



MARCH 2022 / Issue No. 2
Quarterly Newsletter

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Riviera Community Club Board of Trustees SPRINGTIME UPDATE!

Each day is staying lighter a little longer with evidence of spring surrounding us, how refreshing!

Our focus as your Board of Trustees for 2021-2022, with the support of management, is providing a member-friendly experience while complying with the Riviera's governing documents and additional applicable regulations. We understand there has been inconsistency over the years and hope this approach is a well-balanced one. We ask for your patience as changes can't occur overnight and missteps can happen!

A great example of balancing compliance with a member-friendly experience is perc holes, which must be dug to determine development feasibility. We also know the holes and dirt piles can be visually unattractive and pose a danger to humans and animals alike. Additionally, our Architectural Requirements provide guidance that prior authorization from the Architectural Control Committee (ACC) is required for use of motorized equipment on undeveloped lots.

Therefore, members can now apply for an ACC perc hole permit to dig holes with motorized equipment. The \$200 ACC permit is fully refunded once perc holes have been filled in. This connects members to the Riviera Office Staff and ACC early in the process to understand best practices, obtain applicable resources and to have these connections established for future needs. Other items your Board of Trustees have been working on include the following:

- **Electronic version of governing documents and Architectural Requirements are posted to the Riviera website with the original scanned copy still available by request through the office**
- **Meeting agenda and previous month's meeting minutes posted a minimum of 48-hours**

prior to monthly board meeting

- **Updated Site Development Packet with checklist and forms tailored to member and ACC use available online and by request at the office**
- **Work is underway on a Site Exploration Packet and Site Modification Packet to assist members with property projects outside of a new home build**
- **Expanding volunteer information throughout this spring, including committee charters and updated policy, both online and available through the office**
- **The ad hoc Short Term Rental Committee is beginning work with opportunities along the way for greater membership feedback on their recommended processes**
- **Updated financial reporting with implementation of TOPS software April 1st, along with beginning the annual budget process**
- **Supporting union negotiations for upcoming June 1 contract renewal**

Your Board of Trustees appreciates hearing concerns and constructive feedback directly from owners through monthly board meetings, emails to rccboard@rivieraclub.org, phone conversations and in passing. **We are listening** and will use the information provided to guide us in our efforts as we continue to represent and work for you. Please note that we do not currently have an online forum, either through the Riviera website or social media platforms to communicate with the board, so please utilize the aforementioned channels to ensure your voice is heard.

Warm Regards,

Dana Stirn
President, Board of Trustees
Riviera Community Club

SPRING IS THE TIME FOR MEMBER PROJECTS IN THE RIVIERA

DAN MORGAN

COMMUNITY
DEVELOPMENT
MANAGER

253-884-4093

DMORGAN@RIVIERACLUB.ORG



In many ways, spring is a time for new growth and a fresh start. It's also the perfect time to start thinking about taking care of the projects that have been on the backburner all winter. With the weather improving, now is a great time to prepare for summer and build that new deck or patio you've been thinking about. Its also a good time to start planning spring cleaning projects such as painting your house, replacing the roof, or building a fence.

Before starting your project in the Riviera, it's important to know that a permit through the ACC (Architectural Control Committee) may be required. The Riviera Covenants & Bylaws state: "...no dwelling, garage, fence, wall, shed, solar collection device, out building or other structure shall be



constructed, erected, or located on any Lot, nor shall any exterior addition or alteration be made to any structure on any Lot, nor shall any road or driveway be made or altered, until the construction plans and specifications... shall have been submitted and approved by the Trustees or their designees." (Section 6.05)

Before you begin your spring project, ask yourself if you are making any additions or alterations to the exterior of your house and lot. If so, the project may require an ACC permit, and the process to obtain one is easy and straight forward. The ACC Committee meets on the 1st and 3rd Wednesday of every month, and Community Development Manager Dan Morgan is available to help make the process as easy as possible.

If you are ready to request a permit or have any questions at all about your project, please call Dan at 253-884-4093 or email DMorgan@RivieraClub.org.

RIVIERA WORD SEARCH

WORDS MAY BE FOUND IN ALL DIRECTIONS... GOOD LUCK!



- > ANNAS HUMMINGBIRD
- > BALD EAGLE
- > BEAVER
- > BLUE HERON
- > BUCK
- > CHIPMUNK
- > COYOTE
- > DOE
- > HAWK
- > MOURNING DOVE
- > RACCOON
- > SAND PIPER
- > SEA OTTER
- > SLUG
- > THRUSH
- > WOODPECKER

Word Search answer key is posted at
Riviera Office or email
contact@rivieraclub.org for answers

Riviera Buildings Maintenance Department *Tanner Siridakis, Buildings Manager*

As we ended 2021, we welcomed a new team member to the buildings department. Currently your Riviera Buildings Maintenance crew members are Tanner, Andy, and Keith. Our dedicated crew oversees technical and mechanical servicing and repairs of all buildings and facilities throughout the Riviera. We maintain the restaurant, marina, campground, park bathrooms, park models, and all other Riviera owned structures. Thanks to the extensive knowledge and skills of our crew, we are able to handle a majority of repairs in-house!

2021/22 will see completion of several Capital projects that were approved by membership in this year's budget. We will be closing the public restrooms one at a time and updating the interior fixtures, plumbing, and overall appearance. We expect each building to be closed for approximately one week, and notice will be given in advance for all members who use the facilities.



Park Models available for rent
at the Riviera Campground

Over the past two years we have modified how we maintain & clean common areas for members. We upgraded cleaning supplies, purchased a fogging machine, and regularly disinfect high traffic areas. Safety is our number one priority for members in all our common areas, including a modified restaurant cleaning schedule.

We appreciate feedback from members; if you notice something not working, or have general concerns with any of our facilities, please feel free to contact the Buildings Department at 253-884-4093.

Lake Josephine Riviera Water Department

RECENT CAPITAL PURCHASES HELP OUR CREW COMPLETE TASKS MORE EFFICIENTLY

RUSS RODOCKER, WATER DEPARTMENT SUPERINTENDENT

In 2021, the Lake Josephine Riviera Water Department focused on updating and adding new equipment to help our crew effectively and efficiently complete tasks that were previously time-consuming and/or costly.

One of the purchases was a new Trailer Vac. This Vac replaces the 25-year-old undersized one. The new Vac is a trailer-mounted vacuum machine used to remove water to search for and repair water lines, locate underground utility lines, and safely excavate around the underground utility lines. Due to the increased utilities going underground it creates a much safer way to dig by reducing the possibility of damaging phone or power lines that are buried along with our water mains. With the rising cost of permits to dig in the road,



this allows us to dig a much smaller hole to make repairs, which greatly reduces permit fees. With the current Call Before You Dig laws, the Water Department

is also required to have the ability to give accurate depth of the water line being located.



This machine will save many hours of labor by reducing not only the dig time but clean up of the project as well.

The Water Department also purchased a new truck to replace our well-used Chevrolet pickup. With this replacement, we were able to upgrade to a vehicle that can haul our Excavator and Trailer Vac and doesn't require a Commercial Driver's License to operate. This allows our entire crew access to haul and operate our water department's heavy equipment. This new truck is also set up as an emergency response

vehicle, which allows the Water Department to handle multiple leaks simultaneously, saving time, and in-turn saving water from leak loss.

The third item purchased was new leak detection equipment. The new equipment offers us a much better way to locate



leaks in our system that have not surfaced, and therefore are not visible above ground. Up until this purchase, we hired companies to locate these types of leaks at \$1,200 per day. This process will now be done in house, no longer requiring the cost of an outside service.

Membership approval of these capital items will save the department money in the long run by reducing staff hours and saving on resources, and money previously spent on outside contractors for projects. We are excited to continue making progress with our equipment to best serve our members!

Riviera Operations Update

Nicola McDonald, General Manager

There are many exciting changes happening around the Riviera! In case you've missed the monthly Board of Trustees meetings, here are a few items we have recently discussed:

- We upgraded TOPS, our community management software, for improved reporting, updated administrative tools, and the future ability for implementation of online login for members to pay assessments and get up-to-date account information.
- We are almost complete with the upgrade to our Campground and Marina reservation software. This will provide a much more user-friendly experience, along with improved tracking for reporting and budgeting.
- May 1st will implement change of all Marina electronic gate cards for updated member security. Please stop by the administrative office to exchange your old marina card for a new one. If you no longer have a card, you may purchase one for \$5.
- Expanded administrative office hours to 7 days per week will begin Memorial Day weekend.

- Cleaning and maintenance of the member golf cart storage building in mid-April.
- Marina floats will be put out the last week of April to prepare for the upcoming season.
- Budget process has been started and meetings are being held between department managers and the GM.
- We are still looking for a full-time seasonal Buildings & Maintenance team member and also hiring for various positions at the Lakeshore Restaurant.
- We are close to finalizing plans for the Marina ramp replacement this summer between the dates of July 16 – September 15. Members will be kept updated on any changes this may have on member use.
- Our annual accounting audit was completed in March with excellent results.

We are always looking for ways to improve communication with membership, please don't hesitate to reach out anytime with questions or concerns. We look forward to hearing from you!



Riviera Annual Lake Stocking

On Thursday May 12th, Lake Josephine and Pine Lake will be stocked with trout!

Lake Josephine will receive 718, nine to eleven inch trout, along with an additional 230 pounds of one to three pound trout.

Pine Lake, the Riviera kid's fishing lake, will be stocked with 140 pounds of 11" - 14" trout for fun family fishing this summer!

Upcoming Tournaments at the Riviera Golf Course

| | | |
|------------|--------------|------------------------|
| * Saturday | May 14th | Spring Fling |
| * Sat/Sun | June 11 & 12 | Riviera Community Club |
| * Saturday | July 16th | Anderson Island Open |
| * Sunday | July 24th | Riviera Junior Golf |
| * Saturday | Aug 20th | Ball & Chain |
| * Monday | Sept 12th | Hole in One |
| * Saturday | Sept 24th | Veterans |
| * Saturday | Oct 1st | Fall Classic |

FULL TOURNAMENT SCHEDULE available at RIVIERACLUB.org or call Annie at 253-884-9634 for more information and tournament details.



Do you currently receive our TEXT UPDATES regarding golf course info, closures, and seasonal maintenance?

Email candace@rivieraclub.org with your name and phone number to be added to our text blast list!



HAZARD MITIGATION

Riviera Members,

I would like to encourage all of you to take a look at Riviera Community Club's current Hazard Mitigation Plan. It is available for viewing on Riviera's main page at rivieraclub.org. We are in the process of working on the renewal of the plan and in particular, I would like to encourage you to review Section 5, Mitigation Strategies.

Some of those strategies have been completed and some are still in process.

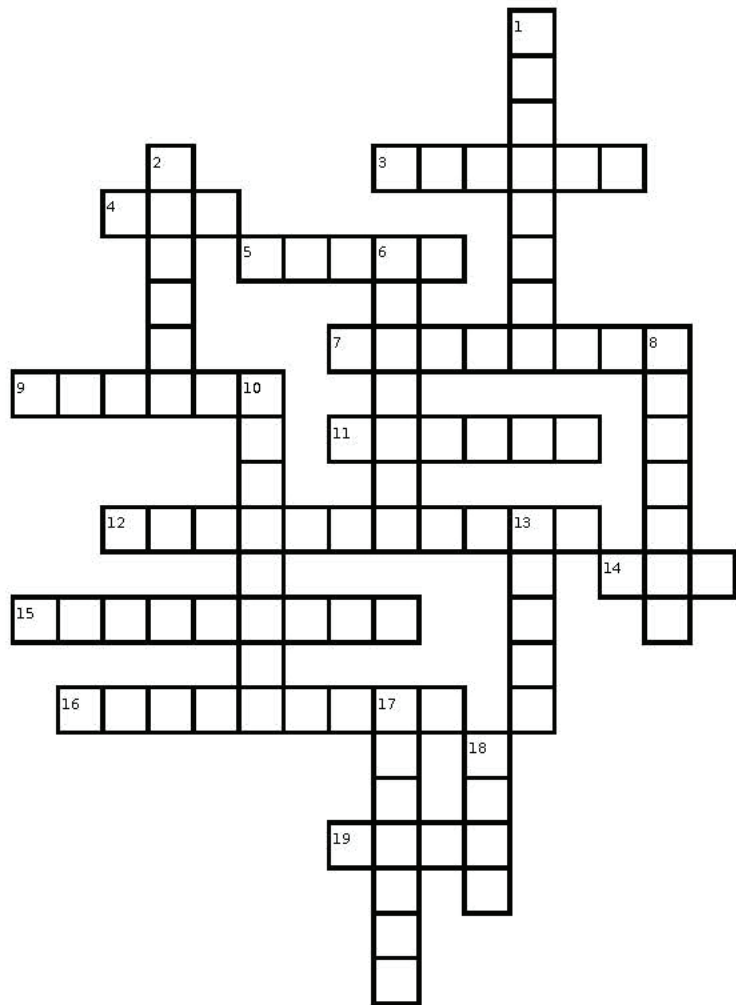
If any members have ideas you believe would help the Riviera Community Club mitigate harm from any form of natural or man-made disasters, please send your suggestions to John@RivieraClub.org or call directly at 253-884-4093 ext. 228.

Thank you for your participation,

John Cammon

Maintenance Superintendent
Riviera Community Club

Riviera Crossword Puzzle



ACROSS:

3. tennis
4. golf
5. golf shot or pizza
7. spring
9. major leaf mover
11. issued by ACC to build a deck or fence in the Riviera
12. sections in the Riviera
14. iced
15. grass hair cutter
16. Riviera's restaurant
19. tree or lake

DOWN:

1. number of free nights at the campground designated to each lot in the Riviera
2. the color of ACC & Forestry permits
6. drain pipe under driveway
8. sun
10. sun plus rain
13. bald
17. Italian word for coastline
18. the Riviera office M-F, 9am-4pm

RIVIERA TEAM SPOTLIGHT**Candace McElhenney****Riviera Golf & Grounds Superintendent**

Let me start by saying **HELLO** to all Riviera Members and Islanders! I want to tell you how excited I am to be given the opportunity of becoming the Superintendent of our beautiful Riviera Golf Course and Parks. I want to thank the Golf & Grounds staff Don Gloyd and Jeremy Blocker for all their support. Without

their dedication and hard work, it would have made for a difficult transition. That goes for everyone else on our Riviera team from administrative staff down - you've all been very helpful and I truly appreciate you!

When I was a teenager I started coming to the island on the ferry named The Islander which only held 22 cars. My family and I would often camp at the Riviera campground and I would dream of owning a house on the island someday because of all the great times we had. Eventually this dream finally came true! My husband Mitch and I were able to purchase a home and raise a wonderful son, all while enjoying the nature and beauty of the island. My parents also moved to the island shortly after they retired, so you could say for us, it's a family thing!

In 1999 I held a seasonal Golf & Grounds position with the Riviera Community Club. I had never worked in the

golf industry before and soon learned that there is a heck of a lot more than just mowing the grass to keep a course running! It's very labor intensive, but it didn't take long for me to truly know that this is what I wanted to do for my career.

That first year was crazy. A fire occurred at the Riviera and burned down the administrative building and shop areas. It was devastating! I worked until the season was completed and then left to try different things, hoping that everything would be rebuilt and I could come back. In 2003 I returned to full time employment at the Riviera, working with Ron Hall who was the Superintendent. For many years he taught me the ins and outs of golf course maintenance and I've been learning and enjoying it since.

Don't get me wrong, 19 years later I've still got plenty to learn, it's a continual challenge but one that I'm ready to take on! I do enjoy golfing, so I truly want to see the course thrive and stay healthy. I hope I can meet your expectations and continue to keep the Riviera grounds and golf course an inviting and fun place for us all to enjoy! If you have any suggestions, questions or just want to say hi, please feel free to contact me anytime.



Candace

Riviera Community Club
Golf & Grounds Superintendent
candace@rivieraclub.org

UPCOMING EVENTS AT THE LAKESHORE RESTAURANT**KARAOKE**

Sat April 30th @ 5pm

CINCO de MAYO

Thurs May 5th
Food & Drink Specials

Comedian Susan Jones

Sat May 7th @ 7pm
\$10 Cover Charge

**MOTHER'S DAY BRUNCH**

Sun May 8th, 11am-6pm
Call for Reservations

253-884-3344

KARAOKE

Sat May 14th & June 11th

McNeil & the Prisoners

Sat June 18th @ 7pm
\$15 Cover Charge

FATHER'S DAY BBQ Buffet

Sun June 19th, 11am-6pm
Call for Reservations

RIVIERA

Community Club

11016 Country Club Drive
Anderson Island, WA 98303

TO CONTACT THE RIVIERA COMMUNITY CLUB:

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SIGN UP TO RECEIVE EMAILS FROM THE RIVIERA!

The best way to stay updated and informed regarding Riviera happenings, events, & restaurant specials is to sign up for our email blasts. Send an email to:

CONTACT@RIVIERACLUB.ORG

and ask to be added to our email list. You may unsubscribe at anytime.