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Community Resource

The Woodlands Word

March 2025

The President's Report

Larry Dobias



At the February Members' Meeting, Rivendell began the new year with the transition to a new Board. Thanks go to those leaving the Board who dedicated their time, talent and expertise to improving Rivendell and hopefully when you see these former Directors out in the community, you too might thank them as well. At this time, the Board also extends a welcome to new Board members who would like to continue the journey of Rivendell by offering their time, talents and expertise to achieving Rivendell's goals in the upcoming year.

The objective for the 2025 Board will be to continue to improve and upgrade the community infrastructure. Rivendell is beginning to show its age...25 years old. Maintaining the curb appeal within Rivendell is critical for new home buyers if we are to compete with the numerous new developments being built in the surrounding area. Rivendell is a unique community with an ideal location. We attract potential buyers from everywhere in the world. Our agenda is to continue ensuring that Rivendell hold her own...that she continue to maintain her aesthetic qualities that make her unique...that make her stand out among her Florida competitors.

It's imperative that all members help us in this endeavor. Members need to show pride in ownership by taking responsibility for their lots, by keeping their properties in great shape. When current owners maintain their properties well, future potential buyers are noticing and deciding whether they too want to invest in Rivendell.

It is clear the vast majority of homeowners do have pride in ownership and in the appearance of their property and these owners do all they can and more to live up to the expectations of the covenants. It is also true that everyone SHOULD understand what is spelled out in the documents and standing rules and be prepared to meet or exceed the mandates, BUT unfortunately there will always be a small percentage of owners who will not abide by the rules or expectations. The new Board and committees will continue to do everything they can to remind owners where improvements can and need to be made. The Board would appreciate and welcome ALL owners help in working to keep Rivendell worthy of YOUR attention and YOUR pride in ownership and the responsibility that it entails.



photo by Nancy Dobias

Recent Rivendell Events

In January, a Rivendell group took the new Venice History tour on the trolley with Sarasota Discovery tours, and in February, the Ladies Luncheon was held at Deep Lagoon. Photos of participants in these activities are shown below.



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Social Committee Events for March 2025



- ☐ Monday, March 3rd, 9 am 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.
- ☐ Thursday, March 6th, from 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- ☐ Monday, March 10th, 9 am at the Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information,
- ☐ Monday, March 10th, 7:30 pm. Rivendell Book Group. The group will be discussing *Open* by Andre Agassi. For more information, contact Adele Kellman at adele.kellman@gmail.com or Lesley Glick at Lesleymg8@gmail.com.
- ☐ Monday, March 17th, 9 am at the Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information,
- ☐ Wednesday, March 19th, 12:30 pm. Ladies' Luncheon at Venice Arts Center Cafe. To reserve, contact Mirinda Roy at miriroy@aol.com.
- ☐ Thursday, March 20th, from 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- ☐ Saturday, March 22nd, at 1:30 pm. Sea Life Adventure Boat Tour at Mote Marine at 600 Ken Thompson Pkwy, Sarasota, FL. Contact Jane Stevens at janie0441@gmail.com and read the article below for more information.
- ☐ Monday, March 24th, 9 am at Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information.
- ☐ Saturday, March 29th, 3:00pm to 4:30 pm at Crescent Park. Ice Cream Social. For more information, contact Lisa Boggess at lbogg@msn.com or Patti Bunce at pattibunce@yahoo.com.



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

(solution on page 20)

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Cottages residents bring their creativity to the Artists Open Studio!

These days, the Cottages Clubhouse is overflowing with talent. That's what's happening every Tuesday afternoon in the middle of Meadow Sweet Circle. The Artist's Open Studio is the brainchild of Cottages residents Michelle Winnie and Deb Holton-Smith. Michelle, a distinguished artist, had the idea that if we provide space and encouragement to residents, they will be able to nourish the internal artist within them. Deb, a renowned photographer with a creative spirit (and amateur rug hooker), encouraged Michelle to GO FOR IT!!!

So, every Tuesday a collection of painters, craftspeople and other creatives gather to work on their own special craft, whether that is painting, quilting, needlepoint, crochet or another creative skill. The Artist's Studio provides an encouraging environment for any resident to develop their inner creative tendencies. What a great way to spend a Tuesday afternoon at The Cottages.



Deb Holton-Smith



Michelle Winnie



Rivendell goes Wild!

Bob Frank

Rivendell Wildlife Week is back! A survey of Rivendell wildlife will be conducted from April 6-13, 2025. Join in the fun as we record the wildlife seen in Rivendell during that week. Simply record the wildlife you observe around your house and throughout Rivendell. You can do your observations for as long or short a period as you like on one or more days. Expertise in wildlife identification is **NOT** required.

The Rivendell Ponds and Preserves Committee has been

conducting wildlife surveys over the past few years. The surveys help us document and better understand changes in our wildlife populations, and the impact our efforts to improve our ponds and preserves. The results of the surveys will be published in the Woodlands Word.

Please contact Bob Frank at frank@ohio.edu or (859) 240-1360 to participate or if you have questions. Thanks for your support!!



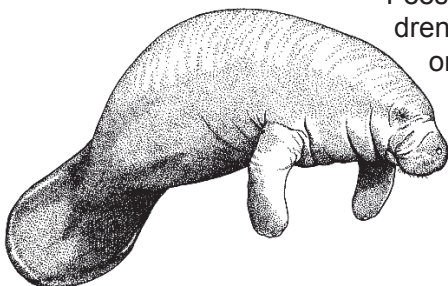
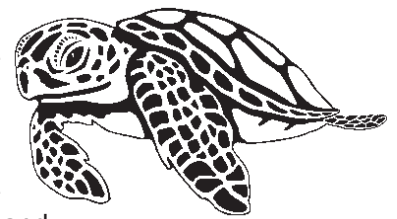
Sea Life Adventure Boat Tour

On Saturday, March 22nd, a Rivendell group will enjoy an exciting event on an interactive marine science cruise. This activity is suitable for ALL ages: adults, children and grandchildren!

Join a marine biologist on this 2-hour marine life and nature tour through Sarasota and Roberts Bays on a 45-foot covered pontoon boat. Observe the curious residents of Sarasota Bay such as puffer fish, sea horses, stone crabs and cow fish, bottlenose dolphins and manatees while learning about the ecology, history and folklore of the area. The boat tour will also navigate around bird Rookery islands perfect for bird watching.

Tickets for the 1:30 PM tour on March 22nd must be purchased directly from Sarasota Bay Explorers, a company that runs tours for Mote Marine. Purchase your tickets directly from Sarasota Bay Explorers either online at <https://sarasotabayexplorers.com> or by calling (941) 888-4200. This tour is open to the public, so please notify Jane Stevens at janie0441@gmail.com that you are coming so she can plan for the group event.

Fees for this tour are: \$39.00 for adults and children ages 13 and over, \$31.00 for children under 13, and infants are free. The time and date for this 2-hour tour is 1:30 pm on Saturday, March 22, 2025. Sarasota Bay Explorers are located at Mote Marine Laboratory & Aquarium at 600 Ken Thompson Pkwy, Sarasota, FL.



Rivendell Ice Cream Social



Please be sure to join us the last Saturday in March for FREE ice cream, fun and fellowship with your neighbors! The whole community is welcome, especially kids and even dogs on a leash. We will have gluten free, nut free, lactose free and non-chocolate options. This event will be held on Saturday, March 29, 3:00 to 4:30 pm at Crescent Park.

You're encouraged to bring a chair to sit and enjoy music, conversation and dessert. If you have questions, reach out to Lisa Boggess at lbogg@msn.com or Patti Bunce at pattibunce@yahoo.com. If you would like to volunteer to help with this event, please contact Lisa or Patti. All help is appreciated!



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Unofficial Minutes Rivendell HOA, February 19, 2025

Should you have been unable to attend the MEMBERS' MEETING for the Rivendell HOA on February 19, 2025, below are my UNOFFICIAL MINUTES. The notes actually cover 2 meetings: the Annual Meeting and the Organizational Meeting of the Board. Since these are not official minutes, there could be mistakes. If you are in doubt about something I have written, you should consult a Board member for the "official" word.

Board members present for the Members' Meeting were Larry Dobias, Chuck Pertile, Mary Angell, and Michelle Meyer (via zoom).

Since it was a Members' Meeting, anyone could have chaired the meeting but since no one offered to do that, the Board remained in charge so as to better present the material in an organized fashion.

PRESIDENT'S REPORT (Larry Dobias)

Larry announced that they are starting the 2025 year with membership on committees pretty solid but it would be nice if someone would volunteer to chair the Communications Committee. As far as Board positions were concerned, 3 seats on the Board were open. Rick Durham had resigned and Mary's and Chuck's terms expired. Chuck agreed to run again. Larry offered his thanks to all 3 Board members for their service on the Board.

As far as the results of the 2025 election: **Chuck Pertile and Paul Zak were both elected to the Rivendell Board.** There were two names written in as write-in candidates but it was not known whether this was a mistake or if these people even knew they were being nominated. If either one of those individuals are interested, they have the opportunity of filling the seat that Rick vacated. This seat has one year left to its term. Someone will be calling these people to see what they wish to do. If neither is interested in serving on the Board, then the Board will appoint the 5th member of the Board.

The roll-over vote passed but it was not known how much will be carried over into the new year since the financial info was not yet available for this meeting. Rivendell is in the black and has no financial worries.

TREASURER' REPORT (Chuck Pertile)

Chuck was annoyed that he had no financial report for January. Our contract says that we are supposed to have it 14 business days after the end of the month but the date of this meeting fell on the 13th day. Larry felt this was unacceptable and he was to have a conversation with Casey concerning their not having the information available for the Annual Meeting.

Chuck also said that it is aggravating to him that owners do not live up to their end of the bargain. If they expect Rivendell to look good and to pay its bills, then they need to pay their assessments ON TIME. He feels that the Board and Casey should not have to be reminding people to do what they KNOW they should be doing. When water bills come due, you pay your water bill. When electric bills come due, you pay your electric bills. There are consequences with NOT paying those bills. Chuck would like owners to be more responsible about paying their bills in Rivendell since Rivendell is dependent

upon dues to pay for all of the contractual services which Rivendell employs to ensure that the community meets its obligations to the county and to its owners.

Chuck wondered if owners understand the time frame for paying their assessments? Do they read the info that is being provided? Do they realize that the first 15 days that they are late, there is no penalty, no interest, no attorney fees? Chuck wanted to know how does Rivendell know whether these owners have even gotten their late payment notices? He wanted to know if they know what happens when they fail to pay after the 2nd notice? Do they understand that they are increasing the amount of money that they will owe by their not taking care of their monetary obligations to Rivendell?

Chuck expressed frustration that it is always the same people whose names appear on his late sheet. Why can't they pay the RIGHT AMOUNT? When the dues go up, why don't they know it and inform their bank so that they don't end up short-paying Rivendell? Do they understand this is going to cost them MORE by not being informed? WHY, WHY, WHY would anyone want to pay more IF THEY DON'T HAVE TO PAY MORE was Chuck's theme. Where is the breakdown was what perplexed him.

Chuck asked if stamping the outside of the first-notice envelope in red **OVERDUE, OVERDUE, OVERDUE** might get their attention.... He also seemed to want VERIFICATION that the owners had RECEIVED these notifications that they were overdue on their payments. Chuck felt that once it's out of Casey's hands and in the attorney's hands, Rivendell loses control of what happens next. Chuck was hoping to get people to step up and take responsibility on their own without having someone constantly monitoring whether they had or had not paid what was owed.

It was mentioned that this is a habitual problem with certain homeowners. Whether it's intentional or not is anyone's guess but the shame is that people end up paying much more than they have to just because they are not timely in their payments. For instance, one homeowner ended up being about \$4000 in the hole for failure to pay about \$2000 in dues. Eventually they paid all that was due but WHY WOULD YOU PAY MORE THAN YOU HAVE TO PAY was the theme and the frustration that was the thread through much of what Chuck and others were saying.

It was suggested that people use AUTOPAY to ensure their dues are paid correctly. Casey has a portal that allows this to happen. Many in the audience felt this needs to be better advertised since some were unaware of it.

Some on the audience felt there should be a bigger penalty put on owners who are late and then they will think twice about short-paying or waiting till the last minute to pay. Rivendell is not a bank and people should not be treating it as such was their thought. You want to be late, you pay a hefty price. You want to short pay, you pay a hefty price.

Larry said that eventually most people do pay what is due. They have about \$130 still owed from 2023 but since they just finished 2024, there is still approximately \$6500 owed from 2024.

(Continued on Pg.9)

(Unofficial Minutes continued from Pg.8)

Chuck added that if the Maintenance Committee does its job in managing money in its projects for Rivendell, then owners should do their job in paying their assessments.

This then led to Larry asking the audience whether they preferred a special assessment to deal with hurricane clean-up or would they prefer a push off in intended projects. During this past year, the Board chose to delay 2024 projects and use that money for hurricane cleanup. A member in the audience indicated that she'd rather there be hurricane assessments and then allow the regular projects to happen as scheduled. The same owner felt many were amazed at how quickly Rivendell returned to normal after the hurricane and she felt that Rivendell was still getting a great return on their monies. There also was discussion about the need for a hurricane fund in the budget. If there is no hurricane, then the money would be saved for the next year.

Mark added that the problem with delaying projects to pay for hurricane clean-up is that there are other factors involved. One is that it's time consuming for the MC to go out and get new price quotes for the projects that did not happen within the expected time frame. The other is that the prices increase so if you think you're saving money, you might actually be costing the community more money by this delay.

Larry added that the Board could consider using the interest on its CD's and on the capital investment that new owners pay and use these combined monies to help pay for hurricane costs.

It was mentioned that if there'd be a \$200 special assessment, that would generate \$100,000 and this could help in what is needed anytime a hurricane would do damage within Rivendell. Mark added that hurricanes are inevitable and there will always be 2 parts to what needs to be done. The first involves clean-up and the second part involves repair/replace. This is what Rivendell is now doing as it moves various projects forward. Many are not new projects. Hurricane Milton did a lot of damage to trees and shrubs and crews have been hired to deal with the damages incurred and then to replace what has been lost. You can never catch up in Florida was Mark's thought.

Bob Frank wondered if there was a way to incentivize an owner choosing to pay with AutoPay. He wondered if the Board could offer a 5% discount to owners who choose this method of payment. This might work to encourage people to pay the full amount on time and it also would work to alleviate Chuck's frustration with homeowners not being timely with their payments.

Another owner wanted to know if an ad hoc committee should be formed to discuss ideas for solving this. She wanted to know how prevalent was this issue. Chuck felt for him, it was just the principle.

Another owner suggested that Rivendell could make AutoPay the only way an owner could pay and perhaps that would solve the problem but another owner said she personally did not want to deal with AutoPay. She felt that owners are late because they see it as something they can put off and have no real penalty that they suffer.

It was also asked whether a list of delinquent owners could be put in the newsletter or a sign put on the lawn of a delinquent owner. The answer was this was not a route that the

Board would want to choose.

The last recommendation was whether the Board would want to report these people to the Credit Bureau. Larry said that this happens once the homeowner account is turned over to the lawyer and the Board would not take this step.

COMMITTEE REPORTS

1. ARC (Michelle Meyer)

Because Michelle attended the meeting via zoom, I was unable to hear much of what she was saying. I thought she said that 20 requests had been considered and 1 had been deferred until the next meeting.

Michelle also mentioned progress on the Directory and I thought she said they were waiting on the standing rules. I think she also hoped to put info in the Directory that would tell people how to update their info on MyHoaST.

2. Pond & Preserve Committee (Bob Frank)

Members have been checking out the ponds and preserves to see where incursions might be occurring and this Friday they plan to do another inspection to see how well owners have been paying attention to their boundaries and their responsibilities relevant to living near a pond/preserve. There is discussion about erecting signs to better "help" those owners who fail to meet their obligations.

3. Compliance Committee (Kay Mruz)

Kay said that 31 violation notices were sent out mid month and Kay seemed dissatisfied with the process of notification. It sounded as though she wanted the notices sent out when the infraction was noted instead of being sent out twice a month as they're currently done. Perhaps some people are getting too long to correct a problem and then they still are not doing it was what I seemed to be hearing.

Larry felt what Kay was doing was working since most people did correct their violations. They just didn't do it as fast as Kay might have wanted. In a previous month they sent out 25 letters, the second notice went down to 15 letters and so now they only have 4 left to consider for a fine. This is why Larry thinks the process is working. He did agree that there were a few who didn't correct their violations. Kay, however, feels the process needs to be streamlined and she wants to be able to work on that.

Kay also asked if the Fining Committee had to have quorum in order to meet. Larry said that they did. This caused a problem when they failed to have the necessary number to consider those who had been recently fined. A fine doesn't go into effect until the Fining Committee meets to approve it. Because the Fining Committee failed to meet on the date given to homeowners, another certified letter has to be sent out, listing a new date and time. This means a further delay in the whole process.

Both Kay and Larry are currently looking for volunteers to serve on the Fining Committee so that the fines imposed by the Board could be considered in a timely manner. Check with Larry if you're interested.

THIS MEETING WAS ADJOURNED.

(REORGANIZATIONAL MEETING) HOA BOARD OF DIRECTORS MEETING Feb 19, 2025

Because it was not known whether the write-in candidate wanted to be on the 2025 Board of Directors, the slot for Secretary/Liaison for Social Committee was not filled.

The other slots were filled. **LARRY DOBIAS will be the President and also the Liaison for Pond/Preserve and the Block Captain Committee; MICHELLE MEYER will be 1st VP and Liaison for Communication and ARC; PAUL ZAK will be 2nd VP and possible Liaison for Compliance Committee; CHUCK PERTILE will be Treasurer and Liaison for Maintenance Committee.**

IMPOSITION OF FINES

The first order of business for the new Board was to consider 3 fines for non-compliance issues. All were approved.

1. A home on Shadow Bay Way was guilty of not bothering to replace a light bulb on their lamppost and now will have a fine of **\$5 a day for 10 days for a total of \$50.**

2. A home on New Forest Lane refused to deal with a huge pile of debris for several months and now has a fine of **\$20 a day for 10 days for a total of \$200.**

3. A home on Placid Lake has 3 violations that seem to deal with debris, branches, etc and now they also have a fine of **\$25 a day for 10 days for a total of \$250.**

COMPLIANCE COMMITTEE (Kay Mruz)

Kay asked if she could cite each violation separately instead of having one letter and lumping them all together. Larry said that he's not having Casey send out several letters for one home but she could cite each violation separately and each could be fined separately.

(My sense was that they had to be in different categories if she were to do this. For example, the owner could have a paint issue, a tree issue, a weed issue, a dirty sidewalk issue, a trash accumulation in the yard issue...and these would all be separate and unique and could be cited separately and each could be fined separately, BUT I doubt if weeds in the yard and weeds in the driveway could be cited separately since they both involve "weeds" but that is my opinion and not what was said.)

They also talked about what happens if an owner corrects an issue and then the problem happens again. Can Kay cite the owner again? The answer was YES. However, if the owner fails to make a correction of the problem, then Kay cannot cite again for this issue since it had never been corrected/addressed.

There was discussion as to whether a fine of an infraction can go to a lien stage. Larry said that the fine for the ONE infraction must be \$1000 or more. They cannot go to a lien for less than \$1000. He said that many years ago, a Rivendell Board would fine an owner \$1000 if the light bulb was out. That could go to lien. Larry said this kind of fine today would be considered unreasonable and he would never fine that amount of money for a light bulb being burnt out. He also said that nothing they fined today would amount to anything that could go to a lien stage since everything was below the \$1000 limit.

It was then asked whether the same owner having multiple violations that would add up to \$1000 could meet that threshold and the answer was NO. It had to be ONE violation that met that \$1000 fine and then it could go to a lien stage. In other words, to go to a lien, it must be an infraction that is severe enough to take such a serious action.

Larry said that in many cases his hands were tied in how he can deal with "bad" homeowners. To litigate costs money and there's no guarantee that a case will be won.

What can or should a Board do was a question being asked over and over again at this meeting. Which is more important...the rights of the other owners who have to look at the property in disrepair or the plight of the individual who can no longer afford to maintain his property? Which do you weigh more?

What if a person wants to sell his home and he's living next to the home that is habitually out of compliance? Is that fair to the homeowner wishing to sell that his property is being affected by a non-compliant property owner?

Whose rights are more important?

Is Rivendell willing to force someone out of his home?

Is Rivendell willing to take a chance, hire a lawyer and fight it out in court about how high that blade of grass should be or how many weeds are acceptable? Is Rivendell willing to absorb those legal costs should the HOA lose?

What does Rivendell want and how far does Rivendell want to go to pursue its non-compliance issues?

Larry said that those who felt a hard line was needed should get on the Board if they felt that was the future for Rivendell but he did not feel that was the correct path to follow. He didn't feel that Rivendell was experiencing this problem to the degree that a hard line needed to be taken. He preferred to continue talking with those who were out of compliance to help them find a better way forward. For instance, sometimes, someone might just need someone to help them deal with whatever needs to be done.

This discussion is to be continued at a later date.

MAINTENANCE COMMITTEE (Mark Giordano)

Mark asked that 8 proposals be passed by the Board. Most seemed to deal with hurricane repair/replacement issues. All were approved by the Board.

1. The hedgerow along the Rivendell Park alley will continue to be rehabilitated. There will be 18 viburnum hedges removed and 20 new ones installed. **Rogelio will do the work for \$2800.** Mark added that the new ones that had been installed prior to the hurricane all fared well.

2. 5 new viburnums will be planted around the controller at Eagle/Placid Lakes to replace that which was lost during the hurricane. **Rogelio will do the work for \$400.**

3. To replace the downed huge old tree behind the Cottage wall, 2 foxtail and 2 shady lady trees will be planted. Also a foxtail palm will be planted to replace the dead one on the 2nd island of Rivendell Blvd. **GreenTopps will do the work for \$2100.**

(Continued on Pg.11)

(Reorganizational Meeting continued)

4. To maintain a healthy hedgerow, Mark asked that TruScapes be hired to trim the viburnum hedges along Rivendell Blvd down to 5 feet. These are the existing hedges that are between the Old Venice entrance and the bridge. **TruScapes** will do the work for **\$5000** but Mark is going to see if Rogelio can do it for a better price. The resolution passed was for no more than \$5000 to be spent on this project. (Mark said this is an example of something that was to have cost Rivendell \$3900 if the project had been executed prior to the hurricane.)

5. Mark asked that **Rogelio be hired to plant 27 new viburnum** along this same hedgerow in any of the bare spots at a price of **\$3500**.

6. **Rogelio was also hired to plant flowers** at the entrances (Old Venice, Park Trace, Eagle Isle), on the islands (Placid and Rainbow) and on both sides of the bridge at a cost of **\$4000**. Many of these were impacted by Hurricane Milton.

The flowers will be done after the curbing is installed. The curbing is to happen on March 3-5. Once the curbing is installed, it needs to cure for a week. This means that in the 2nd week, the flowers can be planted.

7. Mark also requested that **Rogelio be hired to install mulch in the planted flower beds at a cost of \$2150**.

8. Since the lamppost replacement was approved at the last Board meeting, Mark asked that instead of waiting until next year to begin Phase 2 of the replacement cycle, that they just go ahead and do the remaining lampposts that were to be replaced. This means the ones on Mallard Marsh and in Crescent Park will be done this year instead of next year. Money comes from the reserve fund. **Nostagic Lamppost will do the work and the cost was \$8141.85 (out of reserves)**. These lampposts will be mounted in a cement base and will now be similar in style/materials to those that were installed along Rivendell Blvd.

Mark added that the Garden Club has a meeting next week to discuss what they plan to be doing. He mentioned that Rogelio's job will be to install the plants and the Garden Club volunteers will work on maintaining the various beds and troubleshooting with ideas any issues that may develop. It's a work in progress what they may or may not end up doing.

OLD BUSINESS

The Board approved the tweaking that had been done to the standing rules and they now are in effect. Previously they had been posted to the website for comments. In the past there was some concern as to what a word like "maintain" in the context of a property actually meant. The Board now feels the standing rules have better defined this.

THE NEXT MEETING WILL BE MARCH 19, 2025.

Nancy Dobias

Best of Venice Winner for 2024



Getting yelled at?

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Board Certified Hearing Instrument Sciences
American Conference of Audioprosthology

Do you think that your spouse is yelling at you more often than usual? If you said yes, you are not alone in this. We recently had George come in and asked for adjustments to his hearing aids. I asked why and he said, "my wife is yelling at me morning and night."

I must have looked confused so he explained. He said, "When I last saw you I remember getting coffee in the morning and my wife came in with a booming voice asking me something. I told her I heard her and she didn't need to yell. She laughed and said something like well there's a first time for everything. This morning she said something to me and I missed it. Then she looked me right in the eyes and said loudly, "Go ask Blair to help you.. and me."

I didn't need to adjust his hearing aids in the way he was thinking. I didn't need to make them louder. I just needed to do a cleaning. The skin debris and wax particles will clog both the speaker and the mic screen. If the mic isn't taking in sounds then he can't catch what his wife said. Or if the speaker is clogged then no sound can be transmitted at a volume you can hear, then she will need to yell.

If you feel like everyone is yelling at you, or you are the one yelling. Please know that we can help make talking to each other easier. Call for an appointment to determine if the hearing aids need a cleaning, repair or service.



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Introduction to Dragon Boating - Register Now!

Join us for an Introduction to Dragon Boating on April 14th, 2025, from 10:30 am to 12:00 pm at Benderson Park, 5851 Nathan Benderson Cir., Sarasota, FL. 34235.

Dragon boating is one of the most popular sports in the world and has been around for 2,500 years. How fortunate are we to have a new facility right here in Sarasota! This is not a race of individuals; rather it is teamwork where we paddle in unison. Create memories, connect and get ready for fun!

No experience is necessary. PFDs (life vests) and paddles will be distributed. A thorough orientation will be held prior to heading out on the water with our professional leader from

Benderson Park. Wear sunscreen and sport/water shoes and bring water. It's time to try something different!

Registration opens on March 1st and closes on March 30th. Women, men and guests are invited to this event, which is limited to 40 people. The cost is \$40 per person, cash only, with no refunds. If you cannot come after registering, you can find someone to replace you, however.

Lesley Glick is the coordinator for this event. Please call or text Lesley on (973) 219-5839 to bring payment to her home at 1101 Mallard Marsh Drive.



**Happy
St. Patrick's Day!
March 17**



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Agendas

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Cottages Valentine's Day Party Proves This Group Has a Lot of Heart!

What started out as a regularly scheduled Happy Hour in the Cottages turned into a full-fledged Valentine's Day Party last month. Smiles, hearts and sweets were in abundant supply as nearly three dozen residents celebrated on Feb 14th in the Cottages Clubhouse. Everyone wore some shade of red, reminding all of us our hearts are warmly nestled in this place called home (or winter home, as the case may be).

There was even a fun trivia contest that stumped most participants. Do you know what color rose symbolizes love at first sight?



Claire Holton, Julie Payleitner, Jackie Axiom and Marilee Casale the "Heart" of the Valentines Day Party



Maintenance Committee Report

February 13, 2025

Mark Giordano, Chair

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

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 is performing the biweekly turf mowing and trimming.
2. Truscapes applied weed killer, turf and ornamental fertilization.
3. The board approved several estimates to continue restoration of drainage ROW behind Meadow Sweet Circle. Stump Grinding by Green Topps.
4. A plan and material list was generated to replace flowers at the entrances and islands that need replacement, destroyed during Milton. Rogelio providing estimates.
5. The MC continues to rake up and collect for disposal fallen limbs and palm fronds throughout the community.
6. Rogelio Landscaping performing monthly maintenance at the entrances and islands throughout the community.
7. MC presenting to the board approval for plant flowers and mulch at the entrances and islands.

Tree Trimming:

1. Green Topps scheduled to be on site February 19 and 20 to trim trees in the Stillwater common area, Rivendell Park Alley, Park Trace, Loon Lake and Turtle Pond common area, Oaks on Anna Hope Lane, Oaks and fence removal at Placid/Eagle Lake area.
2. The MC presenting to the board at February's meeting estimates for continued trimming of Viburnums along Rivendell Blvd and Cottages ROW. Removal of dead Viburnums along Rivendell Park Alley and around the irrigation pump at Placid and Eagle Isle Lakes. Also planting of new trees along the alley, ROW and Old Venice Road.

Irrigation System:

1. TruScapes repaired a leak in Crescent Park, replaced Controller 1 damaged by a power outage last month and repaired irrigation heads noted in January's inspection.
2. Water Technologies replaced the MCP/VFD damaged by the power outage at the irrigation control panel that regulates Controllers 1,2,3 and the Cottages.

Community Pool and Clock Tower:

1. The inner clock was reprogrammed and is now close but not exact match to the outer one. More work to be done on this with the manufacturer.

Community Pool Pump Room:

1. The replacement of the rusted HW heater in the pool pump room is complete.
2. The ceiling was repaired from damages sustained from Milton.

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 annual list of sidewalk slabs that need replacing by the county for 2025 is being developed and will be submitted to the county for repair.
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. Project on hold for further discussion.
4. The concrete curb is scheduled for the 3,4,5 of March.

Street Light Poles:

1. Nostalgic Lamppost's replacement proposal was approved by the board at the November Meeting and was given the notice to proceed. Rainbow Point Way lights have been replaced complete with concrete foundations, and they installed the new poles for the pool lights encased in concrete.

Rogelio performed cleaning the light poles.

Holiday Lighting:

1. Was removed and stored for use in 2026.

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. Austin Gardner is proceeding with his Eagle Scout project received final approval from the Regional Scout Board of Review. In the meantime, he completed the plans and material lists for the installation of at least 2 bat houses to be located by the ponds and preserves adjacent to the Oscar Sherer State Park. Scheduled before the summer heat.
3. The building permit was filed for the Gazebo replacement and estimates were received for concrete foundation installation. The board approved the low bid from All American Renovations for \$5,000 and will be installed as soon as the permit is granted.
4. Tentative Gazebo installation mid to end of March.

(Continued on Pg. 17)

(Maintenance Committee continued from Pg.16)

Bridge Landscaping:

1. Discussions on Gold Mound replacements damaged by hurricane Milton.
2. Other areas of the community were identified to receive 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. Curb King \$6,200.

Pine View Path

1. MC will be receiving estimates on repairs and eventual resurfacing of the path

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.

Rivendell Gardening Club

1. The gardening club was formed to help care for flowers and small plants throughout the community's Common Areas, in addition, to creating different gardens and to provide some TLC to the new plantings. Although under the purview of the MC, the Gardening Club would work independently to enhance the community's landscaping. All those interested contact Cathy Bishop at Cbutton99@icloud.com
2. The first Meeting was held on January 29 at the Cottages Clubhouse.
3. Current Members: Cathy Bishop, Lisa Gardner, Mary/Cao Lecoeuche, Carol McDonald, Helen and Mike Nash, Lesley Sachs, Ellen Sagalov, Dana Schroeder, Margaret Williams, Mary Kay Barton, Charles Gayre, Long Nguyen.
4. Next meeting 3/26/25 4:30 at the Cottages. Some Agenda items: Discussions of the plant list for the upcoming planting at the entrance and islands, distribution of planting guide list of annuals and perennials', next few months look ahead and committee member assignments.

The next Maintenance Committee meeting will be held at 7PM on March 18 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 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.

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ARC Meeting - Tuesday, January 28, 2025

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

Members Present: Jim Duncan, Joe Casale, Michelle Myers (Board Liason)
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	786 Shadow Bay Way	Ellen Sagalov	As revised 1/4/25: Install well pump in front yard mulched and landscaped area with well casing concealed by existing and added shrubbery. Pressure tank and ancillary equipment on side wall of house concealed from view. Access to a side or rear lot well casing location is not feasible with typical well drilling equipment.	Well casing to be painted brown or green, cocealed from view from front and from side as viewed from neighboring property. Pressure tank to be installed along side wall approx 10-20' from front corner, concealed by existing or added landscaping. Other specific conditions specified in MOU with homeowners.		x	
3	1151 Mallard Marsh	Tom Mahoney	Reroof cement tile for cement tile using Eagle Rocklin blend #4804 Flat tile		x		
4	1086 Scherer Way	Stuart Jolly	remove diseased palm close to house in rear.		x		
5	811 Placid Lake	Daniel & Jane Taveres	Reroof cement tile for cement tile using Eagle Cocoa Range #2743		x		
6	778 Shadow Bay Way	Richard Girard	Reroof flat cement tile for flat cement tile using Eagle Bridgeport Blend Copper SRB 8828		x		
7	831 Placid Lake	Jolanda Budys	Reroof cement tile for cement tile using Westlake Slate 900 Dark Charcoal Blend		x		
8	1180 Mallard Marsh	William & Pamela Oczkowski	replace damaged double entry front door with door of same design (full glass) painted white		x		
9	1159 Mallard Marsh	Robert Walter	Remove diseased Palm in front of house		x		
10	778 Shadow Bay Way	Richard Girard	replace existing pool cage damaged by Milton		x		
11	1012 Oak Meadow	Gregory & Sue Walsh	Replace tile roof with Eagle Tile, barrell profile, Capistrano, Palm Beach Blend #3725		x		
12	908 Schere Way	Michael Biehl	Install fastners for use with removable hurricane fabric "AstroGuard" covers		x		

13	900 Scherer Way	Ming Yin	Reroof cement tile for cement tile using Eagle BelAir Walnut Creek #4773		x		
14	1192 Mallard Marsh	Aaron & Gretchen Graham	replace windows: white framed for 4 half moon, 4 horizontal slider (not double hung) and 1 picture window.	Deferred so we can focus on the topic			
15	541 Meadow Sweet Circle (Cottages)	Roy Sprinkle	reroof asphalt shingle roof with Atlas asphalt shingle system		x		
16	542 Meadow Sweet Circle	Katherine Smith	Replace/repair wooden storm-damaged rear fence; landscape planting - Calusa plantas 3-4' on center across back property line		x		
17	1341 New Forest Lane	Anna Perkowski	replace tile roof with tile SBR Bridgeport Blend Copper Cement tile SRB 8828		x		
18	907 Eagle Isle	Rosura Baez	Reroof cement tile for cement tile using Eagle BelAir Viera #4477		x		
19	937 Scherer Way	Bob Frank	Remove incidental oak tree in rear of lot dwarfed by adjacent large oak. Tree to be removed not thriving and originally planted too close to the larger, thriving oak		x		
20	576 Meadow Sweet Circle	Thomas Garvin	re-roof asphalt shingle with asphalt shingle GAF Color "Slate" Timberline HDZ		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 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

(ARC Meeting continued from Pg. 19)

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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