

Meet the 2022-2023 Board of Trustees



President – Luke Atzert
Vice President – Dana Stirn
Treasurer – Jerry Hines
Secretary – Terry Kliever
Trustee – Christopher Frye

DECEMBER 2022

NEWSLETTER

ISSUE NO. 1

Riviera Community Club

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Letter from the President

Luke Atzert

Dear Members,

We are excited to be able to communicate with you via another Riviera Community Club Newsletter! It is our continued goal to utilize this space to provide a summary of items on which we're working, important updates and any changes that may affect our fellow members.

As we approach the end of 2022, we want to share the work with which the Board have been engaged over the past two months and look ahead to a great start to 2023 in the Riviera Community Club.

Items on which your Board of Trustees have been focused include:

- Investing in the Riviera Community Club's financial future and stability (\$2.5 million Investment in CDs).
- Completing the process of offering vacant lots to Riviera Community Club membership (two lots sold for a total of \$43,900).
- Creating a contingency plan for ferry services disruptions while the Christine Anderson is dry-docked.
- Reconstituting the Lakes Committee on an ad-hoc basis to care for the health of Lakes Josephine and Florence.
- Continue the previous Board's great work in directing the creation and consolidation of Riviera Community Club policies to ensure continuity during leadership and Board transitions.

As we look forward to a successful 2023 for the Riviera Community Club, we want to reiterate to our fellow community members that all actions taken by this Board are now and will be in the future, **to promote widespread member benefit.**

To that end, and to serve you best, your Board of Trustees asks for your concerns and constructive feedback whole-heartedly so that we may best serve the needs of our flourishing community. We strongly encourage our fellow community members to provide input by attending monthly board meetings either in-person or virtually. You can also contribute your valued feedback and opinions via email to rccboard@rivieraclub.org. In the spirit of coming to the end of a successful 2022 and looking forward to the New Year, I'll leave you with an excerpt of a book I recently read:

"If you could relive one year in your life, which one would it be? [...] The upcoming one."

Amor Towels, [Rules of Civility](#)

C Luke AtzertC

General Manager, Philip Ronning

Go to the ant, thou sluggard; consider her ways, and be wise.*

Famed entomologist E.O. Wilson has studied the ant his entire career and believes, like King Solomon, that we have much to learn from ants. Ants are the most successful form of multicellular life on the planet. Their 14,000 known species account for a biomass equivalent to humans.

The biological success of ants can be attributed to their ability to cooperate and an inherent altruism or self-sacrifice. Charles Darwin, the leading voice for natural selection, viewed this sort of altruism as a threat to his theory of survival of the fittest. This altruism he found was a stubborn anomaly of nature.

The ants success comes from cooperation rather than competition; a cooperation built sprung from this urge to help. What could ants possibly teach us as members of a Homeowners' Association?



Ants recognize each other as related Kinship is often the glue holding colonies of animals like ants and bees together. The strong need to help is arguably linked to their instinctual genetic drive to replicate their genes and to preserve the species. Groups like ours have no such linkage and no similar instinct to multiply. Instead we must strive and labor to recognize the kinship of community. We benefit as individuals when we benefit as a whole.

Ant colonies are so successful because of their natural nexus – their blood is their bond. Neighbors, it seems, seldom bond and the community in which they exist fail to thrive as a result. We need to recognize our neighbors as related by circumstance: our geography not our genetics should cause more compassion than it does.

Ants naturally organize themselves around hard work and sacrifice Ants have little self-interest. They instead are consumed with the care of the colony and they soldier on, constantly. Their instincts cause them to labor on behalf of the common interest. Little in our DNA calls us to cooperate. But our intelligence should inform our instincts. It is obvious that as the group goes, so go we. *This should cause community concern and result in efforts to work and sacrifice for community – at least a little bit.*

Ants have no commander The hard work of ants is fabled and unlike a typical soldier, their work occurs with no leader. Community need compels them and they answer with simple coordinated effort. A sense of the necessary provides both organization and direction.

Ants plan ahead As if in a constant fear of winter, ants work unceasingly to prepare for the future and the coming shortage. The future of the sisterhood (female ants do most of the work and males are just “flying sperm”) and must be saved.

Ants are positive and never quit Against all odds and obstacles, ants work. Reinforced by the benefit of others, ants will march around, over and through any hindrance or hurdle. The apparent vision of group advantage and success attracts them to each other and to the task.

The wisdom of Solomon and of ants is useful for us individuals but also for us as *the Riv*, the Island, the State, the Nation...every assemblage of humans. It serves our purpose on every level to reflect on these lessons from the ant.

When next you see an ant think not *pest*, think rather—*noble soldier*.

**This is the advice of King Solomon (Proverbs 6:6)*



Winter Office
Hours

Monday—Friday

9:00am to 4:00pm

Please feel free to drop in for a coffee and a chat . I welcome you to bring your ideas, questions or concerns *any time.*



Riviera Summer Recap

A lot of great events happened over the summer in the Riviera. *Mark your calendars for next year!*

Riviera Golf

Our golf course hosted 24 tournaments this summer season. A big thank you to our Golf & Grounds crew for keeping the course beautiful and to our Pro Shop employees for doing such a great job hosting these events.

Our Junior Golf Tournament was a great success.
We had 13 Jr. Golfers out for a fun day on the course.

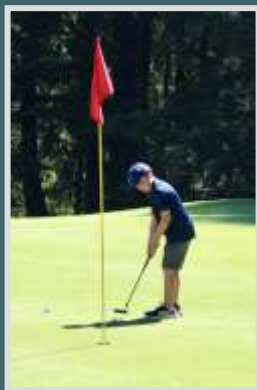
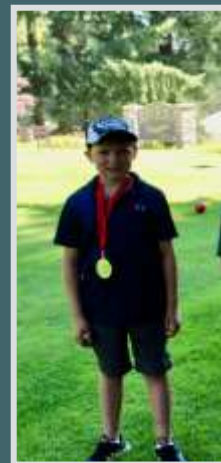
Junior Golf

2

0

2

2



The Lakeshore Restaurant

This summer season was busy with events, and we had a very successful return of *Breakfast on the Weekends*.

- The AIHS Film Festival Gala was a wondrous night of fancy dress and great company.
- Bands played outside/inside – our Members and guests enjoyed the different acts. Elvis even made an appearance!
- Our wine tasting evenings are always a hit. There will be more so look out for the next one.

The staff at the Lakeshore has gone above and beyond providing excellent service. Thank you to our Restaurant Manger, Troy McCulloch and his staff.

The Riviera Co-sponsorship of Art in the Park

Art in the park this year was the most attended in history! Don't miss out next year!

Business Office Reception

The reception area in the business office had a makeover with new furniture, paint and now features a coffee bar as well as artwork by one of our Riviera Members, Chris Maple. Drop by for a peek and a cup of coffee or tea.

The Riviera had a Retiree...

We said goodbye to a valued employee – Don Gloyd retired from the Riviera Grounds Department. The Riviera Community Club thanks him for his years of service. He will be missed...*but we shall see him out on the Green!*

LAKESHORE NEWS

DON'T MISS OUT ON BREAKFAST AT THE LAKESHORE

SATURDAYS & SUNDAYS 9AM -12PM

DINE-IN OR TAKE-OUT

UPCOMING EVENTS

Seahawks:

Sunday Dec 11 - Seahawks vs Panthers 1:25pm (Open All Day)

Thursday Dec 15 - Seahawks vs 49ers 5:15pm

Saturday Dec 24 - Seahawks @ Chiefs 10am (Open All Day)

Sunday Jan 1 - Seahawks vs Jets 1:05pm (Open All Day)

Entertainment:

Saturday Dec 10 - Karaoke

Tuesday Dec 13 - Kitt Bender 5:30pm *no cover

Saturday Dec 31 - Randy Linder Band 9pm (open 5pm)

Wednesday Bingo 5pm - Bingo Burger \$9.25



ROCKIN' NEW YEAR'S EVE

@ the Lakeshore

9:00pm \$10.00 Cover

Reservations Required

LAKESHORE BREAKFAST

EGGS BENEDICT \$13.25

TWO POACHED EGGS SET ON TOP OF A TOASTED ENGLISH MUFFIN WITH CANADIAN BACON AND HOLLANDAISE SAUCE, SERVED WITH HASH BROWNS.

CHICKEN FRIED STEAK \$13.75

8 OZ. CHICKEN FRIED STEAK, TWO EGGS ANY WAY, HASH BROWNS AND YOUR CHOICE OF TOAST.

LAKESHORE COMBO

\$6.75 / \$9.75 WITH BACON OR SAUSAGE

TWO EGGS ANY WAY, HASH BROWNS AND TOAST.

BISCUITS & GRAVY

\$5.50 SINGLE / \$7.25 DOUBLE

SAVORY SAUSAGE GRAVY POURED OVER HOMEMADE BISCUITS.

SWEET CREAM PANCAKES

\$2.00 SINGLE / \$6.00 TRIPLE

SINGLE OR FULL STACK (3) PANCAKES SERVED W/BUTTER AND MAPLE SYRUP.

FRENCH TOAST \$7.25

THREE SLICES OF BRIOCHE BREAD SERVED WITH BUTTER AND MAPLE SYRUP.

BREAKFAST SANDWICH \$7.25

FRIED EGG, CHOICE OF CHEESE, CHOICE OF BACON, SAUSAGE OR HAM ON A GRILLED ENGLISH MUFFIN SERVED WITH HASH BROWNS.

FARMER SCRAMBLE \$10.75

SCRAMBLED EGGS, BACON, SAUSAGE, HAM, AND CHEDDAR CHEESE OVER HASH BROWNS AND YOUR CHOICE OF TOAST.

ISLAND SCRAMBLE \$10.00

SCRAMBLED EGGS, TOMATOES, MUSHROOMS, OLIVES, ONIONS, AND PARMESAN CHEESE OVER HASH BROWNS WITH YOUR CHOICE OF TOAST.

SENIOR LITE OMELET \$7.25

TWO EGG OMELET WITH CHEDDAR CHEESE, SIDE OF SLICED TOMATOES AND YOUR CHOICE OF TOAST.

CHEESE OMELET \$10.00

THREE EGG OMELET WITH CHEDDAR CHEESE AND MOZZARELLA, SERVED WITH HASH BROWNS AND YOUR CHOICE OF TOAST.

ADD MEAT +\$1.00 EACH: SAUSAGE, HAM, BACON

ADD CHEESE +\$1.00 EACH: CHEDDAR, MOZZARELLA, PARMESAN

ADD VEGGIES +\$0.50 EACH: OLIVES, MUSHROOMS, ONIONS, TOMATOES, JALAPEÑOS, BELL PEPPERS

BEVERAGES & SIDES

JUICE, MILK, HOT CHOCOLATE, OR

HOT APPLE CIDER: \$3.25

COFFEE OR TEA: \$2.75

MIMOSA: \$4.50

DEMETRI'S BLOODY MARY: \$11.00

TWO EGGS: \$2.75

BACON (4 SLICES): \$3.50

SAUSAGE PATTIES (2): \$3.75

HASHBROWNS: \$2.00

TOAST: \$2.25

WHITE, WHEAT, RYE, SOURDOUGH,

ENGLISH MUFFIN OR BISCUIT

GOLF PRO SHOP

The Pro Shop is stocked just in time for your Christmas Shopping. Apparel, Golf accessories & Gear are available for shipping and we cover the first \$10 for members and we ship anywhere in the USA!

A little hungry after 18-holes?

Come on in, we are serving drinks, snacks, dogs & paninis!

Contact Annie Burg, Pro Shop Manager

253-884-9634 golfshop@rivieraclub.org

GOLF SHOP WINTER HOURS

FRIDAY 11-3 SATURDAY 10-4 SUNDAY 11-3

Do you currently receive our

TEXT UPDATES

regarding golf course info, closures and seasonal maintenance?

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

Ad hoc SHORT-TERM RENTAL COMMITTEE

HOT TOPIC...



During the August 2022 Board of Trustees meeting, the Ad hoc Short-Term Rental (STR) Committee presented their findings and recommendations regarding management of STRs within the Riviera Community Club.

To view a copy of the report please visit [Short-Term-Rental-Committee-Review-Recommendations.pdf](#) ([rivieraclub.org](#) under Members/Documents/Agendas) or request a hard copy from the Office, now open M-F 9-4.

Based on the Committee's findings the Board of Trustees is initially considering:

- STRs must be registered with Pierce County and compliant with Pierce County regulations by a communicated deadline in Quarter 2 - 2023
- Those not in compliance by the deadline will be reported to Pierce County Code Enforcement and informed as such
- Copies of STR Pierce County registration and Good Neighbor Pamphlet submitted to the Riviera Community Club Office for filing
- Communication to members on effective incident reporting procedure

After the push for compliance, the next steps will be reviewing the assessed renter fee process, penalties for non-compliance and incorporating STR-specific language in the Riviera Community Club's Governing Documents.

Please provide any feedback to philronning@rivieraclub.org between now and January 31st for the Board of Trustees to review. And finally, a big "THANK YOU!" to all committee members for taking on this project.

Six Little Stories with LOTS of meanings...

- 1) Once all villagers decided to pray for rain. On the day of prayer, all the people gathered, but only one boy came with an umbrella. That is FAITH.
- 2) When you throw babies in the air, they laugh because they know you will catch them. That is TRUST.
- 3) Every night we go to bed without any assurance of being alive the next morning, but still we set the alarms to wake up. That is HOPE.
- 4) We plan big things for tomorrow in spite of zero knowledge of the future. That is CONFIDENCE.
- 5) We see world suffering, but still, we get married and have children. That is LOVE.
- 6) On an old man's shirt was written a sentence "I am not 80 years old; I am sweet 16 with 64 years of experience. That is ATTITUDE.

Have a HAPPY DAY and live your life like these six stories.

Remember - Good friends are the rare jewels of life, difficult to find and impossible to replace!!

RCC BUILDINGS: MAILBOX STANCHION REPLACEMENT PROJECT

The Riv provides stanchions for all member mailboxes for use by the Post Office. There are more than 100 scattered about the Riv. Many of them are beginning to fail. The Buildings Dept. (Tanner, Andy and Mike) have built and installed six replacements this fall. This replacement process will continue until all of them are new. The growth of our community means some stanchions will need to be expanded or relocated, in addition to new sites being provided in some areas.

Our staff must work in conjunction with the Post Office in moving stanchions, mailboxes or adding new sites. If you are waiting for a new mailbox, please be patient while we await approval from the Post Office.



RAY PARK IMPROVEMENTS



New Cedar Fence



New Rope Fence

Goose poop is a big problem for our parks. The Lakes Committee and the Golf & Grounds staff are investigating fencing on the shore to keep geese from waddling onto the grass as they typically land in the water.



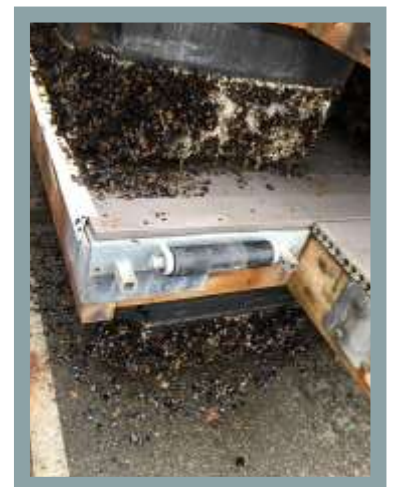
Marina Floats are up & out for the season...



The Marina floats have been pulled out of the water and stacked in the Marina parking lot.

This annual affair involving hard work and coordination from both the Buildings and the Golf & Grounds crews, is necessary to protect them from winter winds and surf.

This time also allows for annual inspections, cleaning, and repairs.



ACC REPORT



2022 ACC by the NUMBERS:

(AS OF NOV 2022)

PERMITS ISSUED FOR NEW SITE DEVELOPMENT: 24

FINISHED SITE DEVELOPMENT APPROVALS: 16

CURRENT ACTIVE SITE DEVELOPMENTS: 30

PROJECTS PERMITTED: 72

PROJECT FINAL APPROVALS: 92

TOTAL DEPOSIT REFUNDS: \$24,400

Have questions about removing trees?

Is it time to repaint your house?

Want to build a fence, deck or shed?

Want to put in a concrete pad?

Want to see if a lot passes a perc test?

All of these questions and more can be answered by Dan Morgan, our Riviera Community Club Community Development and Compliance Manager. Reach out by calling 253-884-4093 or email dmorgan@rivieraclub.org.

2022 has been one of the busiest years for building projects in the Riviera on record, and we would like to extend our appreciation to each member who participated in the ACC permitting process and especially to our ACC and Forestry Committee volunteers who, week after week, worked tirelessly to review more than 200 requests by members to either start or close a permit. That number includes 24 permits approved for new site development (new home build) and 16 final approvals for completed site developments. In total, more than 100 completed projects were approved resulting in over \$24,000 in permit deposit fees refunded to members.

As the new year approaches, there are currently 30 active permits for new site development, and just under 70 active permits for other building projects. Even though construction activity in the Riviera slows in the winter, some projects will need an ACC permit, and the ACC will be ready to review the requests! The committee meets on the 1st and 3rd Wednesdays of every month and the deadline for submissions is the end of day on the Friday before each meeting. If you think you need a permit or have any questions about building projects in the Riviera, please reach out to our Community Development Manager, Dan Morgan at 253-884-4093 or by email at dmorgan@rivieraclub.org.

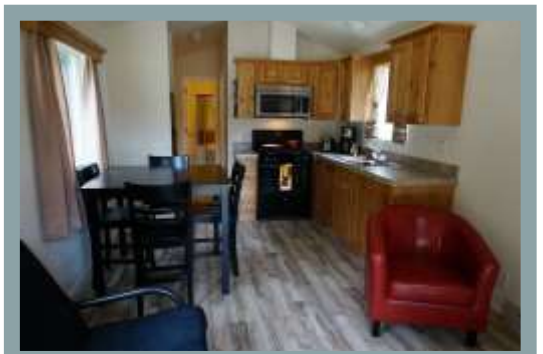
Riviera Campground Cabins

Now that winter is here, our Park Model reservations have slowed. Now is a great time to get out of the house for a night or invite some guests over to the Island.

These Park Model homes rent for:

\$50/night for Members

& \$90/night for Guests.



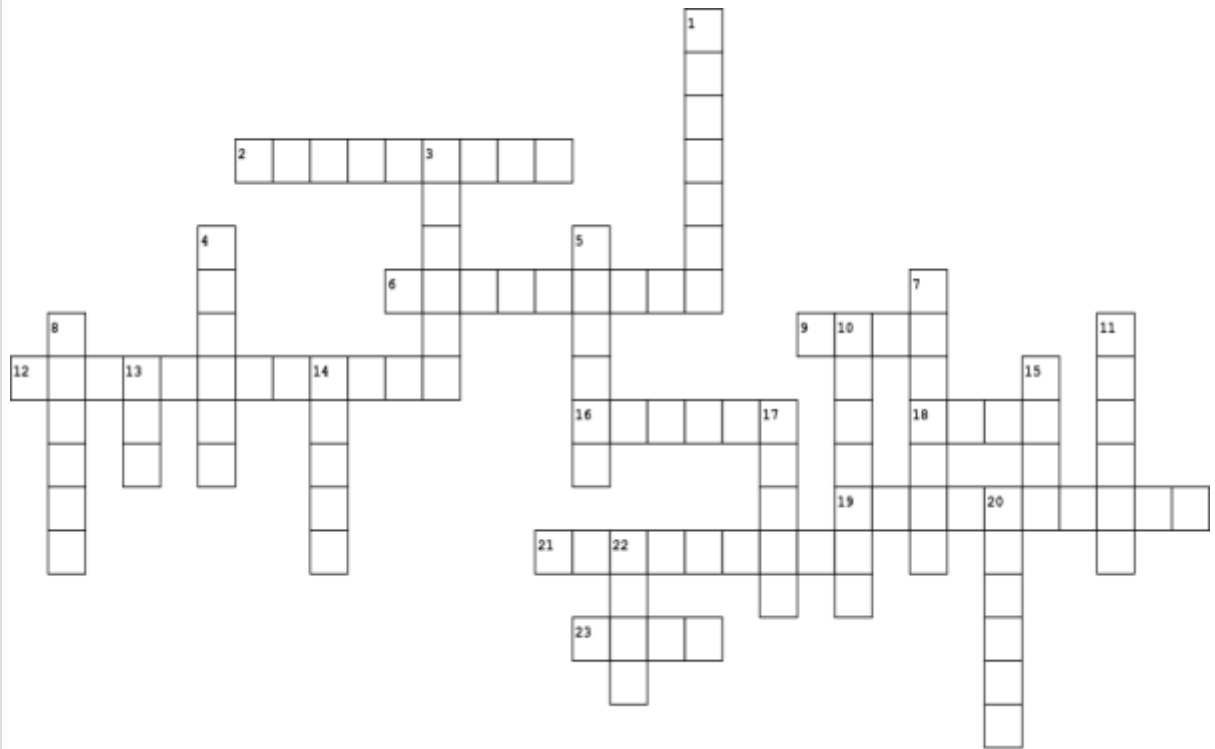
For more information and pictures go to rivieraclub.org or call the office for reservations 253-884-4093 or the Camp Host 253-884-4121.

Christmas in the Riviera

N In order to keep
E our
W Membership
informed...

The Riviera Community Club will be issuing a newsletter on a regular basis.

Please let us know how we are doing by emailing our General Manager, Philip Ronning at gm@rivieraclub.org.



Across

- 2. Stockings hung by the _____
- 6. Merry _____
- 9. It's a Wonderful _____ on the island
- 12. Sent from the General Store P.O.
- 16. vs Seahawks on Christmas Eve
- 18. Golf Course notifications
- 19. Playing the Lakeshore on New Year's Eve
- 21. Underneath the _____
- 23. Baby, it's _____ outside

Down

- 1. Left out with milk
- 3. House decked with _____
- 4. Out of the water
- 5. O.G. Santa
- 7. No December BOT
- 8. _____ around the Christmas tree
- 10. Can become spears
- 11. Holiday _____ at the Community Club
- 13. Roads can become _____
- 14. Hummingbirds that hang around in winter
- 15. _____ lighting down at the ferry
- 17. Travels by chimney
- 20. Can be spiked
- 22. Ingredient for a white Christmas

Don't
Give
Up
Your
Dreams...

Keep on sleeping.

Tips to save water this winter...

- ~Turn your automatic sprinklers OFF during the wet and rainy season.
- ~Wash dishes in the dishwasher—skip rinsing every dish before placing in dishwasher. Efficient dishwashers use as little as four gallons per cycle while your sink uses 4 gallons per minute!

For more tips, visit us at riviera-waterdept.org.



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Riviera Community Club a December 2022

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27 Seahawks vs Raiders 1:25pm Lakeshore Open 9am to 7pm	28 Yoga 10am-12pm @MSR	29 KITT BENDER LAKESHORE 5PM - NO COVER	30 <u>American Legion</u> BINGO 5pm @Lakeshore Bingo Burger \$9.25	1 Yoga 10am-12pm @MSR	2	3
4 Seahawks @ Rams 1:05pm Lakeshore Open 9am to 7pm	5 Yoga 10am-12pm @MSR Lakeshore Closed Riv Employee Christmas Party	6 Lakeshore Closed Fireman's Ball	7 <u>American Legion</u> BINGO 5pm @Lakeshore Bingo Burger \$9.25	8	9	10 KARAOKE LAKESHORE 5PM
11 Seahawks vs Panthers 1:25pm Lakeshore Open 9am to 7pm	12	13 KITT BENDER LAKESHORE 5PM - NO COVER	14 <u>American Legion</u> BINGO 5pm @Lakeshore Bingo Burger \$9.25	15 Yoga 10am-12pm @MSR Seahawks vs 49ers 5:15pm	16	17
18	19 Yoga 10am-12pm @MSR	20	21 <u>American Legion</u> BINGO 5pm @Lakeshore Bingo Burger \$9.25	22 Yoga 10am-12pm @MSR	23	24 Seahawks @ Chiefs 10:00am Christmas Eve Lakeshore Closing @ 7pm
25 j a j Christmas Lakeshore Closed	26 Business Office Closed Yoga 10am-12pm @MSR	27	28 <u>American Legion</u> BINGO 5pm @Lakeshore Bingo Burger \$9.25	29 Yoga 10am-12pm @MSR	30	31 RANDY LINDER BAND IS BACK! 9PM New Year's Eve LAKESHORE OPEN 5PM



*Tips for dining at the Lakeshore Restaurant

~To be assured a table, please make a reservation for parties of 6 or more.

~Reservations are recommended for special events as they tend to sell out quickly.

~Make reservations by calling: 253-884-3344. If you get no answer or it is outside of business hours, please leave a detailed message when prompted with the date of requested reservation, your name, phone# and how many diners in your party.

**As it gets dark earlier and daylight hours are shorter,
the Anderson Island Fire Department and the
Riviera Community Club recommend that you have
visible address markers.**

**Many island homes are difficult to locate due to missing house
numbers or addresses that are not visible...especially at night.**

**Blue reflective address markers are available through the
Anderson Island Pierce County #27 Fire Department.**



The AIFD provides these markers and will install them for you.

To defray costs for materials, donations are accepted. You may choose a
horizontal or vertical sign -

\$20 for a sign by itself, or \$25 mounted on a metal post.

Cash or checks are accepted.

To order: Download the pdf and bring in to the AIFD during business
hours or drop in to fill out the order form and have one ordered today!

Open M-F 8am-4pm (closed for the lunch hour)
12207 Lake Josephine BLVD Anderson Island, WA 98303

Please call 253-884-4040 for more information.

The Riviera Community Club wishes you a
Joyful & Safe Holiday Season...

~With the gathering of friends and family visiting the island for
the Holiday Season, please remember to keep our roads clear
of vehicles in case of an emergency. Our AIFD First Responders
must have access at all times. Thank you!



Is the Riviera Community Club an HOA or Not?

The Riviera Community Club (RCC) is a Homeowners' Association!

A long-standing myth on Anderson Island holds that the Riviera Community Club (RCC) is not a homeowner's association. We are a Homeowners' Association. Let me explain.

The developers who formed the RCC organized it, per our Articles of Incorporation and our Governing Documents, as "a nonprofit, nonstock corporation under the provisions of Chapter 24.04 of the Revised Code of Washington." True, our governing documents do not name us as a Homeowners' Association or other particular type of entity other than a nonprofit organization. In fact there is no such thing as a *Homeowners' Association*. A homeowners' association is not a thing – it is not a noun so much as it is an adjective as it describes an organization, it is a general category of organizations that meet this Washington State definition:

"Homeowners' Association" or "Association" means a corporation, unincorporated association, or other legal entity, each member of which is an owner of residential real property located within the association's jurisdiction, as described in the governing documents, and by virtue of membership or ownership of property is obligated to pay real property taxes, insurance premiums, maintenance costs, or for improvement of real property other than that which is owned by the member.

(Revised Code of Washington [64.38.010](#))

RCC meets this definition, so we are a Homeowners' Association.



Philip Ronning, General Manager

A handwritten signature in black ink, appearing to read "Philip Ronning".

"As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them."

John F. Kennedy



Island in the snow...

Photo courtesy of
Bill Miller

December 1, 2022

Send us
a photo depicting
Island Life...
We would love to
share Member's photos in
our newsletter.

Email to
jessica@rivieraclub.org

final thoughts...



'First Snow of the Year'
Anderson Island Elementary
November 29, 2022



A nickel aint worth
a dime anymore
~~ Yogi Berra ~~



CONTACT US...

Office Winter Hours:

Monday – Friday / 9am – 4pm

Come on In...the door is open!

Or Contact us at: 253-884-4093

contact@rivieraclub.org

Lake Josephine Riviera Water Dept

Russ Rodocker, Superintendent

russ@rivieraclub.org

General Manager

Philip Ronning gm@rivieraclub.org

Community Development/
Compliance Manager

Dan Morgan dmorgan@rivieraclub.org

Member Relations Manager/Office Manager

Robin Kuykendall robin@rivieraclub.org

Accounting

Christine Rodocker christine@rivieraclub.org



SIGN UP TO RECEIVE EMAILS FROM THE RIVIERA!

The best way to stay updated and informed regarding Riviera happenings, events & Lakeshore news is to sign up for our email blasts.

Send an email to:

contact@rivieraclub.org or call 253-884-4093

and ask to be added to our email list.

You may unsubscribe at any time.