



*Your*

*Community Resource*

# The Woodlands Word

July 2024

## Where the Wild Thing Are

By Kristine Nickel

### What's That Beautiful Brown Bird Hopping About

Birds are just everywhere in Rivendell. We have songbirds, pollinators, wading birds, raptors, waterfowl, cranes, even the occasional gull or pelican will stray this far off the Gulf.

Its pure pleasure to walk in the morning and be greeted by the clicking of the cardinal, or the play list of the mockingbird. One of my favorite birds, seemingly more prevalent in the spring and summer is the Thrasher. You may have noticed this medium-sized bird with its slim body and a long, curved bill. It's what I would call a ground bird, foraging for insects in leaves and mulch. When you disturb the Thrasher, it will hop away and eventually, land in a bush.

I am most taken with its appearance. Their plumage is a rusty brown, the underparts a buff color with dabs of darker brown on the breast and sides. It matches amazingly with its habitat.

They are indigenous to North America and are a year-round resident of this part of the country, although seen most frequently in the spring and summer. Like many bird species, they are monogamous and form breeding pairs. They build cup-shaped nests made of twigs, grass, leaves, and other

plant materials. The nests are usually hidden in dense shrubs or low trees. Typically, there are 3-5 eggs, which are incubated by both parents. The chicks fledge after about two weeks.

I'm sorry to say that I have not identified a nest yet, nor have I recognized their bird song. Thrashers are supposedly known for their loud songs which consist of a long series of various phrases.

The species has also adapted quite successfully to suburban sprawl, due in part to their love of grass, shrubs, and mulch. The populations are stable. And that is very good news.

Not so good news: last week while walking the "boys" they pulled me to a bird lying curbside. A dead owl. I was beyond sad. While I have no way of knowing what killed the owl, I hope it did not succumb to poisoning. As we have noted in the Word before, when poison is used for rat control, it goes through the food chain, poisoning snakes – who are just about the best defense against rodents – and raptors like owls, hawks, and eagles. There are other ways to control rats. Please investigate them and refrain from the little black boxes that inhumanely kills our wildlife.

*Happy birding!*





### All Rivendell Owners

This is a reminder that the Rivendell community assessment for the second half of 2024 of \$579 for the RCA and \$529 for the COTTAGES is due on July 1st.

Two assessment payment vouchers were sent to all Rivendell owners prior to the January 2024 payment. If you no longer have a voucher for the July 2024 assessment payment, you can email Denise Van Hise at [dvanhise@caseymanagement.com](mailto:dvanhise@caseymanagement.com) to get a voucher mailed to you.

A voucher is not needed to pay the assessment but if you write a check for payment please ensure that it includes your Rivendell address. If you send a check without a voucher please make the check payable to RIVENDELL COMMUNITY ASSOCIATION and send the check to:

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## From the President

A high priority for the Board is the finalization of the audit for 2023. Initial audit review identified errors and significant differences in the reporting of funds for the year. This resulted in a more forensic audit that is still ongoing today. As of the middle of May, the auditors finally received all the requested financial documents which was complicated by the transition involving three different property management companies. The Board is comfortable about the finances in 2024 and will continue to operate with the budgeted assessments for the year. When the audit is finished, which should be soon, the Board will have a complete understanding about what was spent in the prior year and what was left in the existing bank accounts.

Another priority for Rivendell is insurance. There are currently four different policies and all of them had an increase in costs for 2024. Most of the increases were reasonable and anticipated but the insurance for liability doubled in price.

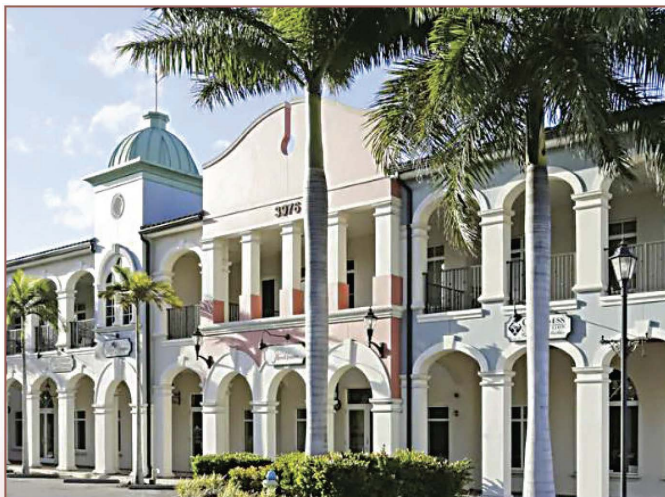
There were a couple of explanations for the changes but the increase raised the visibility for what is needed and at what cost. A Board member, Mary Angel, has been driving the initiative to search for alternatives and has been successful. We are certain the cost of liability insurance for the community will be significantly lower for 2025.

In addition, the Board is considering a proposal presented by Frontier to supply internet and/or TV service in a package arrangement. The pricing and guarantees are attractive and have the potential of significant savings for those who are already a Frontier customer for those services and numerous others. The package, however, is an all or nothing proposal which means everyone in Rivendell would bear the cost regardless of needing or wanting the service. The Board is weighing the options and will come to a decision soon on this proposal.

-Larry Dobias

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## For Better Health, ALL MOVEMENT MATTERS!!!

By Coach Deb Holton-Smith RN BSN OCN - [getslim@holton-smith.com](mailto:getslim@holton-smith.com)

30 minutes a day, five days a week — is recommended for overall health & chronic-illness prevention. Have you heard that it's okay to break up your exercise into 10-minute "bouts" of activity? This is helpful on days when a half-hour is hard to find. FACTS to ponder: Those who get less than 20 minutes a day of moderate activity have the highest risk of an early death from any cause. People who average an hour of moderate or vigorous exercise a day have half the risk. BUT THE REAL SUPRISE...it doesn't matter whether people get their exercise in sessions of a certain length or sporadically throughout the day. ALL movement matters. Mowing the lawn, running to catch a bus, walking for a half-hour with a friend, riding your bike to work, having a spontaneous dance party with your kids or jumping on a rebounder...it all counts! If you've been intimidated to start a fitness regime, know that ANY activity that gets your heart rate up COUNTS, no gym memberships or fancy running shoes required.

**SUGGESTION:** Do not underestimate the power of rebounding. A daily rebounder workout (mini-trampoline or cellerciser) can literally change your entire life. It's an easy & effective way to bio-hack your body so that you can become stronger & more flexible. The rebounder applies movement to every cell, causing the entire body to awaken. Your body is made up of 75 trillion cells. When you jump up & down on the rebounder, your trillions of cells are flexing 100 times/minute, which helps to strengthen each cell in the body. When our cells are healthy, every function in our body works better. Some of the benefits of using the rebounder include - increased endurance, weight loss, strength & muscle tone, improved flexibility, improved circulation, & toxin elimination, to name a few! Change your life for the better. Just 10-15 minutes to start!!! There are so many

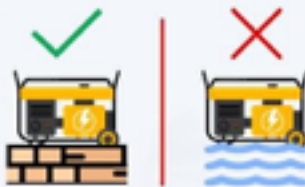
videos out there on YouTube. Check this out: <https://www.youtube.com/watch?v=XHLdcEgB0co> (Look for more videos as you progress). I jump on my rebounder as a part of my daily morning ritual. It's especially great for those summer days when walking or running outside is too hot!



## GENERATOR SAFETY AFTER A STORM



**NEVER** use a generator indoors or in a garage



To avoid electrocution, keep generators **DRY**



Keep generators **20 FEET AWAY** from windows, doors, vents & air conditioning equipment

## Queen of the Night

On the evening of June 6, Selby Gardens' Queen of the Night bloomed. This is a one night a year event. The flowers, which grow up the trunk of a large oak tree at Selby Gardens, open when it becomes dark. The petals close up again at dawn.

Queen of the Night is an epiphyte which is native to Central America, South America, and the Caribbean. The buds triple in length in the three days before it flowers. Once it blooms, the white flowers are spectacular to see. We, along with many others, went to Selby Gardens for the show on June 6 and enjoyed it immensely.

*-Carol & Ken Heckert*



### Social Committee Events for July 2024

- Thursday, July 11th, in the morning at the Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information and to request to be added to the Facebook page for weekly updates. As temperatures heat up, times for walking will get earlier, so you will need to contact Lesley or the Facebook page to learn the exact time.
- Thursday, July 11th, 1pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Thursday, July 18th in the morning at Rivendell Pool. Ladies Walk 'n Talk. See details for July 11th.
- Thursday, July 25th, in the morning at Rivendell Pool, Ladies Walk 'n Talk. See details for July 11th.
- Thursday, July 25th, 1 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.



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## Pond and Preserve Inspections Ponds and Preserves Committee

The Rivendell Ponds and Preserves Committee recently conducted inspections of all our ponds and preserves. Rivendell is obligated to follow guidelines for the management of these areas based on agreements with Sarasota County and the Southwestern Florida Water Management District. In addition, the Rivendell Community Association has adopted practices for managing these areas. The inspections are done to assess compliance with guidelines and to oversee the work of the community’s contractors who are responsible for these areas. The good news is that the ponds and preserves are doing well, especially considering the severe drought we are experiencing. The shoreline aquatic plants and pond turf boundaries (the so-called low mow zones or LMZs) are stabilizing the pond banks and thereby extending the functional life of the ponds as flood control structures. Problems with algae and invasive plants invading the ponds are minimal with very few exceptions. Likewise, the preserve areas are generally healthy and being respected by community residents. Sarasota County demands that the preserves be maintained in a natural state. The main challenges to meeting this requirement are invasive plants and resident incursions into preserve areas behind homes. Thank you for your help in our efforts to maintain and protect our ponds and preserves. You can do this in several ways. No planting, cutting or dumping is allowed in preserves. Please respect the LMZs and aquatic plants along our ponds. Minimize your

use of fertilizer since much of it ends up in our ponds feeding algae. Please report any problems related to the ponds or preserves to the Rivendell Community Association Board so that issues can be addressed in a timely fashion.




-Bob Frank



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## Dream Car or Nightmare?

First cars are always special cars but for my Dad, my first car was a nightmare. Generally kids involve their parents in the buying process but I knew if I did that, my parents would never approve the CAR OF MY DREAMS. It may have looked as though it were on its last legs when I discovered it at a local junk yard, BUT it ran great and boy did it have a deep-throated rumble when you started it up, downshifted, or held in the clutch and worked that gas pedal to challenge any wannabe contenders to KING OF THE ROAD status who might be idling at the light.

Yes, I couldn't resist when I saw my first TR-3. Because it needed some bodywork and a new paint job, I got it for \$200. I still had \$100 left to spend so I arranged "discreetly" with my uncle to have his neighbor do the bodywork and painting before the GREAT REVEAL was presented to my parents.

Two weeks later it was driven out of the shop, and when I heard the familiar TR rumble, I knew I had bought THE RIGHT CAR. I couldn't wait to show it to my parents. However, there was a minor problem. I DID need to learn how to drive a manual transmission.... For some reason, that didn't faze me. I had already practiced a few times on my Dad's big old Plymouth that had a shifter on the column. If I could drive that around the A & P parking lot, I could drive anything! (I have no idea how I concluded that because I did NOT drive that car smoothly at all...jerk and stop, jerk and stop, ....)

Of course, I just knew I would have absolutely no problem driving MY DREAM CAR around the Ohio Valley. My first rude awakening was having a stop at the top of the hill and realizing that I needed to work the clutch so that I didn't stall it out or drift backward into the car behind me. With all the confidence and innocence of youth, sitting in HER DREAM CAR that had the deep-throated rumble to die for, I put in the clutch as I tap, tap, tapped that gas pedal... playing with that engine, waiting for "the gates to be open," listening to that rumble...once, twice, three times... while the gas and clutch competed for supremacy, I lasered my focus on the light ahead. Then the moment arrived. The light changed. Smoothly, confidently, no longer the inexpert driver of my Dad's big old Plymouth in an A & P parking lot, I let out the clutch and off MY DREAM CAR and I went conquering that incline and happily motoring home to show off my recently acquired possession.

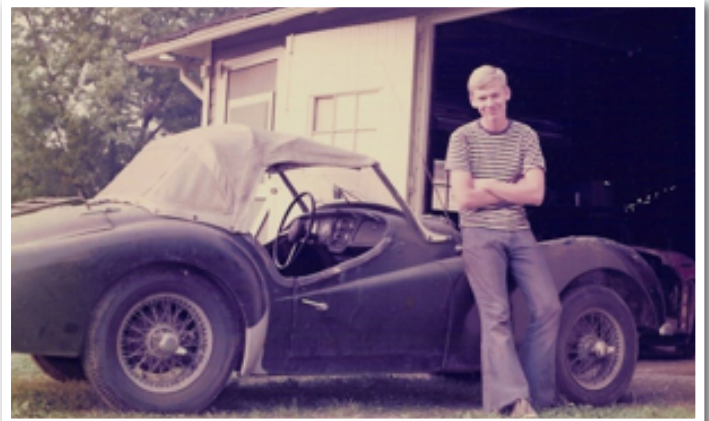
Naturally my parents acted "surprised" when they saw it, but it's quite likely that my Dad's brother informed him of what his youngest daughter had NOW done. Probably Dad was out at the body shop watching and overseeing its progression from "junk" to DREAM CAR. I must have had great parents because rather than making an issue of my independent nature, they allowed me the leeway to make my decisions and then to live with the consequences. Of course, they were always there to provide back-up should I find myself in situations that needed their assistance. I also was lucky because my Dad, his brother, my Mom's brother-in-law and all their friends were especially good at working on engines of any type and they were up to the challenge that this little British sports car would provide them. Many a long night and several cold beers were spent discussing her intricacies or why on earth this would have been done this way, BUT they always came up with a solution to whatever problems I might

have been having.

Some problems I never brought to my Dad because I felt I had my own solution. Summer driving in a TR-3 can be a challenge if you're stuck in traffic because the car was famous for overheating. My solution was to carry a gallon jug of water with me and then to top off the radiator when these situations arose. Of course I also needed a heavy-duty rag to remove that radiator cap.

Winter-driving was a bit of a challenge too. A TR-3 does not have roll-up windows. Instead it uses side-curtains that you carry in the trunk when you're not using them and when you do want to use them, you slide them into brackets on the door. Naturally this is not a good system for an air-tight cabin. Riding in this car in an Ohio winter can be quite cold but if you're in your DREAM CAR, it really doesn't matter. However, what does matter is your breath will fog the front interior windshield and freeze! This makes visibility an issue.... My solution was to carry a can of De-Icer in the car and when the windshield froze over, I would spritz it and continue merrily down the road...coughing slightly.....

Rainy days were also a bit of a problem. The floor boards in a TR-3 were notorious for rusting away and mine were no exception. On days when the roads were holding a lot of puddles, I either tried to avoid them if possible, or just be prepared for some water splashing up into the cockpit. I don't remember the water getting as high as my face, so it would just get my legs wet, but that was a small price to be paid for driving MY DREAM CAR. I just had to remember to have an extra rag for that too.



Eventually my \$100 bodywork and the Ohio Valley winters did too much of a number on my DREAM CAR and my Dad and his "colleagues" collectively decided it had to go. Their patience had worn out, they had learned all that they cared to learn on that little yellow sports car and they wanted it out of their lives. I did end up selling it but I ended up marrying a guy who also had a love affair with the Triumph sports car.

We had hoped our sons would develop an interest in them since we always had TR-3's, a TR-4 or TR-6's in our garage or storage barn. By the time our sons were of driving age, we even had a beautifully-restored TR-3 ready for them to take the wheel...to find out what it is like to be working those gears, up and down the hills...around the curves...listening to the motor go through its paces....

*(Continued on Pg. 9)*



*(Dream Car continued)*

Did our sons want to drive it? No, they wanted pick-up trucks! Why? "There's just something about a pick-up-truck-man...." (I guess we all have our own ideas of dream cars....)

Yes, so many memories are associated with THAT DREAM CAR....I don't think I will ever forget that sound she makes when you pull up at the light and work that clutch....What a perfect rumble!

Here's one of our TR-3's. When we bought it, she was all rusty and was on her last legs but the engine sounded great!! All she needed was to be lovingly restored and we knew a body man who was willing to do it. On the day he brought up his trailer to load her up, the car broke in TWO PIECES when it was moved. Our body man asked us if we REALLY wanted to restore it. Naturally we did.

Over a period of time and a lot of work, we had that car back as it should be... Wire wheels were added, a few badges were put on the rear and the next DREAM CAR made it back on the road...shifting and down-shifting... up and around the hills as it once more challenged any and all in her path.

When winter came, we lovingly stored it in the barn knowing full well that the field mice would move in and make their nests somewhere that was going to cost us money...but every spring, when Larry uncovered her and started her up, the rumble of that engine as he slowly and carefully backed her out of the barn always brought a smile to my face and I wondered why did we ever think it was time to sell such a wonderful car....

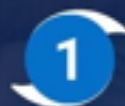
Eventually we did sell it though. We sold it to a man who retired to Florida. Larry tried to talk him out of it since the car doesn't do well in hot conditions and he was a rather large man, but he wouldn't listen and he became the next proud owner of our wonderful TR-3. Later we found out that his wife had another description for this car since her first exposure to a TR-3 was hearing it coming from a few blocks away. Apparently the deep-throated rumble did nothing for her....

*-Nancy Dobias*



## FIRST STOP ON THE ROAD TO HURRICANE PREPAREDNESS: MAKE A PLAN

- Evaluate what **EACH** member of your household needs in the event of a hurricane.
- Know the **who, what, where** and **how**:
  - **Who** are your emergency contacts?
  - **What** does your household need?
  - **Where** will you shelter or evacuate to?
  - **How** will you accomplish your plan?



# Maintenance Committee Report

June 13, 2024

Mark Giordano, Chair

Committee Members: Chuck Pertile (Board Liaison), Dave Cook, Larry Dobias, Kevin Humbert, Carole Myles, Greg Volack, Cathy Bishop (Horticulture Consultant). Helpers: Peter Diagnault and Jonas Meyer.

At our meeting the following amenities were discussed. The **Facilities Management Plan (FMP)** format is used: The FMP continues to be updated.

## Landscape Management:

1. Truscapes cut the Viburnum hedge adjacent to Rivendell Park. The community arborist recommended we fill the empty spaces with 18-15 gallon viburnums and trim the alley side as well. The estimate is \$4,700.
2. The land strip west of the spillway between the Rivendell Lakes needs trimming. Estimate by Rick Richards Inc. \$ 6,685.
3. To clean up the drainage ROW and Common Area between the fence on Rivendell Blvd and the homes on Meadow Sweet Circle Rick Richards quoted \$2,200 to cut the remaining debris and regrade the area in preparation for sod.
4. The MC received estimate to plant flowers on the 6 islands in the community. 180 1 gallon multi color Vincas. Rogelio Alvarado landscaping, \$ 2,180.
5. The MC received estimates on sod placement in various areas throughout the community and will be differed to the fall.
6. A proposal by 2 residents of the cottages for improvements at the area around the Banyan Tree to the cottages are being considered and various estimates are being received.
7. Treescapes' continued weekly mowing. Turf and Ornamental fertilization, Lawn, and Ornamental trim and weeding are scheduled for this month as well.

## Tree Trimming:

1. The 46 remaining "oak street trees" need trimming as well as 6 Cypress at Placid Lake need trimming, GreenTopps quoted \$ 14,700.

## Irrigation System:

1. Merritt Well and Pump extended the intake at Placid Lake and re-piped the pump.
2. The MC located and Rogelio Landscaping cleaned the balance of 1200 irrigation heads. The MC replaced a total of 175 protective donuts, repaired 2 leaks in the irrigation system, replaced 25 heads and installed 10 additional heads to improve watering of flowers.
3. New irrigation on Stillwater and Osprey Pond on hold till money is available.
4. Treescapes' conducted irrigation system inspection in June identifying numerous heads needing repair and they repaired a leaking pipe.
5. The need for additional irrigation at Pine Pond and Crane Pond were discussed and the MC will obtain estimates for the future.

## Community Pool and Clock Tower:

A new chemical test kit was purchased to obtain more accurate test results by the committee.

## Community Pool Pump Room:

A \$ 2,245.00 quote to replace the rusted HW heater in the pool pump room. Tabled for now.

## Roadways:

The balance of the roadways throughout are not scheduled to be resurfaced this summer, but in 2026 by the county. They will use Reclamite, instead of conventional asphalt.

## Sidewalks:

The list of sidewalk slabs that need replacing by the county was completed and submitted to the county for repair.

Cleaning of Common Area sidewalks is being evaluated. Put it on hold.

A new concrete sidewalk and possible relocation is needed from Rivendell Blvd to the Banyan Tree. Estimates will be obtained for the future.

## Street Light Poles:

Nostalgic Lamppost completed numbering light posts and were directed to replace broken lenses in various locations.

## Playground, Gazebo and Benches:

Discussed the need for more benches throughout the community. MC will identify areas and make recommendations to the board.

Received a proposal to pull weeds and regrade mulch and clean the light poles quarterly. Rogelio Alvarado \$ 500.

Chains and swings at Crescent Park need replacing. Top Line Recreation quote for materials. \$2,235.25. The MC will install. Caution, bats are inhabiting the gazebo again. No inclusions from April 15-August 15,

## Bridge Landscaping:

Edging on the east side needs replacing either with metal or concrete curbing.

Other areas of the community are being looked at for possible curbing to hold in mulch from spilling onto the sidewalk or grass areas. 677 ft was identified and estimates of \$9.00 per foot were received from 2 vendors. This will be a fall project.

## Pine View Path:

MC to investigate property line identification and planting along the property line to screen new school buildings and existing grounds.

## Drainage System:

Notified county of the need to replace flowthrough drainage frame and grate at Golden Pond. The county and Rivendell are in dispute as to ownership.

## Community Signs:

The Community sign painting is complete.

## There will be no MC meetings in July or August.

The Maintenance Committee is always looking to expand its membership to assist in overseeing the numerous amenities that require attention. The goal is to keep Rivendell the beautiful community that it is. The committee meets at 7:00 p.m. on the 3rd Tuesday of the month at the Cottages. Prospective members could familiarize themselves with the MC duties by reviewing the Facilities Management Plan (FMP) published on the website. Anyone with questions and/or wishing to join the committee, please contact Mark Giordano at (845) 656-6411 or email [mjg283@gmail.com](mailto:mjg283@gmail.com).

## Rivendell Committee FAQs

### Rivendell CERT FAQs

#### What does CERT stand for?

The term CERT is an acronym for Community Emergency Response Team. Communities may implement this concept in a variety of ways but the general principle is to act as a source of information and actions to promote a prepared and resilient neighborhood.

#### What does the Rivendell CERT intend to accomplish?

The Rivendell CERT was recently reactivated after being dormant for a period of time. Initially, the CERT is focusing on information sharing with the neighborhood regarding being prepared for the 2024 hurricane season. One item in the planning stages includes arranging for CPR and basic first aid training. There will be CERT provided articles and graphics in the Woodland Word each month.

#### Is the CERT a substitute for 911 service?

NO! Any fire, police or medical emergency needs to be addressed to local Sarasota County emergency agencies.

#### Is the CERT looking for more members?

Definitely!! The CERT is always seeking new members. New people add fresh ideas and can only make the CERT better! Anyone interested in joining the CERT should contact Terry Siemsen, CERT Chairperson at 502.314.5834.



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## Best of Venice Winner for 2023

### Hearty Referral



**Blair Post, HAS, BC-HIS, ACA**

Board Certified Hearing Instrument Sciences  
American Conference of Audioprosthology

As a small business owner, the best compliment I receive is a referral. Identifying who needs a referral can be a bit tricky. I created a story to help my clients recognize who might need my services.

When you dine out with friends you may notice someone who keeps saying "huh" or "what". This indicates they can't hear well in a noisy setting and tends to be a first indicator of a hearing loss.

Research has indicated that on average people take seven years to seek help for their hearing loss. Maybe if enough people ask, they might get the help sooner.

Over the years I have had referrals of new clients who tell me they were out to dinner with friends who recommended they come see me. And now, I have my referral suggestion taken to a whole new level.

A lovely lady, with a great heart, was out to dinner with friends. She heard a gentleman sitting at another table saying "huh" and "what" a lot. After a while she turned around, interrupted him and suggested he come and see me.

The happy ending is he did come in. His wife had been begging him to get his hearing checked for years, but it took a stranger's suggestion to convince him.

The gentleman's visit to my office revealed that he had a more severe hearing loss than he initially thought. With the help of hearing aids, he can now hear better, and his wife is happier when they go out to dinner.

If you notice someone saying "Huh" or "What" often, suggest they might need to come see me. By taking this simple step, you can help them improve their quality of life and build a stronger relationship with their loved ones.



**(941) 244-9300**



*Matching your lifestyle to new technology*

242 Tamiami Trail So, Venice, FL 34285

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## Unofficial Minutes of May Board Meeting

If you were unable to attend the June 20, 2024 Board of Directors' meeting for Rivendell, below are my UNOFFICIAL MINUTES for that meeting. Please remember that these minutes are what I thought I heard or understood. There could be errors. If you have any questions/concerns, ask a Board member or consult the Official Minutes once they're approved and appear on the website. ([www.rivendellcommunity.com](http://www.rivendellcommunity.com)).

Rick Durham was the only Board member who was unable to attend the meeting.

### PRESIDENT'S REPORT (Larry Dobias)

Larry commended the Maintenance Committee for all the work done during the drought to ensure that our irrigation system stayed up and running and that new plantings throughout Rivendell stayed viable.

He reported that he, Mark and Chuck met with the county concerning homeowner worries that some preserve trees were either dead or dying. The owners wanted to know if the trees could be removed before hurricane winds might cause damage to their properties. The county determined that if a tree were dead, only the top part of the tree could be removed. 15 feet of the tree had to remain as its "stump." If the dead tree were on common land, they could remove the whole tree. The county further stated that if Rivendell planned to remove any trees on common ground this year, it would want a picture of the tree before it was removed and that a date of the removal of the tree should be included. Next year, the county would require a permit before any tree could be removed from common ground. Larry said the county also told them that a property in Waterford trimmed a Legacy oak and ended up with a \$16,000 fine. In addition to the fine, the trunk of the tree was measured to determine how many new trees Waterford now was obligated to plant to make up for this unauthorized trimming of a Legacy oak tree.

Larry stated that the audit is still a work in progress. The reserve part of the audit was finished and they determined that Rivendell had \$12,000 less than what Casey Management said we had. Since Casey had no control over our books in the first 5 months of 2023, Casey has no answer as to why there is this discrepancy. The person doing the audit would like the Board to approve the findings but Larry is reluctant to "approve" something of which he had no control of. He felt it was odd for them to ask for an approval. He could accept their findings if that was what they determined from their numbers but he could not "approve" of their findings since he was not part of the process when the monies were being spent and moved from fund to fund. Friday he and Chuck will have a conference call with the auditor to discuss their concerns. The non-reserve monies have still not been audited.

A member wanted to know what was the problem. Larry explained that money was not being deposited to the correct reserve accounts and as a result, when money was being spent, it was taken from the wrong place in the budget and then monies didn't match up with what should have happened. Chuck suggested that Real Manage was slow in giving the documentation of the real or actual numbers to Casey and there seemed to be a lag in knowing what was being spent and what the community had. Whatever the case, the audit is still a work in progress....

Larry finally asked the Board to deal with 2 homeowner accounts that had prepaid their assessments in April 2023 but which continually show up as being in arrears in their

assessments. Casey can't correct the record because they received a record showing these owners didn't pay, but yet old records of Lighthouse proved that these members had paid. Somewhere there was a glitch in the system that changed these two accounts. Larry needed the Board to correct the record so that these 2 accounts could be removed and no longer show they owe Rivendell any past monies. To accomplish this, a resolution was passed.

### MANAGER'S REPORT (Fred Marks)

Fred reported that once the governor signed several bills into law that affected HOA's, it was important that Boards and management companies know of the changes. Casey was setting up meetings to inform its people of the changes. A few that he mentioned were that all Board members have to take training classes every year to keep them apprised of new laws affecting HOA's and that commercial trucks can no longer be denied overnight driveway parking in a community.

### TREASURER'S REPORT (Chuck Pertile)

Chuck said that we are under budget by about \$36,000 but if you add in the fines and the capital contribution received from the new buyers, then we're actually about \$46,000 under plan.

Chuck was concerned about 2 line items that continually appear on the books that puzzle him. Although he's asked several questions about them, he has not been given an answer that is satisfactory to him. One of the line items has to do with prepaid expenses and the other has to do with accrued expenses. Larry figures that after the audit an answer will be forthcoming.

### SECRETARY'S REPORT (Mary Angell)

Recently Mary attended an HOA seminar on insurance and as a result learned much about the importance of having a public adjustor on your side. This person works with the owner to better make his case to the insurance company since they know the buzz words that will work in this industry. Mary found out that a public adjustor can be hired in advance of a hurricane to come to your home to inspect your home and to give you a "certificate of condition" which states what repair your home was in at the time of this inspection. There is no charge for this inspection. However, the way the system works is the adjustor will get his fee when the owner turns in a claim to the insurance company. The claim will be higher than it should be and in the claim will be the fee for this adjustor's services. For instance if the roof repair is \$70,000, the claim turned in to the insurance company might be \$90,000. One reason that Mary thought it was important for people to have a public adjustor on their side in advance of a hurricane or claim is that insurance companies are paying for services to fly over

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*(Unofficial Minutes continued from Pg. 12)*

homes to take pictures of roofs of homes so they would have documentation of the current condition of the home before a hurricane would hit. They want proof that the owner was not taking care of the home so that the insurance company doesn't have to pay. Having the "certificate of condition" is supposed to be proof that the owner was. Mary also added that the adjustor represent the claim unless he thinks he will win.

As far as the insurance for Rivendell, Mary's person can give the community a quote of \$5000 less than what the HOA is currently paying for similar coverage. Larry wanted to see a copy of the policy so he can determine for himself whether the 2 policies are indeed similar.

Mary is still frustrated that the community is not eager to buy into Frontier bulk internet. She sees it as an obvious "win" for the community and doesn't understand why more people are not contacting the Board about wanting it done. It seems only those who don't want it are the ones saying something. Mary suggested that a survey be done to see how Rivendell feels about bulk internet. For Mary, anyone who fails to turn in a survey would be a "yes" answer since they obviously have no opinion. Larry argued that when someone doesn't respond to a survey, that should be construed as a "no" answer, that they weren't interested. This started a lively debate as to whether the apathetic people represent the will of the people or not. It also suggested that maybe people needed more information and then they would have supported the idea. Michelle said that if people were not paying their assessments now, the rest of the owners would be having to pick up the costs of those not paying. Dues would increase \$250 a year if the Board supported this concept. Mary was frustrated with the survey concept if people didn't agree with her perception of how the apathetic should be counted. After much discussion and consideration, the Board did not support bulk internet for Rivendell but did thank Mary for all the research and time she devoted to the idea.

**COMMITTEE REPORTS**

**1. CERT (Terry Siemsen)**

Terry requested that MIKE NASH be approved as a new member for CERT. The Board agreed.

Terry also reported how positive the results for his survey were relevant to the CPR course that he was planning to offer. There were so many people who had responded that it now will be necessary to offer multiple sessions of the 2 hour class. Terry said there will be both an AM and PM session over a 2 day period in order to accommodate all the learners. Classes are planned to be held in the Cottage clubhouse. The Board and the audience members thanked Terry for what he was doing for the community.

**2. ARC (Michelle Meyer)**

Michelle said that there were 13 requests in June, 12 of which were approved. They did have some that were put on hold, another that may be withdrawn, as well as one that was an emergency roof request.

**3. Social Committee**

Larry reported that Maria Ilioff will step down as the Chair at the end of 2024. He also stated that the committee is trying

to decide whether to continue the Social Committee. They currently only have about 5% of Rivendell taking advantage of the activities offered. The members feel as though they're spending a lot of time organizing events but they don't get a lot of response. Perhaps Rivendell is just not interested is what the committee has to decide.

**4. COMPLIANCE COMMITTEE (Kay Mruz)**

There have been 22 non-compliance violations in June. Kay seemed to be getting frustrated at notices that were put on hold because owners claimed they were dealing with the issues but yet when she would reinspect the reported problems, nothing had changed. She felt that if owners were being given a break, someone should be ensuring that the owners were doing what they said they were doing. Kay felt that too much time would elapse between when the problem was first reported and when Casey would take action. There seemed to be communication problems or people not staying on top of what is expected of them was my impression from listening to what was being said. It seemed that Kay was frustrated at reporting violations that were not being acted upon in a timely manner.

One example given was a home whose roof was covered in netting that had been there for over a year. It originally was installed to keep out bats but that's an unacceptable long-term solution to "bats in the attic" for Rivendell residents. The owner claimed they couldn't get rid of the bats in the attic because it was nesting season, but Kay said nesting season does not last all year and the owner should have been having this problem corrected instead of keeping a deteriorating net positioned on a roof for over a year.

Kay also wanted to know whether Casey had put on the Board's agenda a few homes that she had reported for non-compliance issues and which had received the requisite notifications. She had requested that they be on the agenda for the Board's consideration for fining. They didn't seem to be on the agenda. The Board had other homes to fine, but not the ones she had requested to be added to the agenda. She wanted to know why they were not there. Larry said he would deal with this after the meeting.

The Board next dealt with the fining of 3 homes that had non-compliance violations. The first home was on Placid Lake. It had had no lawn for several years. The owner was fined \$50 a day up to 10 days. The second home was on Meadow Sweet Circle and it was fined for ignoring a dirty roof violation for several months. It was fined \$100 for 2 days. The last home was on New Forest Lane. It was cited for having bare sections in its lawn and was fined \$100 for 1 day.

All can appeal their fines to the FINING COMMITTEE and this committee's job is either to keep or reject the fine. They

(Unofficial Minutes continued from Pg. 13)

can't increase the fine. If the fine is approved, the fine has to be paid within 5 days (I think).

A member of the audience wanted to know why the fines were different. Larry explained that the fine should be "reasonable" for whatever the issue might be. Past Boards fined \$1000 for whatever the violation was but courts do not deem that "reasonable." If a lightbulb were out, a fine of \$1000 was imposed and most would consider that not "reasonable." This Board is trying to figure out "reasonable" amounts that match up with the violation cited. It's a judgment call and the Board is hoping they're making "reasonable" judgments.

A question arose as to whether the Board can lien on a fine. The answer was the Board can lien on fines that are \$1000 or more. It was added that if the Board chose to lien on a fine, everything would need to be documented. That's why all these pictures that Kay takes which show the violation, or the 1st and 2nd letter notification letters that Kay recommends that Casey send out all become the official record or documentation that Rivendell would use if the Board should ever choose to lien on a fine are all important. It's all part of the official record that would show that the owner had been notified and had been given ample opportunity to correct the issue.

#### 5. MAINTENANCE COMMITTEE (Mark Giordano)

Mark stated that the main pump on Rivendell Lake overheated 2 days before several bed plantings were to be installed and right after the Cottages had spent a considerable amount of money replacing sod on owner properties, but they were able to get the pump fixed and thus no owner meltdowns occurred.

He also said that he and Greg Volack had been busy checking all the irrigation zones around Rivendell to ensure they were all working properly. Through their work, they have identified lots of leaking heads and broken pipes or an inefficient irrigation system. Mark also stated that over a 20 day period, 60 hours were spent identifying and repairing problems within the system. He further added that once the Villas hired TruScope as their landscape contractor, he's found that TruScope will only deal with Rivendell issues when it's here to deal with the Villas issues as well. Apparently TruScapes is getting a lot of work throughout the county and they're trying to minimize their travel time. We're no longer first in line when we need to have something repaired. As a result, Mark and Greg have been wearing the Irrigation Hats for Rivendell. Should you not be aware of how much work has been done to our irrigation system, 1200 heads have been repaired, and this was not even in the Cottages. If you see the sod and shrubs looking better, there's a reason for that--a functioning irrigation system and people who are taking ownership of it. Because the Board and the Maintenance Committee will not be meeting for a few months, the MC asked the Board to approve 8 resolutions. All were approved:

1. The MC decided that it's better if the parkway trees are maintained by the Master Association than to ask the county to do it. If the county does it, they only trim what's over the street at a particular level. GreenToppers will be hired to trim 43 oak trees at a cost of \$13,900. These streets are those

that fall east of Rainbow Point Way. Shadow Bay Way, Clear Creek, Placid Lake, Rivendell Blvd were some that I thought were mentioned.

2. GreenToppers will trim the 6 cypress trees on the land bridge between Eagle and Placid Lakes at a cost of \$800.



3. Rick Richards was hired to run a mulching mower in the common area between the fence along Rivendell Blvd and the backs of the Cottage homes at a cost of \$2200. It's gotten too overgrown in this area and the MC wants to clean this up. Rick Richards was hired because he could do it more efficiently with his equipment than TruScapes could do it with their crew.

4. Rick Richards was hired to do environmental mulching of the land bridge between Rivendell Lake East and West at a cost of \$6585. Vegetation will be left on the edges on either side of the land bridge so as to control erosion of the banks.



5. Rogelio Alvarado Landscaping was hired to install 180 multi-colored one gallon vincas on the Rainbow and Placid Lake islands at a cost of \$2180.

6. Rogelio Alvarado Landscaping was hired to clean and wipe down 40 light poles and 2 pedestal lights and also to weed and freshen up playground mulch at a cost of \$500 quarterly.

7. Rogelio Alvarado Landscaping was hired to clean 1200 irrigation heads every 2 months at a cost of \$600.

8. Top Line Recreation will furnish new chains and swings for the Crescent Park playground at a price of \$2235.25.

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The MC will install them. The chains will be metal dipped in fiberglass to limit the rusting that can occur.

A question was asked where all this money is coming from. Mark assured the person that before every MC meeting, he consults the budget and with Chuck to find out how much money there is in each of the accounts that deals with the tree trimming, the playground, the plantings, the irrigation etc. Larry said that some of these will come from reserves and some will come from operating line. He also said that these projects represent a few months of projects.

Mary lamented that all of Rivendell didn't get their irrigation needs from the lakes and ponds instead of having to dig their own wells or paying for water. Mark told her that our deepest lake was only about 12 feet and other lakes were 5-6 feet deep, that they would not have been able to handle the irrigation needs of private lots as well as the common land of Rivendell. Had wells been installed on all of the lakes when Rivendell was first being build out and had pipes been run out to all the various lots, then it would have been another story, but then there would have been additional costs maintaining those systems.

Someone also asked if anyone is tracking which trees are being trimmed and when they they will need their next trim etc. This person was told to consult the FACILITIES MANAGEMENT PLAN handbook which is on the Rivendell website. (Should you not realize it, Mark devoted many many hours compiling everything you ever wanted to know about Rivendell into this handbook. If you want to be a "good citizen of Rivendell," go to this link and be prepared to be amazed at the amount of information that is in this handbook. It was created so that future leaders of Rivendell would know the infrastructure with which they had to work. Here's the link:

[Rivendell | Maintenance Committee \(rivendellcommunity.com\)](http://rivendellcommunity.com)

**6. POND & PRESERVE COMMITTEE** (Larry Dobias)

Larry asked that the Board approve a plan to remediate a past incursion into the preserves that occurred near Eagle Isle. It'll be done by Beautiful Ponds/Creative Wetlands at a cost not to exceed \$6000. It was approved.



He also requested that the Board approve the hiring of Rick Richards to remove the excessive growth of cattails along Scherer Lake at a cost of \$28,875. A boat that looks like a barge will be brought in and about 80-90% of the cattails will

be cut off at water level. Then the cattails will be hauled to the landfill. The area will be sprayed with herbicide to prevent a future regrowth. Subsequent maintenance by Beautiful Ponds should prevent this from forming again.

Currently there's about 100 foot length of cattails that extend about 20 feet into the pond. If the cattails go unchecked, they can soon take over the entire pond. The outflow for Rivendell is located on this pond so it's important that this is maintained as an open body of water.



**NEW BUSINESS**

Previously the Board had a conference call with an attorney to deal with foreclosures. The attorney advised the Board that once they chose to lien on a property, the lien would only last for 5 years. At the end of the 5 years, whatever was owed would be forgiven unless the Board took the next step and chose to foreclose. The attorney recommended that if they decided to foreclose, they might choose \$2000 or more as their starting point and foreclose on that property. Some properties might already be in foreclosure and Rivendell would just add its name to the list of creditors.

During the discussion about foreclosure, Treasurer Chuck Pertile read a portion of the Rivendell Collection policy in which it stated that foreclosure votes are only to be taken in a **closed** meeting. Because the Board voted on foreclosure during an open meeting, Larry is to contact an attorney to see whether an executive session meeting should be held to re-do the vote on the foreclosure.

I didn't include the results of the vote since the vote may be invalid if done during a public meeting.

**HOMEOWNER COMMENTS**

A homeowner wanted to know where he could find the CAM contact info. Gary said it was under the CONTACT tab on the website.

[Rivendell | Contacts \(rivendellcommunity.com\)](http://rivendellcommunity.com)

**FEEL FREE TO CIRCULATE TO YOUR RIVENDELL FRIENDS AND NEIGHBORS.**

*Nancy Dobias*



### ARC Meeting - Tuesday, May 28, 2024

Time/Place: Cottages Clubhouse 4:30pm

Members Present: Jim Duncan, Joe Casale, Rebecca Rasmussen, Bill Borgelt

Others Present: Greg Volack

**Please see the Notes at the end of this schedule which contain important information, not just "boilerplate"**

No.	Address	Name	Description	Comments & Specific Conditions of Approval (See Notes below)	Approved as submitted (See General Conditions)	Approved with Specific Conditions	Denied (See Notes)
2	1068 (A) Mallard Marsh Dr	Scott & Maggie Christie	Remove dead Magnolia; front yard; left of garage		x		
3	1155 Mallard Marsh Drive	Richard Prout	Replace sliding glass doors (4 sets) on rear and lanai sides of house. White, PGT Wingard impact glass.		x		
4	1167 (B) Mallard Marsh Dr	Thomas & Jayne Dower	Replace Windows; replace sliding doors in Mstr Bdrm and back room with French Doors	Windows facing front must have grids (muttons/grills)	x		
5	808 Placid Lake Dr	Ken & Carol Heckert	Replace Roof. Eagle Tile, Malibu - Low Barrel Tile, Color 2507 - Boca Cream (Hues of Mocha, Cream Streaks)		x		
6	931 Scherer Way	Thomas & Doris Hurban	Replace retractable screen/french door; replace with Clear View brand retractable screen - dual door system that connects in center with internal magnets. Frame is silver aluminum to blend with silver within the door glass and doorsill.		x		
7	670 Clear Creek Dr	Dale Thorp	Replace Garage door with impact rated door; same style; painted same color		x		
8	1193 Lost Creek CT	Jerry & Janet Hall	Install 4' wrought iron fence at rear of property extending width of house and tying into house and pool cage. Lot 89	Neighbor Notification Letter from Alex & Silke Schinnen received.	On hold until homeowner notifies us; likely not to be reinitiated		



No.	Address	Name	Description	Comments & Specific Conditions of Approval (See Notes below)	Approved as submitted (See General Conditions)	Approved with Specific Conditions	Denied (See Notes)
9	716 Anna Hope (A)	Sharom Hayes	Repaint Exterior. Same colors as present. Body & Garage: SW7045 Intellectual Gray; Trim: SW7042 Shoj White; Front Door & Shutters: SW 6229 Tempe Stary;		X		
10	716 Anna Hope (B)	Sharom Hayes	Replace 13 windows. Windows in front will have grids. White frame		X		
11	1077 Mallard Marsh	Rebecca Rasmussen	Replace Garage Door with impact-resistant door; same style and color as existing		X		
12	792 Placid Lake	Heidi & David Cook	Install removable hurrican fabric protection (AstoGuard Brand). Lightweight window coverings snap into place when needed.		X		
13	763 (A) Shadow Bay Way	Eitan & Lesley Sachs	Install white fences - one to shield trash cans with 5' vinyl solid fence; the second to enclose side and rear yard with 4' white picket fence	Trash can enclosure approved as submitted. Picket fence must return to house approx 20' back from front corner of porch to provide visual, architectural "relief". Homeowner responsible to avoid interference of fence with common area irrigation supply lines and sprinkler heads within the HOA's private utility easement on their property, at homeowner's expense. Homeowners to agree that they will remove such portion of the fence as will interfere with the HOA's access easement should it ever be needed by the HOA.		x	
1	763 (B) Shadow Bay Way	Eitan & Lesley Sachs	Landscape inside area to be enclosed with white picket fence and in front between porch and sidewalk	Please resubmit plan for plantings outside the fence in light of approved fence location. Particular attention to the location (proximity relative to the sidewalk) of 3 trees Nos 11 and 17, the mature size of which may prove problematic once mature			
14	908 Scherer Way	Mike & Cathleen Biehl	Ilexan transparent shutters		Deferred at Homeowner request		
15	1167 (C) Mallard Marsh Dr	Thomas & Jayne Dower	Replace Front Doors with 2-panel doors without glass; paint color "similar" to existing		Deferred at Homeowner request		

No.	Address	Name	Description	Comments & Specific Conditions of Approval (See Notes below)	Approved as submitted (See General Conditions)	Approved with Specific Conditions	Denied (See Notes)
16	1040 Scherer Dr	Adele & Paul Kellman	Replace tile roof with Westlake barrell tile Largo Blend		X		
17	828 Placid Lake Dr	Cynthia Petti	Replace garage door with same panel style, but wind code W5, painted to match house		x		

**Specific Conditions Applicable to Conditional Approvals only (as noted above)**

1. If your project is marked "Approved with Specific Conditions", the specific conditions are described above.
2. If there is any ambiguity regarding the specific conditions of approval, it is your responsibility to seek clarification before starting work.
3. If you need further information in order to comply with them, please let the ARC know (ARCRivendell@gmail.com) and it will do its best to be helpful.

**General Conditions (applicable to all approvals)**

1. Please complete the project within one year from the date above and in accordance with the general and specific conditions that apply.
2. If you use contractors, they should be licensed and insured; you are responsible for damage caused to the property of others or to the common areas.
3. You are responsible for any permits required and that the work complies with local zoning and building regulations.
4. When pressure washing is part of the scope of work, please use non-chlorine cleaners.
5. When windows are being replaced, those in the front of your house must have "grids" (aka muttins or grills).
6. When trees and bushes are to be removed, the stumps must be ground down to a min of 3" below grade.
7. The paint colors you submitted (and the only ones the ARC approved) are noted in the Description above.
8. You have read the RCA's Standing Rules and ARC Guidelines and will make sure the work done conforms with them.

**Denials**

If the ARC denied your request. the reasons are set forth under Comments.

**Reviews. Appeals. Mediation. Litigation**

If your proposal has been denied or you are unwilling to comply with the General or Specific Conditions of Approval, you should not start work until the matter is resolved. You may ask the ARC to review its decision based on any new information you can make available. You may also appeal the ARC's decision to the Board of Governors and/or avail yourself of the opportunity to have an independent third party mediate the dispute and take such other legal action as is provided in Florida Statute 720.311. If you appeal the ARC's decision to the Board, a member of the ARC will attend your appeal and make sure the ARC's understanding of your proposal and the ARC's reasoning are clear to you and to the Board.

**Covenant & Rules Enforcement: Fines**

1. The ARC does not set, impose or waive fines.

No.	Address	Name	Description	Comments & Specific Conditions of Approval (See Notes below)	Approved as submitted (See General Conditions)	Approved with Specific Conditions	Denied (See Notes)
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2. If you failed to seek or obtain ARC approval before starting work, or proceeded with the work without complying with the conditions of approval, the ARC must recommend a fine to the Board once the failure comes to its attention, even if your project is subsequently approved and the work brought into compliance. The Board makes all decisions related to fines, subject to review and approval by the independent Fines Committee. You will be notified and have an opportunity to challenge the fine at a hearing with the Fines Committee at least 14 days before the fine is imposed.

3. If the work undertaken would not have been approved by the ARC or approved only with specific conditions, you may incur additional fines and be required to either restore the property or take other remedial action at your own expense to comply with the conditions. Aggrieved neighbors also can seek to have the covenants enforced against you if the RCA fails to do so on their behalf.

4. Please consult Florida Statutes 720.311 for the enforcement actions (and challenges to them) that are available.



Join 665 of your fellow Rivendell Residents on the NEXTDOOR social network [www.nextdoor.com](http://www.nextdoor.com)

Are you seeking a service provider recommendation?  
Do you have an item to sell?  
Do you have any questions about Rivendell or other topics residents can help with?

Nextdoor is the world's largest social network for the neighborhood. Nextdoor enables truly local conversations that empower neighbors to build stronger and safer communities.

## Make a Pet Plan

- Have enough food and water for pets to last **7 days**
- Have **carriers and leashes** nearby in the event of evacuation
- Have your pets microchipped or with ways to **identify them**
- Have copies of **veterinary records**



[FloridaDisaster.org/PlanPrepare/Pets](http://FloridaDisaster.org/PlanPrepare/Pets)

