

Kelseyville Riviera Community Association

November 2024

THE **Rivieran**

Your best source for community news

★ **Congratulations To Your New Board** ★

We are very excited about our new Board of Directors, and hope you are too. You have 3 new Directors and two returning. Each brings a unique skill set of professional experience, and a sincere love of this amazing place affectionately known as “the Riv”. All of our new Directors are committed to working as a team to move the Association and our community forward in a clear and positive direction. They are quickly learning the responsibilities of their new positions, and about the many tasks and challenges before them. We welcome you to attend any of our regular monthly Board meetings, and enthusiastically invite you to become part of our community’s future by volunteering to join one or more of our important committees. There’s much work to be done and just as much to celebrate.

NOW...

Let’s get to know a little about each member of the Board...



Hildegard Krause - (Returning Member)

Board President

I purchased my property in 1991, living here since 2008. I decided to volunteer time for the community, helping to try to bring the community together, and try to stop the division that started to grow over the past years.

I believe that my 45+ years of experience in Risk Management (insurance, legal, claims, customer service) might contribute to that task. Trying to have more members join the different committees, voicing their concerns and ideas for a better community which then helps the board to make decisions for improvement of different projects. By having more members join the Fire Safety committee, (I have been a member since the "early days"), it might help to have the membership understand better the importance of maintaining the vegetation of their properties in Fire-safe condition ALL YEAR LONG. This would limit the number of violation notices and the costs related to it. This is money that could be spent for projects instead. The goal: to have the membership understand that we do want to have a Fire-safe community and NOT be forced to issue violation notices.



Emily Finch - (Returning Member)

Board Vice President

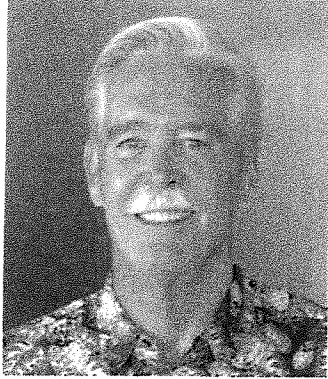
"Greetings! I am excited to work with the new Board members over the next year, and continue to serve the KRCA members. Let's stay focused on supporting positivity in our community and work together to build a great neighborhood!"



Stephanie Clemons

Board Secretary

I was born in Southern California, but raised in Northern California. I spent the last 28 years in Fairbanks Alaska, where I raised my seven girls, two of my own and five bonus daughters. My two daughters have recently moved to Lake County with my three grandkids and we love it here! I work for Kelseyville Unified School District, and I absolutely love it! I'm excited about helping out my new community!



George Bloomfield

Board Treasurer

George was born and raised in Southern California. He and his wife moved to this beautiful community in 2022. George is an out-of-the-box, solution-oriented creative thinker. He has guided owners and Principals of large international corporations, major southern California municipalities, and dozens of successful privately owned businesses to achieve their business goals. His past experience with community beautification and development will also benefit the Association. George listens carefully and will offer constructive ideas to address the diverse needs, wants and concerns of our Members. Currently, George plays an active role on the County's Local Area Plan Advisory Committee (LAPAC) for our District. *"I'm proud to live in Kelseyville Riviera and I'm eager to serve our membership. I'm also not afraid to speak my mind. I will support effective programs focused on fire safety, responsible property maintenance, infrastructure improvements, amenity development, and neighborhood beautification."*



Matt Young

Board Director at Large

As Director on the KRCA Board, I will apply my knowledge, strengths, and energy for the betterment of the Association, and the community I live in and love.

We also want to acknowledge and express appreciation for our ACP and Fire Safety Coordinators, our devoted Committee leaders and volunteers, and our friendly office staff. Whether assisting members at the front desk, fielding the many calls and emails we receive each day, assuring the safety and appearance of our community are properly maintained, or planning the future of our neighborhoods, they all work extremely hard to help our membership with a myriad of requests and concerns. **hats off to every one of them!**

Business Spotlight



Shout Out To Lety's Shear Elegance

Submitted by Gail Rosander - Social Committee Volunteer

Lety Monreal has been a hairdresser in the Kelseyville Riviera for 34 years. She currently has a shop at 9690 Fairway Drive, Suite A. This is her fifth business location in our Riviera.

Lety moved to Lake County from Mexico when she was 15 years old. She lived in Lakeport and Kelseyville and then the Kelseyville Riviera where she and her family settled. She earned her hairdresser license and started her business.

Lety and her husband owned a house and raised their two children here for 17 years. Seven years ago Lety remarried (Vince) and she moved to Lakeport. She still owns her house here in the Riv and runs her business here. She said she misses neighborhood walks and access to Riviera Hills restaurant.

Lety and Vince have been busy traveling whenever they can. Vince is a teacher and Lety's schedule is flexible, so getting away isn't a problem. They've been to Italy, Greece, Mexico, Nashville, Memphis, and New Orleans. They also frequently take their travel trailer to the Mendocino Coast and relax while camping.

Visiting with Lety for this article was fun and uplifting. The idea to feature her business in The Rivieran came about from local resident clients talking about her very positively and fondly.

She has been described as "admired, caring, kind, and a very hard worker". Additionally, she has been called "bubbly, open, and helpful".

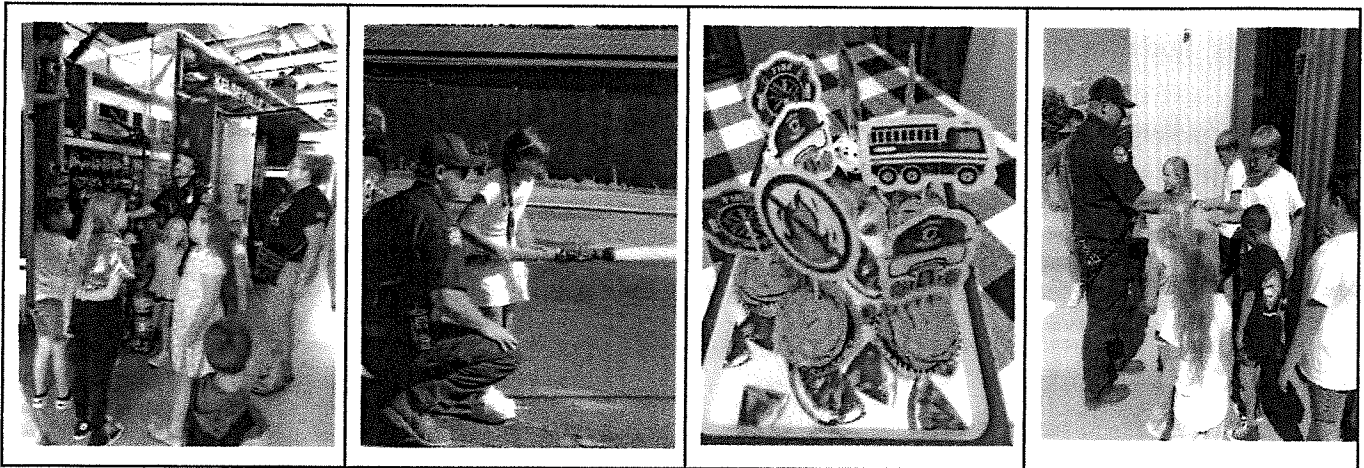
Lety is a hairdresser with a hopeful, helping heart. Her presence in the Kelseyville Riviera is like connective tissue in our community. She truly helps people stay connected and cared for.

Thank you Lety for your long running involvement in the Kelseyville Riviera!

Fire Safety Field Trip

Children Enjoy a Trip to the Kelseyville Fire Station, and Fire Safety Activities at the KRCA Clubhouse and Picnic Area

The real life of a firefighter was on full display for the students of the Kelseyville Riviera on a field trip to the Kelseyville Fire Station. Fire Prevention Officer Paul Bleuss, Captain Justin Helm, Firefighter Russell Rosenthal, and Firefighter Austin Yount treated the children to a tour of the fire station. They learned about the emergency vehicles and their various uses, the hoses, equipment and controls. Then students were treated to a hands-on experience, climbing into each of the emergency vehicles, followed by actually using the fire hose to knock down cones.



These skilled firefighters not only provided fire safety prevention information to the children, they also exhibited a natural talent for teaching young children.

The children were impressed by the training and skills involved in being a firefighter, including those needed to provide medical care. As we were getting ready to leave and Chief Bleuss was handing out stickers and fire safety bracelets, a real call came into the station over the radio. The children were in awe watching the firefighters head out to a real emergency - ***perfect timing!***

We then took a bus to the KRCA Clubhouse and enjoyed cupcakes while the children wrote thank you letters to the fire fighters. Words like brave, courage, and hero were repeatedly used as well as appreciation for saving and rescuing people.

The KRCA volunteers provided fire safety bags including activity books and magnets. We also held a raffle for orange and black backpacks with surprises including a flashlight. Children and volunteers had lunch together and the younger students enjoyed the picnic area.



A sincere thank you for those that worked with me to make this very special field trip a reality:

Firefighters ~ Fire Prevention Officer Paul Bleuss, Captain Justin Helm, Firefighter Russell Rosenthal, and Firefighter Austin Yount

KRCA Volunteers & Chaperones ~ Gail Rosander, Stephanie Clemens, Kathy Frank, Leslie Gray, Reed Leiferman, Liam Thornton, and Lucas Thornton

Kelseyville Unified School District ~ Dr. Nicki Thomas, Adriana Macias, Adriana Mendez, Dave Ferrell, Michelle Borghesani, Steven Peters, and Elvira Ledesma



Your community association has so much potential to thrive and with just a few hours a month you can contribute to this potential by volunteering on a committee or special Project. Committees are contributing to the health and wellbeing of our community every day. Participation is flexible and there is a wide variety of opportunities.

The **Social Committee** plans engaging opportunities for members to interact and have fun as well as publishing the Riverian Newsletter.

The **Fire Safety Committee** is involved in a variety of activities to help keep our FireWise status which impacts homeowner insurance rates for many community members.

The **Strategic Planning Committee** is working on developing a plan for our community that is member driven and that keeps the Association moving forward in developing resources that will focus on operational efficiencies, safety, community well being, and a solid infrastructure for the organization.

The **Architectural Control & Planning Committee** is responsible for reviewing and approving plans for new construction, solar, fences, etc. They address property-related complaints, and perform inspections to ensure that property owners adhere to specific design and upkeep standards.

The **Nominations Committee** focuses on recruiting dedicated community members with leadership qualities that will run for the Board of Directors.

The **Finance Committee** works closely with the Treasurer in monitoring Association income/expenses and developing the annual budget for the organization. If you are interested in serving on a committee or with a special event, please contact the committee chair or request a committee application by contacting manager@krca.biz today!

Remember... *It takes a village!*

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 to volunteer. We need YOU!

Social Committee - April Leiferman, Chair

We are looking for members that want to engage our community with neighborhood activities and fun, positive social events.

Fire Safety Field Trip

This was a huge success for children, KRCA volunteers, and Fire Fighters. See articles and pictures above.

Kelseyville Unified School Supply Donation Drive - April Leiferman & Gail Rosander

Thank you to all the KRCA Members that donated to the Kelseyville Unified School District. We collected more than \$250 worth of supplies and checks. Donors include: Charlene Chappell, Sharon Weeks, Janine Smith-Citron, Gail Rosander, and April Leiferman.

Advertisement

We now have a section that provides an opportunity for businesses to advertise. These funds will be used by the social committee to fund future events. See the last section of the newsletter for more information.

Fire Safety

As many of you are aware, there was a fire next to KRCA, the Harbor Fire (Marina area) in the afternoon of September 10th, 2024.

We do not know the official cause yet. Luckily, First Responders quickly arrived on the scene and were able to contain the fire spread, and put out the fire. Also, the winds were “in our favor” blowing towards the lake. We were extremely fortunate that First Responders crews and trucks were available to rapidly respond to this incident. The frightening incident should serve as a strong reminder to all members that we live in a very high fire hazard severity zone, as designated by Cal Fire. The fire could have spread quickly with a devastating impact on our entire community. This is why KRCA operates a year-round fire abatement and defensible space program to help homeowners be prepared in the event of fire. We would like to take this moment to truly thank all KRCA members who have cooperated with the KRCA develop and maintain defensible space and fire safe landscaping on your properties. We recognize your hard work and financial commitment in doing so. Just to remind everyone, here are a few things you can do to stay fire safe as we enter the driest time of the year when the fire danger is at its peak.

- * Weed-eat your properties early in the morning, before 10am and do not leave a hot weed eater, chainsaw, or lawn mower unattended.
- * When doing yard work and property clearing, have water hoses or hand-held pump tanks filled with water nearby.
- * Do not weed-eat or do any fire abatement work involving chain saws etc. on Red Flag Warning Days (these are extreme fire danger days when humidity is low, temperatures are high, the wind is blowing and conditions are dry).
- * Sign up for app notifications on Lake Co Alerts, Genasys (formerly ZoneHaven) and Watch Duty.
- * Consider having a portable radio or scanner in your car.
- * Be ready to evacuate, have a Go Bag and Emergency Supply Kit ready and an evacuation plan in place.
- * Maintain a list of emergency contact numbers in your cell phone, posted near your home phone, and in your Emergency Supply Kit.
- * Ensure you and your family know where the home’s gas, electric and water main shutoff controls are located and how to safely shut them down in an emergency. Also, with the increased grass and tree growth we are experiencing this year, please remember to cut your grasses, keep your gutters cleaned and trim back tree branches away from your roof and other structures. Together, let’s make every effort to keep our KRCA community as fire safe as possible.

Gratefully,
The KRCA Board of Directors

P.S.: A similar letter was sent by the Riviera Heights Board of Directors to all property owners, after the August 25, 24 fire in the Riviera Heights.

Architectural Control and Planning Committee - Emily Gonzalves, Chair acp@krca.biz,

ARCHITECTURAL CONTROL AND PLANNING COMMITTEE ACTIVITY					
July through September 2024					
Construction Applications					
Description	Number				
Re-Painting	3				
Re-Roofing	3				
Solar Panels/Generator	4				
Fence	2				
Deck/Porch/Carport	6				
Home Hardening Program	6				
Shed/Greenhouse	6				
New Home	1				
Misc	0				
Total:	31				
Complaints					
Description	Number				
Unsightly	10				
Parking/Traffic Hazard	1				
Unpermitted Construction	8				
Noise Nuisance	5				
Unsightly Auto/Vessel	4				
No Violation	1				
Misc	9				
Total	38				



Riviera Elementary News

Mr. Tavis Perkins - Principal



Article by April Leiferman, Volunteer

WELCOME BACK!

Back By Special Request....Mr. Perkins Has Returned as Principal!

To the delight of students, parents, and staff, Mr. Perkins has chosen to return to Riviera Elementary as the principal. Mr. Perkins was raised in Kelseyville and graduated from Kelseyville High. While he was still attending Mendocino Junior College, he served as a classroom aide at Riviera Elementary the first year the school opened. He then finished his college degree at Long Beach State and returned to teach at Mt. Vista Middle School. After he earned his administrative credential, he became the principal at Riviera Elementary. Mr. Perkins broadened his experience by serving as principal at Kelseyville Elementary and chose to return to the Riviera after the retirement of Paul McGuire. The school is fortunate to have had the talents of both Mr. McGuire and Mr. Perkins.

Mr. Perkins has certainly served our Kelseyville Community in many positive ways!

CAUTION: We have **toxic euphorbia** plants in the Riviera. One of our members is recovering from sap exposure to his eyes after an ER visit.





Pest Alert!



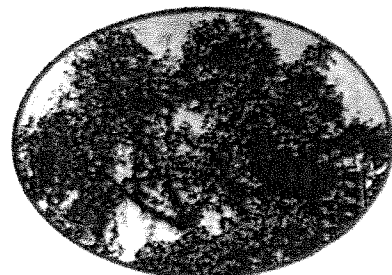
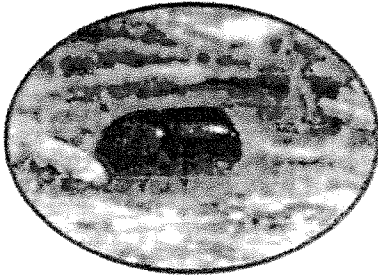
Mediterranean Oak Borer (MOB)

About the Beetle

Mediterranean Oak Borer (MOB) is an invasive ambrosia beetle that targets oak species, putting our Blue Oak and Valley Oaks at risk. MOB attacks the crowns of the trees and works it's way down, eventually killing the tree, but can also enter through wounds.

Signs and Symptoms

- Browning of a limb while others on the tree look healthy
- White or light brown sawdust in bark crevices
- Black trellis-like tunnels under the bark (called galleries)



Tips to Protect Your Oaks

MOB enters the crown and works its way down, but can also enter through a wound. Sanitation pruning has been successful by pruning out dead limbs.

- *Prune your oaks in Fall/Winter while dormant to minimize intrusion by beetles.* (The beetles are also dormant at that time.)
- *Photograph declining trees before leaves drop in fall to ensure contractors remove the correct limbs/trees.*
- *Burn or chip infested wood immediately to kill beetles and prevent the spread.*
- *Cover chips with clear plastic to trap and kill beetles and solarize chips*

~DO NOT MOVE INFESTED WOOD~

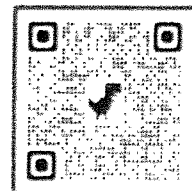


Mediterranean Oak Borer Monitoring Project

For more information visit www.theclerc.org

PLEASE REPORT SUSPECTED MOB!

Questions? Email us at info@theclerc.org or Call Biologist, Julia Clickard @ (707) 245-7114





Euphorbia plants are toxic and can cause severe consequences to humans:

Sap: The milky sap of euphorbia plants can irritate the skin and eyes, and can cause severe burning and blurred vision. **If left untreated, exposure to the sap can lead to blindness.**

Ingestion: Ingesting parts of the euphorbia plant can cause nausea or vomiting. *Euphorbia cyparissias* contains chemicals that can cause cancer, burning in the mouth, vomiting, and diarrhea.

Seeds: The seeds of euphorbia berries are very poisonous, and just one can kill a child.

Photosensitivity: Euphorbia sap can make skin photosensitive, causing blisters if handled with bare skin in the sun.

If you come into contact with euphorbia sap, you should immediately rinse the area with water. You should seek medical help if you experience: difficulty breathing, severe swelling, and intense gastrointestinal distress.

For less severe symptoms, such as a rash or mild stomach upset, you can call Poison Control at 1-800-222-1222. When seeking help, it's important to have the plant's name.



Q & A ~ Got Questions? 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 are strengths. 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

KRCA Calendar

Adopted Annually by the KRCA Board

- November
 - Firewise Recertification
 - Winter Reminders - Dead Trees/Culverts
 - Recruit Board Members
- December
 - Notice of Nominating Procedure and Call for Candidates Distributed to Membership
 - Newsletter Published for all of Candidates
- January
 - Respond to Nominations
 - Budget Development
 - Reserve Study
 - Begin Negotiations for Chipping
 - Finalize and Vote for Fire Inspections Company
- February
 - Budget Review
 - Reminder Notice of Nominations Deadline
- March
 - Nominating Deadline
 - Annual Mailing Preparation
 - Budget Approval
 - Fire Inspections

Kelseyville Riviera Market Update JANUARY - OCTOBER 2024

34
Homes Sold

46
Homes Sold

VS

\$357,835
Av. Sale Price
\$215 per sqft
48 days on market

\$357,853
Av. Sale Price
\$227 per sqft
62 days on market

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Kaitlin Romine
DRE #: 02234902
(707)513-5230

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Lakeport Office:
(707)263-2052

For property management inquiries contact Jennifer Barrois (707)928-6404
We offer tenant placement with full screening, and full monthly management.

MARKETING

Advertise in *The Rivieran*

We now offer businesses to advertise at the end of The Rivieran Newsletter.
All funds will be given to the Social Committee for social events.


Ad Prices: business cards, logos, advertisement

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

***Funds will be used for social committee activities and events.**

707-200-1549/209-430-6666-Resident

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Website: Kelseyville-Riviera.com

Friend us on Facebook at Kelseyville Riviera

...Thanks for reading!

