



*Your  
Community Resource*

# The Woodlands Word

November 2024

## Presidents Message *from Larry Dobias*



The Rivendell Community Association is unique in many ways and one of the factors that sets us apart is the fact the majority of the work is being accomplished by committee members--our volunteers. These are the folks who are providing their time and expertise to continuously improve every aspect of the common grounds and amenities to keep Rivendell competitive in the marketplace, and everyone actively informed as to what is happening within our community.

However, the infrastructure of Rivendell is aging. We are approaching the ripe old age of 30 years and that's 30 years spent in the Florida sun and weather. It's taking more time to effectively manage the necessary maintenance and improvements that are becoming necessary. Some members are spending 5-6 hours a day getting quotes, meeting with vendors, analyzing specs and proposals and providing oversight to the services rendered.

The positive aspect of this member-management approach is the existing volunteers love what they are doing and are committed to keeping Rivendell competitive to newer develop-

ments in every way. They have the skills developed over years of success in their careers and have brought their knowledge and capabilities to Rivendell. The result is a well-managed community at lower costs than would ordinarily be anticipated.

Things are changing, however, in the demographics of Rivendell. Many of the newer folks moving in have young families and are still actively pursuing their careers. The number of people able to sacrifice their time and talent to continue with the member-management approach to the community is declining. The existing number of volunteers are getting to the point that it is time to make a change.

If there is not a significant change in the next year or two, the Board will have to address the best way to manage Rivendell going forward. This will result in increased member assessments to maintain the community at the current level.

If you have ever considered getting involved in the management of Rivendell, please reach out to contact the Board for ways that you might be able to contribute in the years ahead.

**October Rivendell board meeting was cancelled  
as the venue was not available.**



Thankful  
and grateful  
today and  
everyday



## Building Bat Houses: A Scout's Service to Nature

[gofund.me/2d895210](https://gofund.me/2d895210)



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Hello everyone,

My name is Austin Gardner, and I am an Eagle Scout from Troop 77 in Sarasota County, Florida. I am excited to share my Eagle Scout service project with you, which aims to make a significant impact on our local environment and community health.

### The Project:

I am raising funds to build and install bat houses in our community. Bats are incredible creatures that play a crucial role in controlling mosquito populations. By providing safe habitats for bats, we can help reduce the spread of mosquito-borne illnesses such as West Nile virus and Zika virus. Additionally, these bat houses will offer protection to our native bat population from predators like raccoons and snakes.

### Why This Matters:

**Mosquito Control:** Bats can eat thousands of mosquitoes each night, significantly reducing the number of these pests in our area.

**Public Health:** Fewer mosquitoes mean a lower risk of mosquito-borne diseases, making our community a safer place to live.

**Environmental Protection:** Bats are essential for maintaining a healthy ecosystem. By supporting their population, we contribute to biodiversity and natural pest control. They reduce the need for chemical pest control!

**Conservation:** Many bat species are threatened by habitat loss and predation. Providing bat houses helps protect these important animals.

### How You Can Help:

I need to raise \$835 to cover the costs of materials, construction, and installation of 2 bat houses for Rivendell. Your generous donations will go directly towards purchasing high-quality wood, hardware, and other supplies needed for this project. Every contribution, no matter the size, brings us one step closer to creating a healthier and more balanced environment.

### Join Me in Making a Difference:

Please consider donating to my Eagle Scout service project and help me achieve my goal of building bat houses for our community. Together, we can make a positive impact on public health, protect our native wildlife, and support the environment. Thank you for your support!

Sincerely,  
Austin Gardner

<https://gofund.me/2d895210>

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*I've fallen and I can't get up!*

## Social Committee Events for November 2024



- Monday, November 4<sup>th</sup>, 9 am at the Rivendell Pool. **Ladies Walk 'n Talk**. Contact Lesley Glick at [Lesleymg8@gmail.com](mailto:Lesleymg8@gmail.com) or (973) 219-5839 for more information and to request to be added to the Facebook page for weekly updates.
- Monday, November 11<sup>th</sup> 7:30 pm. **Rivendell Book Group**. The group will be discussing West with Giraffes: A Novel by Lynda Rutledge. For more information, contact Lesley Glick at [Lesleymg8@gmail.com](mailto:Lesleymg8@gmail.com).
- Monday, November 11<sup>th</sup>, in the morning at Rivendell Pool. **Ladies Walk 'n Talk**.
- Thursday, November 14<sup>th</sup>, 1 pm. **Bridge Club**. To join, contact Barb Loe at (651) 398-2256.
- Saturday, November 16<sup>th</sup>, 6 pm. **Potluck Dinner** at the home of Ray and Kristin Ellison. For more information, contact Kristin at [kristinellison1@gmail.com](mailto:kristinellison1@gmail.com).
- Thursday, November 21<sup>st</sup>, 2-4 pm. Organizational meeting for the **Arts and Crafts Group**. For more information, contact Maria Ilioff at [milioff85@gmail.com](mailto:milioff85@gmail.com).
- Friday, November 22<sup>nd</sup>, **Kayaking Group** will be kayaking at Bayfront Park on Longboat Key (9:30 am arrival, 10:00 am boats in the water). Contact Jane Stevens at [janie0041@gmail.com](mailto:janie0041@gmail.com) or use the TeamReach app to sign up.
- Monday, November 18<sup>th</sup>, 9 am in the morning at Rivendell Pool. **Ladies Walk 'n Talk**.
- Monday, November 25<sup>th</sup>, 9 am at Rivendell Pool. **Ladies Walk 'n Talk**.
- Thursday, November 28<sup>th</sup>, 1 pm. **Bridge Club**. To join, contact Barb Loe at (651) 398-2256.



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?

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neighbors to build stronger and safer communities.

# SUDOKU

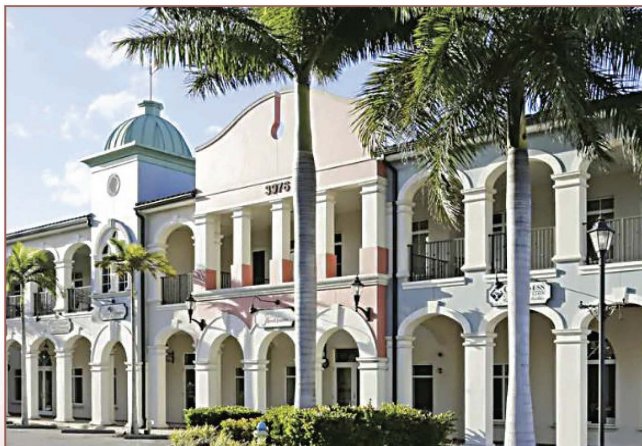
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Puzzle from <https://www.printable-puzzles.com/>

(solution on page 15)

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## Arts and Crafts Group Forming

This is an invitation to those who enjoy Arts and Crafts regardless of their medium or skill level. Are you looking to work on your watercolor, acrylics or oils? Do you need time to put the finishing touches on a craft project? Would you like to spend time with others while you are crocheting, sewing or quilting? Would you like to see what Arts or Crafts others are doing? If so, this is your opportunity to join a group forming in Rivendell for regular gatherings at residents' homes.

Craft supplies will not be provided, so you will be bringing what you need (and a beverage or a snack, if you want). This is not a class, but an open space with two hours to be creative and meet new friends with similar interests.

An organizational meeting will be held at Maria Ilioff's home at 920 Scherer Way on Thursday, November 21<sup>st</sup>, from 2 pm to 4pm. Please bring your projects to work on while we talk. We will discuss future dates and times at the first meeting. Everyone interested in joining this group (even if you cannot attend the first meeting,) please contact organizer Maria at [milihoff85@gmail.com](mailto:milihoff85@gmail.com).



## Sign Up for a Venice Trolley Tour

On Tuesday, January 28, 2025 at 1:00 pm a Rivendell group will be taking a trolley tour with Discover Sarasota Trolley Tours, a group that offers a variety of tours in our area. The trolley ride and tour lasts ninety-minutes, and the subject is "Circus Secrets of Venice," with guide Bob Collins. It explores Ringling Brothers' history and the Historic Train Depot. The charge is \$49.99 and proceeds from the tour go to support the Venice Area Historical Society.

**Please sign up SOON because this tour is open to the public and will sell out quickly!** To sign up, contact Discover Sarasota Tours directly at (941) 260-9818 or go to <https://www.discoversarasotatours.com>. We have a promotional code WEB to be used for a 3% discount. Also, please contact the organizer of this event, Leah Friends at [FriendsLeah@gmail.com](mailto:FriendsLeah@gmail.com), to let her know to expect you.

The tour leaves promptly at 1:00 pm from the Venice Chamber of Commerce (597 S. Tamiami Trail), and participants should plan to arrive at 12:30 pm to check in and have a brief meet-and-greet with other Rivendell residents and friends. Leah Friends will be at the adjacent Publix parking lot with a balloon and a sign.

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## Reminder: No Ladies Luncheons in November or December

This group has lunch together once each month, and you may join the group by contacting Mirinda Roy at [miriroy@aol.com](mailto:miriroy@aol.com). Please give Mirinda a week's notice if you would like to join for lunch as she needs to be sure that the restaurant can accommodate the group comfortably. The group eats together on the fourth Wednesday of each month but will skip November and December due to the holiday season. A photo of the September luncheon at Deep Lagoon is below. You can see that this is a popular event, even before the snow birds arrive!



## November Kayaking Event



The Kayak Group will be paddling from Bayfront Park on Longboat Key Friday, November 22, 2024. Paddlers should plan to arrive at 9:30 am with boats in the water by 10 am. Rentals are available through [HappyPaddler.com](http://HappyPaddler.com) for those who don't have their own kayak or SUP.

It is useful to use TeamReach to sign up, and get updated information (in case of rain, for example). You can download the app "TeamReach" on a digital device, use Osprey as the group code, then select "Rivendell Kayak" to join the kayak group. But if you are not comfortable using the app, you can still participate by reaching out to Jane Stevens at [janie0041@gmail.com](mailto:janie0041@gmail.com).

# Save the Date: Dragon Boat Experience at Benderson Park

Would you like to have the experience of paddling a Dragon Boat? On Monday, April 14, 2025, from 10:30 am – 12:00 pm, the Social Committee will offer an introduction to Dragon Boating for interested Rivendellers. There is no experience needed for this introduction, although there will be a fee (announced later) for paddling the boats. For some, this has been the beginning of a passion for Dragon Boat racing. For others, it is a fun experience to see what this kind of boating is all about. Put the date on your calendar, and if you would like to sign up now or have any questions, contact Lesley Glick at [lesleymg8@gmail.com](mailto:lesleymg8@gmail.com). The group will be limited to 40 people. Lesley has taken this introduction and recommends it highly!



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# Maintenance Committee Report September 10, 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, Jonas Meyer, Jeff Young

There was no meeting in August. The **Facilities Management Plan (FMP)** format is used: The **FMP** continues to be updated.

## Landscape Management:

1. Truscapes started the biweekly turf mowing and edging.
2. Received estimate from Truscapes to remove grindings, install topsoil and 5 pallets of sod behind 586 and 584 Meadow Sweet Circle. \$6,120. Obtaining other estimates
3. Truscapes cleaned up after Helene at a cost of \$3,484.50 and starting cleanup from Milton. **THESE COSTS WERE NOT BUDGETED**
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 is being considered and various estimates are being received. In addition, the Cottage's Board submitted their own proposal of \$10,000.
7. Treescapes' started Ornamental Trim work for October. Preformed Turf Fertilization.
8. Rogelio Alvarado Landscaping installed 25-15gallon Viburnums along the alley adjacent to Riverfront Park.

## Tree Trimming:

1. Receiving quotes on trimming Oak Trees, 9 on Anna Hope La and 3 at end of Eagle Lake land bridge. \$6,100.
2. Green Topps IS providing estimates of tree trimming and removal of trees over 15 feet damaged by hurricane Milton. **THESE COSTS WERE NOT BUDGETED.**

## Irrigation System:

1. New irrigation on Stillwater and Osprey Pond is on hold till money is available.
2. Truscapes replaced a faulty controller at Butterfly Park
3. The need for additional irrigation at Pine Pond and Crane Pond was discussed and the MC will obtain estimates for the future.

## Community Pool and Clock Tower:

1. The solar pump remains shut off for the summer.
2. The bike rack at the pool was purchased and awaits delivery.

## Community Pool Pump Room:

1. A \$ 2,245.00 quote to replace the rusty HW heater in the pool pump room. This will come from the Pool House Mechanical Reserve Fund which has a \$25,000 balance. Plumber John and Graham electric will do the work.
2. Modifications to the suction line and strainer system are being fabricated for installation later this month, to prevent leaves and debris from entering the pump. Completed by the MC

## Roadways:

1. 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:

1. The list of sidewalk slabs that need replacing by the county was completed and submitted to the county for repair. They started marking various locations for remediation and have begun replacement.
2. Cleaning of Common Area sidewalks is being evaluated. Put it on hold.
3. A new concrete sidewalk and possible relocation is needed from Rivendell Blvd to the Banyan Tree. Estimates were obtained for the future project.
4. The concrete curb project is on hold till funds become available.

## Street Light Poles:

1. Nostalgic Lamppost completed numbering light posts and were directed to replace broken lenses in various locations. Completed
2. The MC identified several light poles that were either loose or rusted out.
3. Rogelio Alvarado performed the quarterly cleaning of the light poles on Rivendell Blvd and Rainbow Point Way, Mallard Marsh, Pool and Crescent Park.
4. Nostalgic provided an estimate to replace the 20 smaller light poles using the same heads and skirts which will be taken back to the shop cleaned and parts replaced as needed, and using concrete as a base. \$16,868.25. The 18 larger poles on Rivendell Blvd. do not need replacing currently. This will come out of the Street Light Reserve Fund which has a balance of \$48,000.

## Playground, Gazebo and Benches:

1. Discussed the need for more benches throughout the community. MC will identify areas and make recommendations to the board. The MC identified several existing benches that need repair.
2. **Caution**, bats are inhabiting the gazebo again. No inclusions from

April 15-August 15. Needs new roof and screening to eliminate a roosting place. The MC is evaluating repairs or complete Gazebo replacement and the addition of Bat Houses throughout the community. The MC is currently working with Austin Gardner, a Rivendell resident and a Boy Scout in a quest to complete his Eagle Scout Project by building 2 Bat Houses and installing them near the Preserves.

## Bridge Landscaping:

1. Edging on the east side needs replacing either with metal or concrete curbing.
2. 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:

1. MC to investigate property line identification and planting

(Continued on Pg,9)



(Maintenance Committee continued)

along the property line to screen new school buildings and existing grounds.

2. MC installed stationing and property line offsets on the walkway surface and mapped them.

**Drainage System:**

1. 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.

**The next Maintenance Committee meeting will be held at 7PM on September 17th in the Cottages Clubhouse.**

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 3<sup>rd</sup> 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).



## International Dining Out Begins in December

Dining Out will go international for the 2024-25 season! And we will be eating out on Friday evenings rather than the oh-so-busy Saturday evenings. The first dinner will be held on December 13<sup>th</sup> at 7 pm. If you would like to join this group (whether or not you can come in December), please email Adele Kellman at [adele.kellman@gmail.com](mailto:adele.kellman@gmail.com) and give her your opinion about:

- Your favorite international cuisines
- International cuisines you avoid
- How far (in Sarasota) you are willing to drive for an international meal.

The restaurant for the December will be announced in the December Woodland Word.

## November Potluck Dinner

Kristin and Ray Ellison are hosting a potluck dinner on Saturday, November 16<sup>th</sup> at 6 pm at 655 Rivendell Boulevard. If you would like to join the group at the Ellison's, consider what you might like to bring: a salad, a main dish, a dessert, for example, and reach out to Kristin in advance so that she can coordinate the offerings. This was an extremely popular event last year, especially with families and newcomers to the community, and we are fortunate to have the Ellisons volunteer their home for the occasion. Please contact Kristin at [kristinellison1@gmail.com](mailto:kristinellison1@gmail.com) for more information.

Hurricane fatigue is a real thing. After a significant hurricane event, many people who are no longer running on adrenaline will crash—both physical and emotionally. And it often doesn't happen right away, but sometimes weeks or months afterwards. You are not alone feeling this way, and it's very normal.

## Hidden Hurricane Helpers- Rivendell Wetlands

*by Bob Frank*

Rivendell residents had a great opportunity to see our community's flood control system in action during this summer's hurricanes. The stormwater detention ponds handled the substantial rainfall from each of these storms brilliantly, working in plain view as they absorbed torrents of water. Another less visible but equally important element of our flood control system is wetlands. Hidden behind houses, multiple wetland areas within our community work in tandem with the ponds to control runoff from storms. Wetlands act as huge sponges to sop up and hold water. In addition, these wetlands provide critical habitat for wildlife and filter pollutants, sediments and excess nutrients from the water. The value of wetlands was little appreciated by Florida developers in the 20th century, often referred to as "swampland" or "wasteland," and seen as an obstacle to "progress." Attitudes changed substantially as development continued in the 21st century and the many benefits of wetlands were better understood. In undeveloped areas in Florida, wetlands thrive as wildfire and rainy seasons maintain them. In a community like ours, however, the lack of wildfires tends to lead to habitat succession and the wetlands can disappear as trees and shrubs, normally controlled by fire, slowly march into the wetlands, filling them in. In Rivendell, we employ a best practice called ecological mowing that mimics the effects of natural wildfires and prevents the spread of trees and shrubs into our wetlands. These actions ensure the continued benefits of the wetlands to our community. Protecting these areas is not just an environmental priority but a practical investment in the community's future resilience and prosperity.



## A few months ago....

by Nancy Dobias

A few months ago it was mentioned at a Board meeting that the Rainbow Point island landscaping was beautiful but had gotten a bit dense, and as such had made left-turns a bit dicey. It was suggested that some pruning would make them safer...



...but it's not likely anyone had the "hurricane-whipped" look in mind that Milton produced when he blew his way into Rivendell....





WHAT AN UNWELCOME GUEST HE WAS!



Nancy Dobias

# Healthy Bee Benefits: The BUZZ!!!

By Coach Deb Holton-Smith RN BSN OCN - getslim@holton-smith.com

**POST Hurricane....put out some sugar water (2 parts sugar & 1 part water) in your back yard on a plate for the bees....since all of the flowers have been blown away! Put the plate in full sun.**

Did you know that:

- one spoonful of honey is enough to keep a person alive for 24 hours
- one of the first coins in the world featured a bee symbol
- honey contains live enzymes. The metal spoon kills these enzymes. The best way to consume honey is with a wooden spoon, if not, you can use a plastic one.
- honey contains a substance that helps the brain function
- honey is one of the few foods on earth that alone can sustain human life
- bees saved people from starvation in Africa
- propolis produced by bees is one of nature's most powerful antibiotics
- honey has NO expiration date
- the bodies of great emperors were buried in golden coffins and then covered with honey to prevent them from rotting
- the term "honeymoon" comes from the fact that the young couple consumed honey for fertility purposes after marriage
- when suffering from seasonal allergies, eating "local" honey daily will help to desensitize the reaction to pollen
- a bee lives less than 40 days, visits at least 1,000 flowers and produces less than a teaspoon of honey, but for her it is the work of a lifetime.

Thank you, dear bees!



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## Best of Venice Winner for 2023



### Only in a Restaurant

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I recently had a consultation with a guy who was frustrated that he couldn't hear well in restaurants. He shared that he had bought cheap hearing aids specifically for use when going out, explaining that he didn't feel the need to invest in higher-quality devices since he only wanted to hear better when dining out.

I understood his thinking—he believed hearing aids could simply filter out background noise, allowing him to focus solely on speech. Hearing aids, however, don't work quite that way. They amplify specific frequencies, and high-quality hearing aids use artificial intelligence (AI) to recognize and reduce background noise, making speech brighter.

His reasoning wasn't entirely off. He understood that hearing aids could help improve speech clarity in noisy environments. However, what he overlooked was how the brain processes new sounds.

When we hear an unidentified sound our brain goes on alert, part of our flight or fight response—a survival mechanism. New sounds are initially perceived as potential threats, and the brain reacts to each one. I often explain this by saying the brain is "showing off" all the sounds it can hear.

The best way to train your brain to hear well in a restaurant is by wearing your hearing aids consistently. Wear your hearing aids in a quiet house, running into the grocery store or even stopping by the library. Regular use of your hearing aids helps your brain adapt to different sounds. Over time, your brain will learn to tune out unwanted noise and focus on what's important—like conversations.

By wearing quality hearing aids which brighten speech in noise and having trained your brain you are able to be more engaged while dining out with friends.

If you're struggling to hear well when out with friends, call for a free hearing test.



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**ARC Meeting - Tuesday, September 24, 2024**

Time/Place: **4:30pm Conference Call 605-313-5721 code 655 3857**

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

Others Present:

**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)
1	1081 Mallard Marsh Drive	Rick & Karen Morgan	Install removable EZ Max Hurricane "screen" (protective cover) made of polypropylene over doors of lanai. Strap and buckle attachment system.		X		
2	759 Fordingbridge Way	Lan Anh Nguyen	Emergency Roof Replacement: replacing tile with steel roofing that mimics Barrel cement tile in appearance; Roofing by Worthouse, Supre Profile, Matte finish; Canyon Red Color. Instsallation by JDI Roofing.	Waiver granted. See detailed email 9-25-24 for details of Specific Conditions re: review of Plans, specific materials approved and elimination of risk of rust stains.		X	
3	1356 New Forest Ln	Emmerenti a O'Dell	Repaint: Body: Likeable Sand SW 6058; Trim SW6063 Nice White; Door: Cabbage Rose SW 0003	Work completed before ARC Request submitted. Fine recommended. Colors used not objectionable.	NA	NA	NA
4	1080 Scherer Way	Aurelia Hrab	Extend concrete slab & pool cage; 7'3" x 20'; brozed aluminum; charcoal screen. Neighbor at 1086 notified; will not impact view of common areas. No setbacks or easements encroached.		X		
5	1019 Scherer Way	Phillip Breeding	Replace row of Areca Palm plants with with row of dwarf Italian Cypress trees spaced 2' on center, adjacent to pool cage on the south side of the home. Adjoining neighbor notified.		X		
6	1208 Mallard Marsh	Nick Colyvas	Install single wall inside pool cage removing section of screen where it intersects side of house. Wall will be 97" x 108", Painted white to match Lanai and body of house.	Paint to match house or trim.	X		
7	817 Placid Lake	Robert Sabatino	Extend existing pool cage approx 8'. Believed not to obstruct neighbor's view of any common areas. No new landscaping.	Deferred to October			
8	817 Placid Lake	Robert Sabatino	Install shower at rear of house, within a 5-6' high white vinyl fence. Believed not to obstruct neighbor's view of any common areas.	Deferred to October			
9	550 Meadow Sweet Corcle	Jim & Mary Roberts	Repaint. Body: BM1584 Pale Smoke; Trim: BM OC-65 Chantilly Lace; Front door: BM RF-580		X		
10	550 Meadow Sweet Corcle	Jim & Mary Roberts	Removal of all shrubbery and two small palms. New plants include Ixora Maui; Agapanthus and Asian Snow Bush, alongm with variety of annuals		X		

11	1073 Mallard Marsh	Mateusz Zagata	Extend ARC approval for Re-roofing for 6 mos (until 3/31/25).	Same tile selection	X		
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**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 or in a separate email.
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 roof color & material and/or 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.
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.



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