that Members highly value obtaining a pool, a family-friendly park with a picnic and play areas, lakefront area with water access and marina, dog park(s), a larger clubhouse, waterpark, and security measures such as community patrol or surveillance cameras. Interest in receiving the recently reinstated *The Rivieran* newsletter was also high. Members expressed support of the Association's assertive efforts to obtain and include Community input in the Plan's development. Once finalized in the next few months, the new KRCA Strategic Plan will provide a roadmap for strong leadership development for the Association as well as stable succession planning.



The Strategic Planning Committee will incorporate the questions and results of a 2019 Community Survey, along with input from Friday's Town Hall, to develop and circulate an updated Community Survey to be sent to all Community Members. Fresh data from this final Survey will allow the Committee to hone the Plan before presenting it to the KRCA Board with a recommendation to adopt. When adopted, the new Strategic Plan will provide a clear roadmap for achieving the goals of the Members, and position the Association to bring new and improved assets to the Community, as well as to obtain grants and other financial backing for future Community enhancements.



Together We Achieve More!

Under the leadership of the KRCA Board of Directors, staff, and dedicated volunteers, many accomplishments have been achieved in the past 12 months that benefit both the organization as whole and you as a member. Please get involved to keep this momentum going for the good of all members.

You can help us achieve great things!

Attend Board meetings. Volunteer for committees.

Call the helpful office staff and get your questions answered.

The following examples highlight some of our recent achievements:

We hired a team of three capable new staff members who demonstrate a high level of competency and responsiveness to the needs of Community Members. Please stop by and meet Tina, Alicia, Emily and Mike.

Like many small businesses in Lake County in the aftermath of COVID, we have reconciled three years of financial records, including financial audits and tax return filings with NO findings or evidence of mishandling KRCA funds.

We achieved recertification of our FireWise status resulting in home insurance savings for many property owners. FireWise status also makes our Association eligible for more grant money to fund wildfire mitigation strategies in our Community.

We created a clean and welcoming atmosphere at the Association office inside and out - organized office space, completed a new picnic area for Member use, installed a lending library, and trimmed vegetation.

We established a dynamic Strategic Planning initiative that will serve as a roadmap for future development of amenities, and make us eligible for grants and other funding opportunities. This plan also promotes efficient and professional business and governance practices for the Association.

We demonstrate continued dedication to improving the structure and facilitation of KRCA Board meetings to encourage efficiency, Member inclusion, and constructive productivity at meetings through Zoom, published agendas, and adherence to the Davis-Stirling and Open Meeting Act.

We revamped the standing committee structures encouraging greater Member involvement in Association operations and activities like the Children's Christmas Festival and wildfire safety activities. And, even more social events and activities are being planned. **Stay Tuned!**

We re-established and improved the KRCA Website and social media presence resulting in more accurate and timely information being made available to Community Members.

We activated **The Rivieran** newsletter publication to keep Members informed of Association activities and important news affecting the safety and well being of KRCA residents. **The Rivieran** also highlights many of our Community's businesses, special events, volunteer opportunities, fun facts and other information.

JOIN THE KRCA TEAM - GROWING TOGETHER

Three members of the KRCA Board are completing their two year term limit at the end of June and can not run again.

*

We are building a positive-minded team to keep our momentum moving forward and to meet the goals of our Strategic Plan.

*

Our KRCA Members deserve a vibrant, safe community with amenities and social activities.

*

Let's move toward these goals together.



JOIN THE MOVEMENT TO MAKE OUR COMMUNITY THE BEST IT CAN BE!

The KRCA is currently seeking candidates for three board of director positions in the upcoming election. If you're interested, nominate yourself or someone else by March 28th.

Looking to make a real impact in your community? We want to hear from you!

To learn more and request a nomination form,
email jscitron2@gmail.com
or call 707.277.7281



Kelseyville Riviera
Community Association



Interested in applying for the KRCA Board?

Know someone that would work collaboratively
to benefit our Community?

Contact Janine Citron, Strategic Planning Chair:

jscitron2@gmail.com 707-277-7281

Shout Out to Riviera Auto

*Submitted by April Leiferman
Social Committee Volunteer*

Under the roof or “hood” of the Riviera Auto building, exists a multitude of business ventures. Bryan and Stephanie Dobrowski are the owners of Riviera Auto, but the business doesn’t stop there. Bryan has the auto maintenance skills while Stephanie does the accounting, and also runs her real estate business from the office. In addition, they employ both of their daughters and their son-in-law.



Bryan graduated from Carle High in Lower Lake and served in the military for seven years. Bryan then went to UTI (Universal Technical Institute) for Auto Repair and graduated with a 4.0 GPA in his Master’s program of Automotive Service Excellence. Bryan then honed his auto tech skills at Fisher Auto in Clearlake and Freeman Toyota/Lexus in Santa Rosa before opening his business in the Riviera. The auto shop is versatile, so handling anything from Priuses to Corvettes is not a problem. In fact, Bryan is sought out for his diagnostic ability for Corvettes and services hybrids including battery replacements. Soon they will have an alignment machine and sell tires at competitive rates. He also hopes to employ another auto tech in the near future.

Stephanie, originally from Calistoga, has called Lake County her home for many years and raised their children here. She is a Realtor with Luxe Places International Realty. Stephanie specializes in Residential Real Estate and works with both Buyers and Sellers. She is also a Pricing Strategy Advisor, a Certified Probate And Trust Specialist, and an Accredited Buyer’s Representative. With her Associates degree in Accounting and Business Computer Applications, she takes care of the books for the Auto Repair business. Stephanie was previously a paralegal at Katzoff and Riggs Law Office in the Riviera.

Stephanie is in the process of redesigning the front office. Although, the office is already a warm and welcoming area inviting a person to sit, sip on a coffee, and visit. Bryan and Stephanie hope to have you stop by for auto repair, a real estate question, or just a chat. The family lives in the Kelseyville Riviera and purchased the Auto Shop in February of 2022.

Christmas Children's Festival

The Festival was well attended and happy faces were abundant. The Social Committee provided stations for making ornaments, decorating cookies, a visit with Santa, as well as story time and sing-along. All expenses were donated by the Social Committee Volunteers. A special thanks to our Santa, Mike Beal.



Hello from the Office Manager

Tina Turner - Office Manager



Hello everyone!

I am so pleased to see all the positive things happening in the Kelseyville Riviera Community Association (KRCA)! The town hall meeting on 1.25.2024 was well attended. We were honored to have Jessica Pyska, District 5 Lake County Board Supervisor and Mireya Turner, Director Community Development provide terrific information regarding funding options for a park, lakefront access, and other amenities that were prioritized by the members. Whew! Everyone had a great time and appreciated having input during the interactive meeting to further the KRCA Strategic Plan. Thank you to the Strategic Planning Committee: Janine Citron-Smith, Committee Chair; George Bloomfield, April Leiferman, and Chris Weston. (Sharon Fox we miss you). I hope you caught the news article, but if not, [CLICK HERE](#)

I often get this question, "What *DO* we get for our dues?" I am always surprised to hear that. I would cordially like to invite you to schedule a time for a quick tour, so we can share any information of interest to you. I am happy to report that one of our members recently called to say they saved 10% on homeowners insurance to the tune of over \$145 for our FireWise Recognized Community.

Below is a partial list of benefits of the KRCA Homeowners Association:

- Homeowner discounts to some insurance companies for FireWise Recognition Compliance - available through the KRCA office.
- AirMed membership offered at a group discount.
- Chipping services are free for 20 minutes up to twice a year for property owners.
- Three solar powered safety warning sirens have been installed for the KRCA.

There are a lot of plans for socializing, crafts and kids days, potlucks, stretching together, and adding “game day” etc, once the weather heats up a bit. Stay Tuned!

Remember, if you have any questions or concerns; please do not hesitate to call our office Monday through Friday 9:00am-5:00pm at 707-277-7281. If you would like us to consider an agenda item, please email manager@krca.biz before the first of every month to be considered for the next Board of Directors meetings. The meetings are the second Monday each month at 6:00pm in our community hall at [9689 State Hwy 281, Kelseyville, CA 95451](https://www.google.com/maps/place/9689+State+Hwy+281,+Kelseyville,+CA+95451).



Committee Reports

To achieve the most effective outcomes for our community, our members need to be involved in its operations. One of the most effective ways to make a difference and contribute to your community is by serving on a committee that deals with topics of your interest. We need members!

Social Committee & Community Outreach

April Leiferman, Chair

The Rivieran

At the previous Social Committee meeting, the group agreed that the first priority was to bring back *The Rivieran* newsletter. Since that time, there has been a November (winter) issue and this spring issue. There has been positive feedback about the newsletter's return. We are proud of our community and are happy to highlight our outstanding businesses, organizations, and community member volunteers. *The Rivieran* newsletter was also noted in our Strategic Planning Town Hall meeting as a vital method to share accurate information to our membership. In addition, we will be adding a Question and Answer section for members to submit questions regarding issues that affect KRCA members which can be researched and answered.

Christmas Children's Festival

This Festival put on by our Social Committee was a huge success and allowed us an opportunity for a dry run for future events. The event had stations for making ornaments, decorating cookies, writing letters to Santa, and visiting with Santa. We also had sing-along and a story-telling time. All expenses were personally donated by the social committee members.

Advertisements

The next issue of *the Rivieran* will have a section that provides an opportunity for businesses to advertise at an extremely reasonable cost. Ad revenue will be used by the Social Committee to fund future events and activities. For more information email admin.assistant@krca.biz.

Membership

We are looking to recruit new members. If you have special skills, areas of expertise, and are willing to donate your time, please contact us.

Fire Safety

Mike Burmann - Fire Safety Coordinator

Subject: What is Zone-0 and Why should I care? 02/01/2024

Hi KRCA Members,

Zone-0 otherwise known as AB 3074 was signed into law by Governor Newsom on 9/29/2020. The purpose of this legislation is to create an ember resistant zone within 5 feet of a structure. A structure for the purpose of an ember-resistant zone shall include any attached deck. As many of you already know, embers generated from a wildfire can travel up to one mile or more under severe windy conditions. These regulatory changes will be required in the entirety of the State Responsibility Area (SRA) classified as Very High Fire Severity Zone. Our community falls within this classification. New construction will have these requirements established as of 1/01/23. The exact specifications of this new regulation for existing homes have not yet been codified. Past fire history and research have proven that clearing combustible material 5 feet around a structure is potentially the single most important thing you can do to protect your home. Zone-0 reduces the potential of ignition of your home from direct flame contact by wind driven embers accumulating at the base of the wall, and when embers ignite vegetation or other combustible materials located close to the structure. The zone also includes the area under attached decks and stair landings. To be most effective, the zone should include a 6 inch vertical space between the ground and the start of the building's exterior siding.

This past weekend I decided to be proactive and I divided and transplanted Bears Breech (*acanthus mollis*) away from the 0-zone at my residence. I also removed pine bark mulch, which is highly combustible, that I had spread out years ago within a retaining wall at the rear of my house. I plan on replacing the mulch with gravel this spring. It should be noted that there really are no fireproof plants. Any plant will burn when exposed to an extreme wind driven fire. Plant placement is actually more important than what you plant. Select low growing, open structured, less resinous, high moisture content plants like succulents. Some examples are ice plant, jade plant, crassula, California poppy,

South African daisy and sedum. This firewise landscaping requires regular maintenance including pruning, watering, and removal of dead vegetation and organic material.

During the course of doing research for this article, I came across an excellent 8 minute video on the Sonomavalleyfire.org home webpage. Once you go to the home page, click on New Regulation – Zone 0 (0-5 ft) Defensible Space. If you scroll down the page you will see the YouTube video titled [Ember Resistant Zone](#) within 5 feet of structure and attached decks (0-5ft). Another excellent resource is a 46 page slide show presentation that can be found at bof.fire.ca.gov/media/54fflkr/wkshp-3-valachovic-presentation_ada.pdf

In closing, I would like to reiterate that Zone-0 is not yet codified into law and that it may be a while before that happens. But until then, I would highly encourage KRCA members to be proactive in hardening your homes in Zone-0 before the upcoming fire season, I know I will.

Sincerely,
Mike Burmann
KRCA Fire Safety Coordinator

Architectural Control & Planning Committee

Emily Gonzalves, Chair – acp@krca.biz

Construction Applications and Complaints Received
Calendar Year 2023

Construction Applications Reviewed by the ACP Committee in 2023

Type	Number	Comment
Re-Paint	18	
Re-Roof	23	
Solar Panels	55	
Fences	25	
Decks/Porches	10	
Sheds/Gazebos	3	
Miscellaneous Minor Construction	28	Includes permanent generators, replacing windows, pools/hot tubs, and propane tanks
New Major Construction	3	One house and two accessory dwelling units
Miscellaneous Related to Major Construction	14	Includes time extensions, bond refunds, and variance requests
TOTAL	179	

Complaints Reviewed by the ACP Committee in 2023

Type	Number	Comment
Unsightly Violation	24	Trash or debris in front yard
Unpermitted Construction	35	Mostly solar panels
Noise Nuisance	4	Typically barking dogs
Unsightly Auto/Vessel	5	
No Violation or out of scope of HOA Authority	3	Cars parked or abandoned in a roadway, or property line disputes
Miscellaneous	24	For instance, someone living in a tent/RV/car on a vacant lot, businesses operating out of a home, or messy construction sites
TOTAL	195	




Riviera Elementary News

Paul McGuire - Principal



Vandalism Unfortunately, the vandalism of our school is ongoing, so we ask that everyone continue to be on the lookout! We want to keep our school safe and in the best shape possible.

Countywide Attendance Challenge Regular attendance plays a crucial role in students' achievement! The Lake County Attendance Challenge runs from February 5th to May 3rd. Riviera Elementary competes with other elementary schools for county recognition. Students who achieve 95% or higher attendance will be entered to win both weekly prizes as well as grand prizes, which include a laptop, chromebook, flat screen television, iPad, and gaming system to name a few!



Got Questions or Need Info?

Submit your questions to manager@krca.biz

Making sure that our KRCA members get accurate information and working to eliminate disinformation is a focus of our Strategic Plan and highly prioritized by our members that attended the Town Hall meeting. If we want our KRCA community to flourish, we will be more successful if we are working together with the same set of facts. We believe the diversity of our members and our various areas of expertise is a strength. If members have questions pertaining only to themselves, please contact the KRCA office. However, if members have questions of community interest or concern, you can email the questions to: manager@krca.biz



Advertise YOUR Business in *The Rivieran*

We now offer businesses space to advertise in The Rivieran Newsletter.

Ad Prices: business cards, logos, advertisements *

- \$25 for a business card or quarter page
 - \$50 for half page
 - \$75 for full page

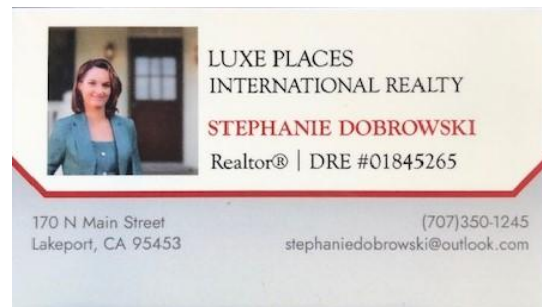
*** Ad revenue will be used for Social Committee activities and events.**

Want a professionally-designed Display Ad but don't know where to start?

Contact: George Bloomfield, Marketing Strategist and Designer

Call or text 949-922-5627

Visit BloomfieldGroup.com for more information.



Kelseyville Riviera Community Association

9689 State Highway 281, Kelseyville, CA, 95451

Phone: (707) 277 7281 ~ Fax: 707-277-7734 ~ Email: Admin.Assistant@krca.biz

Website: Kelseyville-Riviera.com

Friend us on Facebook at Kelseyville Riviera