



*Your
Community Resource*

The Woodlands Word

February 2025

The President's Report

Larry Dobias



Rivendell is a unique community with 120 acres of Preserve habitat including both wetland and upland hammock land managed by the community with oversight by the Sarasota County Environmental Dept.

The mandates for the care of the Preserves are provided in ARTICLE 4.01 (I) in the Covenants, as well as in the Community Management Plan and in Sarasota County Ordinance 92-021.

It is strictly prohibited to build, store or plant anything in the Preserves including disposing of yard waste. Any disturbance of the Preserves in any way is considered an incursion and will have to be remediated on a schedule dictated by the County.

Due to past incursions, the County has directed Rivendell to hire a consultant yearly to inspect the Preserve borders and send a report to the Environmental Dept with recommendations for remediation. This process is scheduled to continue until we can demonstrate the management of the Preserves is acceptable. The cost of the consultant and resulting remediation have resulted in thousands of dollars of added expense to Rivendell. **Two recent incursions are among the most serious and came at a cost of more than \$10,000 for each incident.**

The Pond and Preserve committee is conducting inspections of the Preserve borders in an attempt to catch problems in advance and issue notifications to homeowners where a violation seems apparent. This is an important initiative that will work to better control the costs associated with the Preserve aspect of Rivendell management.

There are over 100 homes that border the Preserves and all owners have the responsibility of knowing their property lines and the requirements for taking care of the Preserve habitat. We need owners to step up and take responsibility and ownership of what it means to be good stewards of our Preserve land and its management.

Rivendell is a unique community. Please treasure that gift we've been asked to safeguard.



The Cottages Cinema Opens to Rave Reviews

The Meadow Sweet Circle Clubhouse was the site for a fun night at the Cottages Cinema featuring the #1 Romantic Movie "Pretty Woman". Deb Holton-Smith & Chris Smith hosted this delightful monthly event. Our calendars are already marked for February's feature, "The Notebook".



**WE ANSWER THE PHONE • WE SHOW UP • WE CARE
OLD FASHION CUSTOMER SERVICE YOU DESERVE!!!!**

ALUMINUM CRAFTSMEN WINDOWS AND DOORS



**Did Hurricane Milton
take a Bite out
of your Home?
WE ARE HERE TO
GET YOU BACK IN SHAPE!**

Specializing in:

**CARPORTS • LANAIS • SCREEN ROOMS
SIDING • WINDOWS AND DOORS
ALL ROOF TYPES - SHINGLE TO METAL**

*We have the Materials, Manpower
and Experience to get the Job done!*

*We provide fast turnaround
on all Mobile Home Repairs!*

**Don't wait months for your repair,
CALL US TODAY!**



*We are a Florida Licensed and Insured Local
Company with over 20 years of Experience
Rebuilding Mobile Homes!*

Call today for a FREE no obligation estimate

1-833-227-6548

aluminiumcraftsmenwindowsanddoors.com

Florida License # CGC1515394



Social Committee Events for February 2025

- Monday, February 3rd, 9 am at the Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesley-mg8@gmail.com or (973) 219-5839 for more information and to request to be added to the Facebook page for weekly updates.
- Thursday, February 6th, from 1-4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Monday, February 10th, 9 am at the Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesley-mg8@gmail.com or (973) 219-5839 for more information,
- Monday, February 10th, 7:30 pm. Rivendell Book Group. The group will be discussing *The Fraud* by Zadie Smith. For more information, contact Adele Kellman at adele.kellman@gmail.com or Lesley Glick at Lesleymg8@gmail.com.
- Monday, February 17th, 9 am at the Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesley-mg8@gmail.com or (973) 219-5839 for more information,
- Thursday, February 20th, from 1- 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Wednesday, February 19th, 12:30 pm. Ladies' Luncheon at Blu'Island Bistrot. To reserve, contact Miranda Roy at miriroy@aol.com by February, January 12th.
- Friday, February 21st, 7:00pm. International Dining Out at Kolucaan. To reserve, contact Adele Kellman at (908) 464-7003 or adele.kellman@gmail.com.
- Monday, February 24th, 9 am at Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesley-mg8@gmail.com or (973) 219-5839 for more information.



Join 665 of your fellow
Rivendell Residents on the NEXTDOOR
social network 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.

SUDOKU

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | 1 | | 9 | 6 | |
| 3 | 5 | | | | | | | 1 |
| | | | 6 | | 5 | | | 2 |
| | | 4 | | | | 1 | | |
| | 1 | 5 | | 2 | 9 | | | |
| | 3 | | 1 | 6 | | 8 | | |
| 4 | 8 | 9 | 5 | | 6 | | | 3 |
| | | | 9 | | | 7 | | 8 |
| | | | 8 | | | 5 | | |

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

(solution on page 17)

FLO-TECH SERVICES

Plumbing and Air Conditioning

AIR CONDITIONING

- Servicing All Brands
- Emergency Service
- Maintenance Agreements Available
- Licenced Technicians



PLUMBING

- Emergency Service
- Remodeling Bath & Kitchen Fixtures
- REPIPE PRO'S
- Water Heaters

State Certified
#CFC1426781
#CAC1817540

A Full Service Contractor

For all your service needs, call **941.426.3664**

flo-techservicesinc.com

FREE
Estimates



Ask about our York HVAC equipment 10 year labor warranty.





Come one, come all! The Maintenance Committee is calling all gardeners, horticulturalists, landscape fanatics, aspiring gardeners or anyone who would like to join in to make our Rivendell community pop with plants and color!

Anyone interested in being a part of a newly developing Gardening Club to assist in maintaining a plot in your area, and additionally visit local nurseries, attend Master Gardening events and other opportunities that may arise, please consider joining the group. Get involved in creating a butterfly habitat; learn about container gardening; and possibly even raised-bed vegetable gardening!

All interested individuals may reach out to:

Cathy Bishop

Rivendell Resident and Maintenance Committee Horticultural Consultant Cbutton99@icloud.com

Please feel free to add any topics of interest or areas of expertise. We look forward to hearing from you!



Maintenance Committee Report January 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 scheduled to perform the biweekly turf mowing and trimming.
2. Truscapes applied weed killer, turf and ornamental fertilization.
3. The MC reviewing estimates to continue restoration of drainage ROW behind Cottages
4. A plan and material list was generated to replace flowers at the entrances and islands that need replacement, destroyed during Milton.
5. The MC continues to rake up and collect for disposal fallen limbs and palm fronds throughout the community.
6. Rogelio Landscaping maintaining entrances and islands throughout the community.

Tree Trimming:

1. Green Topps completed removal and trimming dead limbs hanging from the oak trees because of Hurricane Milton.
2. The MC received estimates for continued trimming.

Irrigation System:

1. TruScapes repaired a leak in Crescent Park.
2. Greg Volack changed out several leaking heads throughout the community.

Community Pool and Clock Tower:

1. The MC currently in contact with the clock manufacturer to repair the inner clock.
2. The solar pump is now operational from 10am to 5pm to augment the electric heaters.

Community Pool Pump Room:

1. The replacement of the rusted HW heater in the pool pump room is complete.

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.
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 project is on hold till 2025.

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. Project to start week of January 20.

Holiday Lighting:

1. Special thanks to Michelle and Jonas Meyer, Larry Dobias, Chuck Pertile, Greg Volack, John Grebsbach and Peter Diagnault for installing and removing the decorations this year.

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 and is waiting for final approval from the Regional Scout Board of Review. In the meantime, he is working on 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.
3. The building permit was filed for the Gazebo replacement and estimates were received for concrete foundation installation.

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. 2025

Pine View Path

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

Drainage System:

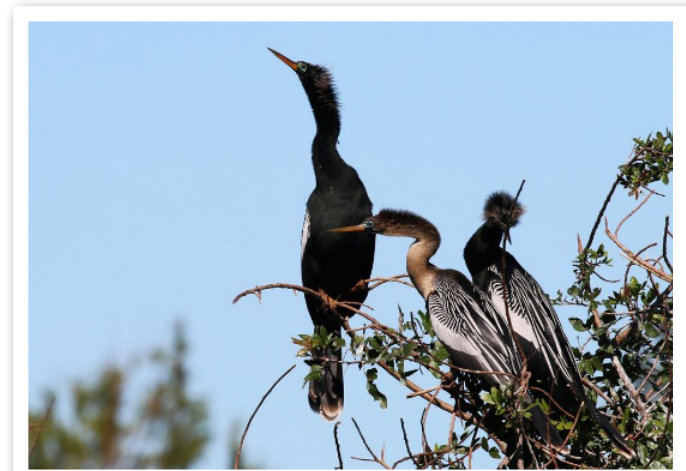
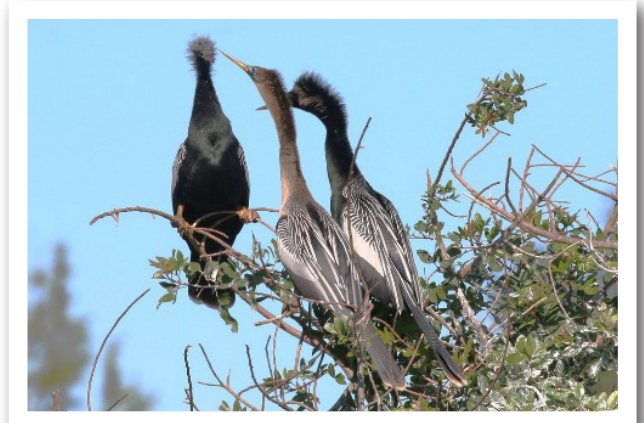
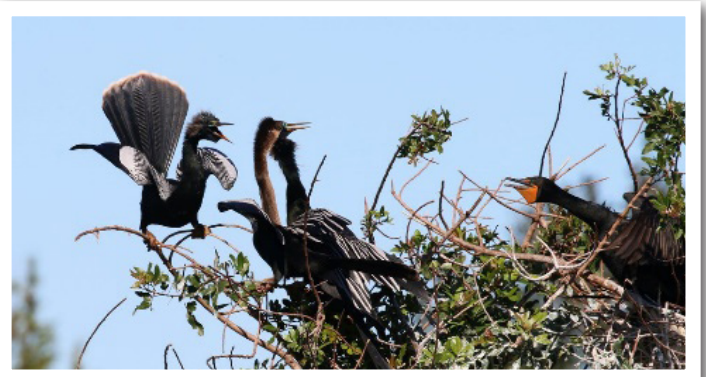
1. Notified county of the need to replace flowthrough drainage frame and grate at Golden Pond. The county and Rivendell are in dispute as to ownership.

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

CREATIVE WRITING ASSIGNMENT

We are always looking for new submissions for newsletter. If you are so inclined, to a shot at writing some content for one or more of the wildlife photos below and submit them to Cindy Borland cindyborland@hotmail.com for possible inclusion in one of our upcoming editions.



A DOG IS AN ANHINGA'S BEST FRIEND

Nancy Dobias

It's a common occurrence to see GREG VOLACK out and about on his golf cart dealing with many of the maintenance issues that may arise within Rivendell and generally he may be accompanied by Gracie, who will sometimes offer "advice" from her perch on the back part of the cart.



Although Greg may not always listen to Gracie's "instruction," he sure did the other day when Gracie barked out an incessant warning to him that something was afoot and he should be paying attention to her.

It seems Greg and Gracie on that day had come to retrieve a dead animal that had been hit along Rivendell Blvd near Crane Pond. Once Greg had finished that unfortunate task and returned to the cart, Gracie was adamant that there still was a problem that he was overlooking.

On and on she complained. Greg thought she was just upset about the dead animal. Greg prepared to leave the area but Gracie's insistence that he listen made him hesitate. Once more Greg looked around to see what might be bothering Gracie.



It was then that Greg noticed the real reason for why Gracie was upset. Up from a tree branch was suspended an ANHINGA! The bird was caught on something and it was now hanging upside down! It needed help.

Greg approached the anhinga to evaluate the problem. What he determined was that the anhinga was hung up on fishing string and the string had looped itself around bird and the tree branch. The bird was now entangled in a life-threatening ball of string that had the bird in its deadly web.

It needed help and thanks to Gracie's alert demeanor, Greg became that help.

First Greg examined where he could safely cut the string and allow the bird to be freed from its entrapment. Then he safely lowered the bird to the ground and gently removed all of the fishing string that had imprisoned the bird in its nasty web.



With that accomplished, the anhinga was examined to ensure he was OK and once the visual examination seemed to say that all was well with the bird, the anhinga was released to hopefully live a long and happy life AWAY FROM ANY DISCARDED FISHING LINES!!



(Continued on Pg,9)

(A Dog continued)

If they say that a dog is man's best friend, I would hope that this anhinga would be saying that a DOG is an anhinga's best friend too!



THANKS TO GREG VOLACK AND GRACIE FOR CARING ABOUT RIVENDELL AND ALL OF HER RESIDENTS!!!
P.S. If you fish within Rivendell, please be responsible with what you leave behind. Discarded fishing line DOES have consequences to the wildlife!

Your
MANUFACTURED & MOBILE HOME
Insurance Specialist

**Manufactured • Mobile
Park Model • Cars
Boats • Golf Carts**

Great Options...Great Prices



BASSINE
INSURANCE
AGENCY, LLC

909 Pondella Road., N. Ft. Myers, FL 33903
at the corner of Pondella Rd. & Orange Grove Blvd.

Phone 239-995-0333
E-mail: mh@bassineinsurance.com

International Dining Out goes to Kolucan

On Friday, February 21st, the International Dining Out group will be eating Mexican food at Kolucan in Gulfgate Village, starting with a meet-and-greet at The Frida Lounge at 6:00 pm just next door (part of the restaurant). This restaurant, which offers elevated Mexican cuisine, features recipes from one of the owners' mother "Mama Rayna". There are a variety of dishes such as whole snapper, scallops, shrimp, as well as Cochinita Pibil and Enchiladas Divorciadas (served with red and green sauces). If you would like to join the group for this event, please contact Adele Kellman at adele.kellman@gmail.com or (908) 464-7003.



Reminder - Dragon Boating in April

On Monday, April 14th (10:30 am – 12:00 pm) there will be a special event at Benderson Park: a hands-on introduction to paddling Dragon Boats. The fee will be \$40.00, for this class for first time paddlers, suitable for our Rivendell adults (men, we need you!), and, space permitting, other friends from outside the community. For more information, or to indicate your interest, contact Lesley Glick at lesleymg8@gmail.com. Lesley has taken this class and recommends that you try it.

Save the Date -A Special Boat Tour in March

On Saturday, March 22nd at 1:20 pm the Social Committee has planned an Eco-boat Tour and Sarasota Bay cruise from Mote Marine Aquarium. This is a 2-hour guided boat tour where the Mote team will show you flora and fauna living in and around Sarasota Bay. The cost is \$36 per person, and this is an event suitable for families as well as adults! For more information, contact Jane Stevens at janie0441@gmail.com.

Aquatic Pond Plants

by Bob Frank

The Plants of Stormwater Detention Ponds: Benefits and Challenges

Stormwater detention ponds are an important and very visible part of Rivendell, serving as critical tools to manage runoff, prevent flooding, and improve water quality. When managed appropriately, shoreline and aquatic plants play an important role in maintaining and improving pond function. Without proper management, these plants can cause problems. Here's a look at the types of plants commonly found in our ponds and their pros and cons.

Emergent Plants

Emergent plants, such as cattails, bull rush, spike rush and pickerelweed, are rooted near shorelines in shallow water, with their stems and leaves rising above the surface. They only grow in shallow water. These plants are excellent at filtering pollutants, stabilizing pond banks, and providing habitat for wildlife like frogs and birds. However, some, like cattails, can spread aggressively, requiring regular maintenance to prevent them from pushing out other important plant species.

Submerged Plants

Submerged plants, including eelgrass and coontail, grow entirely underwater. Given the murky water of our ponds, you may never see them, but they are hard at work! Submerged plant species improve water quality by oxygenating the water and absorbing excess nutrients, which helps control algae growth. They also provide food for pond dwelling critters like birds, fish and amphibians. On the downside, they can sometimes form dense mats, hindering water flow and recreational activities. These are not significant problems in Rivendell so in general, for us, submerged pond plants are a very good thing!

Floating Plants

Floating plants, such as pond lilies, water hyacinth and hydrilla, float freely on the pond's surface. They are effective at shading the water, reducing algae growth, and providing habitat for small aquatic organisms. However, fast-growing species like water hyacinth and hydrilla can quickly dominate a pond, blocking sunlight and depleting oxygen levels, which can harm fish and other aquatic life.

Shoreline Plants

Shoreline plants, including soft rush and swamp milkweed, thrive in the transitional zone between water and land. These plants play a vital role in preventing erosion, filtering pollutants, and attracting pollinators like butterflies. While these plants are generally restricted to low-maintenance zones along the pond's edge, some invasive plant species like alligator weed and torpedograss can grow out from the pond's shoreline into a pond and produce large mats that kill off beneficial species.

Algae

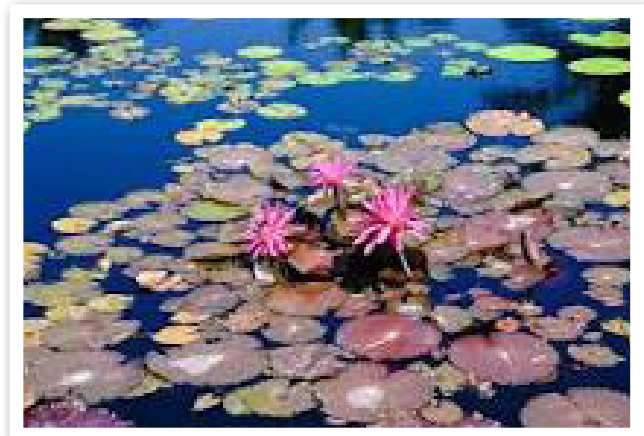
Algae play a complex role in stormwater detention ponds. On the positive side, algae are primary food producers that support the aquatic food web by providing nutrients for a host of small organisms. They can also contribute to oxygen production during photosynthesis. The presence of some algae is critical to pond health. Excessive algae growth, however, often fueled by nutrient pollution from fertilized lawns, can lead to harmful algal blooms. These blooms deplete oxygen levels, release toxins, and create unsightly conditions that harm fish, wildlife, and the pond's overall functionality.

Balancing Benefits and Maintenance

The diverse plant life in stormwater detention ponds provide a range of practical and aesthetic benefits. However, balancing these advantages with proper maintenance is key. Overgrowth can compromise the pond's functionality and appearance. Regular monitoring, removal of invasive plants, and replanting with native species can help ensure our ponds remain effective and beautiful. By understanding the role of each plant type, we can make informed decisions about managing our stormwater ponds, creating a safe and healthy environment for both people and wildlife. This is the goal of the Ponds and Preserves Committee working in collaboration with our pond manager, Beautiful Ponds, Inc.



pickleweed



Waterlilies

(Continued on Pg, 11)

(Aquatic Pond Plants continued)



Cara algae



Eelgrass



February 14th

Best of Venice Winner for 2024

Contemporary HEARING



Best of Venice

I want to say thank you to everyone who voted for Contemporary Hearing in the best of Venice awards from the Venice Gondolier.

I appreciate all the support and everyone who took their time to vote for us.

Your support and continued encouragement has resulted in us being awarded Best of Venice, multiple titles and multiple years as both winner and finalist, Reader's Choice multiple years, and Small Business of the Year.

I am proud to have consistently offered service that is recognized by you and honored to receive so many awards over the years that our wall of awards has expanded onto another wall. Thank you for entrusting me with your hearing, I am glad I earned your respect.

Every day I hear stories about how hearing problems have interfered with enjoying life. I've always had one mission, to help everyone who comes to me to hear their best and engage in life.

Seventeen years ago, I opened my own office and chose to treat all my clients as if they are family. Twenty-two years ago, when I chose this profession, I was inspired by my mother MaryEllen. She was already wearing hearing aids due to ear surgery. Back then I was new to the industry and was not fully aware of how technology worked. As my ability grew, I noticed that the aids my mother wore were not the best for her needs. She was very social and would benefit from better technology. I was able to help her hear her best for her level of activities so she could have her best life.

If she was still with us today, I know she would be celebrating with us and all the people who have been able to engage in their own life with more ease and better understanding.



Blair Post, HAS, BC-HIS, ACA

Board Certified Hearing Instrument Sciences
American Conference of Audioprosthology

(941) 244-9300



242 Tamiami Trail So, Venice, FL 34285

ContemporaryHearing.com

UNOFFICIAL MINUTES Jan 22, 2025

Should you have missed "attending" the JANUARY 22, 2025 Board of Directors' meeting via a zoom connection, below are my UNOFFICIAL MINUTES of what I thought I heard or understood from this meeting. This was not an «in person» meeting. Mary Angell and Rick Durham were the only Board members who did not «attend.» Please remember that my minutes are the unofficial record of what transpired. Please consult the Official Minutes for the Board-sanctioned record or else speak with one of the Board members who participated in the meeting if you are in doubt as to the accuracy of my recall.

PRESIDENT'S REPORT (Larry Dobias)

Because Larry had had some questions as to why some projects go forward while others are put on hold, he felt it was important to explain exactly how money is handled within Rivendell. For instance, last year Rivendell had approximately \$550,000 in its budget but this money was not available for all the projects on owners' wish lists. The pie gets eaten up rather quickly when you consider all the "have to's" that nibble on that pie. \$90,000 goes to our landscaping contractor, \$170,000 will pay for admin fees and this encompasses Casey Management, insurance costs, legal costs, and the money earmarked for reserves, \$30,000 will go to our various pool contractors, and \$40-50,000 will pay for the tree expenses that we incur. This means that for contracted expenses, we end up with about \$480,000 being deducted from that original \$550K. It also means there is only about \$70,000 left for those special projects which owners would like to see happen. Other factors might also put stress on a budget. This past year \$62,000 for hurricane clean-up was spent from our budget. In other words, there is never enough....

In the upcoming year, \$100,000 more has been added to the budget. This was done to ensure that many of those projects that were not being done under the existing budgets could finally be realized. Many of these projects are "catch-up" projects that should have been done in past years but which were put on hold until monies became available. Some might be "have-to's" and some might be "wish we could" type of projects.

Whatever they were, the Maintenance Committee meets monthly to discuss all the projects that come before Rivendell. They discuss the merits of each and they prioritize the projects. They know how much money they have with which to do their various projects and they work to get them done within those parameters. The Board then decides whether to go forward with what has been recommended.

It'd be nice to have unlimited resources or not to have hurricanes or other unexpected challenges "eat at the budget," but this is the reality with which the Board operates.

MANAGER'S REPORT (Fred Marks)

Fred announced that owners should have received the first mailing concerning the Members' Meeting by now. You would have received the info via email or by U.S. mail. In the mailing there was an announcement that there'd be 2 seats to be filled on the 2025 Board of Directors. The terms of Mary Angell and Chuck Pertile are expiring.

Anyone who wants to run for those seats needs to turn in the necessary paperwork by Jan 30, 2025.

To date, there are 2 people who have indicated that they wish to run: Chuck Pertile and Paul Zak.

The second mailing will go out 2 weeks before the Annual Meeting. That will be **FEBRUARY 19, 2025 at 6:00 at the Lutheran Church in Nokomis.**

When you receive the 2nd mailing, you'll know whether others have indicated a wish to run as well.

TREASURER'S REPORT (Chuck Pertile)

Chuck said that based upon all that has happened this year, Rivendell has been able to live within the budget and get some things done. The budget does show \$6000 over on operating expenses but since Rivendell received \$14,000 more on income than anticipated, the net result was that Rivendell ended with \$8000 in the black.

Chuck commented that he continues to be disappointed that there are some owners who are not paying their dues. He shows about \$6500 owed by 6/7 owners and this money is from fees, fines, and interest. (\$6100 is from the assessments.) Chuck doesn't understand why people are not more responsible. They know their obligations. They should be responsible.

Larry told Chuck that the same thing happened at the end of 2023. Some people will drag their feet about paying but eventually they do pay and it's now down to just \$120 from that group.

They also discussed that there was a problem with the billing that was sent to owners and this caused some people not to pay the correct amount. It was hoped that these individuals will be informed of the error and will correct the mistake and send the additional funds required.

COMMITTEE REPORTS

1. **ARC** (Michelle Meyer)

Michelle stated that ARC considered 14 proposals on Dec 23, 2024 and that 7 of them dealt with roofs. Of these 14, one was deferred until the January meeting and another one was deferred by the homeowner. The rest received approvals.

Michelle mentioned that ARC holds conference meetings and that owners are welcome to "join" the meetings if they so desire. If you want to do this, you need to ask in advance of the meeting. Information is provided on the website as to how this is done. I assume you're given the phone number and password once you've requested in advance that you'd like to "attend" a meeting. Check with ARC.

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

Kay indicated that there were 29 non-compliance violations that were reported. 6 of these will be getting their 2nd notice and 23 will be getting their 1st notice. The notices were mailed on Jan 15, 2025.

Also, the owners of 3 homes have not corrected past violations for which they received the requisite notices. They will be considered for fines at tonight's meeting.

3. **MAINTENANCE COMMITTEE** (Mark Giordano)

Mark said that he has had numerous issues on his plate. One was to be around when the pool hot water heater electrical work went through its required inspection. The lamp-post repairs that were to have started this week have been delayed so he'll be getting back to the Board as to when that will happen.

A hungry or possibly a cantankerous gecko did a number on an important electrical panel for Rivendell. The wiring was destroyed, the master control panel fried and as a result

(Continued on Pg. 13)

(Unofficial Minutes continued from Pg.12)

Rivendell lost irrigation from Rivendell Lake. The Cottages and Rivendell Blvd as well as Rainbow Point all receive water from this lake and once that gecko decided to start chomping away, there went not only the control panel that controls all these lines, but it's also possible the pump might have been shorted out and that pump was only a few years old! No one will know what all was destroyed until the panel is back up and running.

Water Technologies thought they had an extra control panel in stock but they didn't and one had to be ordered from Wisconsin. On the bright side, they thought it might be here within a day, so Mark will be busy following up with what is happening with this breakdown.

On the positive side, Mark praised Greg Volack and Pete Daignault for all that they're doing in helping to clean up Rivendell Park and elsewhere within the community. Their work is noted and much appreciated.

On the subject of helping to get Rivendell back on its feet, below are the JANUARY PROPOSED spending resolutions which Mark brought before the Board and which the Board approved:

1. Hire GreenTopps at a cost of \$11,600 to do oak and ficus tree trimming and stump grinding in various sections of Rivendell (Cottage ROW, Stillwater Court common area, Anna Hope Lane, Rivendell Park alley, Park Trace, Loon Lake, Turtle Lake common area) Also trim oaks and do fence removal at Placid/Eagle Lakes at a cost of \$1425.

2. Hire DRM ELECTRIC at a cost of \$2025 to deal with faulty lighting fixtures and to replace a deteriorated electric meter pedestal at a controller in Village Park.

Chuck commented that it was good that we now had 2 electrical companies with which we were working. Mark said that he still needed to get the insurance info from this company. Michelle asked whether this pedestal fix being done at Village Park would explain why the Christmas lights at the Old Venice entrance didn't always work. Mark said that some of the wiring is protected by conduits and it doesn't get hit by the weed wackers when the lawn guys are trimming, that perhaps the wiring that Michelle had mentioned could be unprotected. It's hard to tell without examining it first.

3. Hire TruScapes to trim 87 palms at a cost of \$2500. These are the palms along Rivendell, Placid and Scherer Way.

4. Hire TruScapes to relocate irrigation heads located on the west side of the bridge at a cost of \$850. This is done in preparation for the curbing that will be installed in this area.

5. Contract with Rogelio Alvarado Landscaping to continue the bimonthly cleaning of 1200 irrigation heads at a cost of .50 per head, \$600, 6 times a year, for a total of \$3600. Chuck asked if this was money well-spent and Mark assured him that they're seeing great results from having the irrigation properly maintained well.

6. Approve \$5000 to pay for concrete footings for the new gazebo. Originally Mark thought it would be \$6500 but he found someone who could do it for less and he is awaiting their insurance info in order to proceed with this lower bid. Mark expects the gazebo to be finished by the 2nd week of March if all goes well.

The original projected cost for the gazebo was to have been \$25,000. Mark was going to ask for \$6500 for concrete footers and that would have brought that grand total to \$28,150 but since Mark has found the lower bid for concrete, the gazebo might be coming in around \$26,650.

This led to discussion about how much was currently in the gazebo reserve fund. Larry indicated that at the end of 2024 there was \$12,000 but there had already been a deposit made on the gazebo from that fund.

There's a chance that the gazebo may come in at a \$2-3000 over budget and this will need to be made up the following year when they do the budget. Because Rivendell has \$350,000 in its reserves, Larry was not overly concerned when a project comes in slightly over its budget.

This next led to Chuck asking about the accounting error relative to the pool service room. Apparently the wrong amount of money is showing for this reserve account but it can't be corrected until an auditor makes it official. Everyone knows the amount is incorrect but until the auditor lists it on the right page that it is incorrect, it stays as written. It will be corrected when the next audit is done. The account shows \$21,000, but it should only have \$5-6000 in this account.

7. Hire Curb King to install 620 feet of concrete curbing along the Old Venice and Park Trace beds located next to the sidewalks, as well as along the beds located at the bridge and at Eagle Isle at a cost of \$6200. This is being done to keep the flowers and shrubs from being massacred by the trimmers and to better contain the mulch in these beds. My guess is it might also discourage Fido and Fifi from watering the plants???

8. Hire Water Equipment Technologies to deal with the control panel issue that shorted out and ceased all irrigation from Rivendell Lake. The cost will be \$3000 and it'll be shared by the Cottages and the Master Association.

9. Mark also got an approval granted to replace the 15 hp motor at the Rivendell Lake location should it need replaced. It's not known whether it needs replaced until the control panel is up and running. The question was did the pump short out and cause the panel to go OR did the panel short out and cause the pump to go OR did the panel short out and cause the pump to just stop running. Nothing will be known until the panel is first up and running. The amount of money approved to replace the pump should it become necessary was \$5000. Chuck asked of the pump could be rebuilt if it were gone but Mark said that the real cost was in the labor involved. The pump was about 1/3 the cost. A crane was needed to deal with the pond pump so my assumption was it's not practical to rebuild it even if it were possible.

After Mark was finished doing the MC proposals, Larry then offered a Pond & Preserve proposal to the Board. Larry had walked 60% of the 2 miles encompassing the service roads behind the various ponds of Rivendell. He found that there were pine branches and wax myrtles blocking the service roads and he proposed that the Board hire Rick Richards to run a forestry mower on these service roads to keep them open. The cost was \$6885. The Board agreed.

4. POND & PRESERVE COMMITTEE (Larry Dobias)

Larry stated that the members of the committee had spent days inspecting the ponds and then afterwards Larry composed an email to TruScapes asking for better consistency on the LMZ.

He also informed the Board that during the inspection the members had noted 5 possible NEW incursions into the preserves. If not corrected, these incursions will cost Rivendell money. Notifications were sent to the owners asking them to remove what they had planted in the preserves. It was

(Continued on Pg.14)

(Unofficial Minutes continued from Pg.13)

hoped that if this can happen before the county or inspectors notice these incursions, Rivendell will not go on notice for the incursions and be responsible for the thousands of dollars in remediation that could result.

Because these incursions seem to be an ongoing problem, Larry plans to speak with an attorney to find out what recourse Rivendell has in dealing with its owners relevant to these incursions.

Rivendell is the one who owns the agreement with the county and who is ultimately responsible BUT exactly what can Rivendell do to ensure that owners are living up to their end of the bargain. How often do owners need to be told that they have no business planting or destroying anything in the preserves? What part of that do owners not understand??? Exactly what can a Board do to hold an individual owner accountable for his actions is what Larry plans to investigate when he speaks with an attorney about these seemingly ongoing preserve incursions.

On another note, the committee chairman Bob Frank who is also on the Boards of the Myakka and Oscar Scherer State Parks asked Larry if Rivendell would consider becoming a corporate member of Oscar Scherer State Park since that park is our neighbor. Larry told Bob he'd need to consult the attorney to see if that is a legal expenditure of funds and if it were, that would be a decision that the new Board would have to make.

5. COMMUNICATIONS COMMITTEE (Michelle Meyer)

Michelle reported that the community Directory is going well. She has been working with various individuals to organize and sort the materials. Chris Smith has been helping with the data base for the phones, emails, and addresses and she is currently dealing with updates to the standing rules, deed restrictions and committee member pages.

Michelle mentioned that she is putting together a template to better facilitate those who volunteer for the Directory in the years to come. She felt it would be helpful to know all parts that all needed and to know how it is best organized and formatted.

The current plans are to have the Directory printed in February and then handed out in March.

6. FINING COMMITTEE

There were 3 homes whose owners had received multiple notifications that there were problems with the homes or lots and because these issues or non-compliance violations had not been addressed, the Board had to decide whether the violations were subject to a fine and if so, how much.

1. A CLEAR CREEK owner was found guilty of having a 10' dead stump in the middle of some bushes that the owner should have had removed. The owner was fined \$25 a day for up to 10 days or a total of \$250.

2. A FORDINGBRIDGE owner had a cluster of unsightly overgrown palms that needed trimmed. This same owner has been on the receiving end of many complaints from other owners who have to deal with the effect of living next to a short-term rental. For the untrimmed palms, the owner was cited \$25 a day up to 10 days or a total of \$250.

3. A SCHERER WAY owner had 3 problems for which he was cited: dead bushes, weeds in driveway and problems with the stucco on the home. Because there were 3 different issues, this owner was fined \$50 a day for 10 days or a total of \$500.

NEW BUSINESS

Larry has been looking at the standing rules to see how to add clarity to **landscape** and **structures**. Some people don't understand why they are getting non-compliance violations. It's hoped that this clarification will resolve those issues. The standing rules will be posted to the website and owners will be given 30 days to read and comment. After that time, the Board will adopt the revisions and hopefully owners will now understand what is expected when they are asked to maintain a manicured lawn.

Chuck mentioned that he gets a lot of pop-ups on his phone relative to Picasso style of buying a home and he thought that Rivendell should stay ahead of the game and prevent it from happening in Rivendell. Larry said that to do this would require that our short-term rental amendment be changed and this be added to it.

Chuck requested that Larry talk with the attorney further to see if Rivendell might do this. He said it's becoming popular on the east coast of Florida and maybe we should be pro-active and stop it before it starts. Larry said he would mention it to the attorney once more to find out what he thinks. In the past, the attorney didn't think it was a Gulf coast problem but maybe things have since changed.

HOMEOWNER COMMENTS

1. One owner requested that the Board hire someone to clean up Pine View Nature Trail. She felt there was too much overhang and debris on the path and she was hoping for a cleaner look to it.

Larry said it's currently one of the projects under consideration but that it wouldn't be done until the kids were out of school.

The same owner also asked that the vines on the Pine View property side of Rivendell Blvd be trimmed. She felt they were unsightly and they were overhanging the bike path and presented a bad look for our community. Larry told her we only owned about 10 on that side of the road and in the past the school did not want us on their property (liability concerns). She felt Rivendell could at least reach up and use a bucket truck and take out the vines 10 feet in....

Larry said he would mention it to the MC as an idea for a future project.

2. The CAM reminded the Board that all Directors must complete an HOA management course to serve on the Board. Current Board members have until October to complete the 4 hour course and the newly elected ones will have 90 days to complete their 4 hour course.

3. Our webmaster wanted to know whether any of the insurance info, bidding info or contract info was obligated to be posted to the website. The CAM was to investigate and was to get back to the Board with an answer.

REMINDER: I could have made a mistake. My minutes are UNOFFICIAL. Please keep that in mind when you are reading them. Feel free to share them with other Rivendell friends and neighbors.

Nancy Dobias

ANNUAL MEETING: FEBRUARY 19, 2025 6:00 Lutheran Church

COMMUNITY

Free Estimates

ROOFING OF FLORIDA, INC.



Lic# CCC1330642

"Proudly Serving Your Community" • Family Owned and Operated
100% Maintenance Free Roofs!

We Do All

Roof Overs, Roof Coatings, Roof Repairs & Inspections on all Manufactured Homes

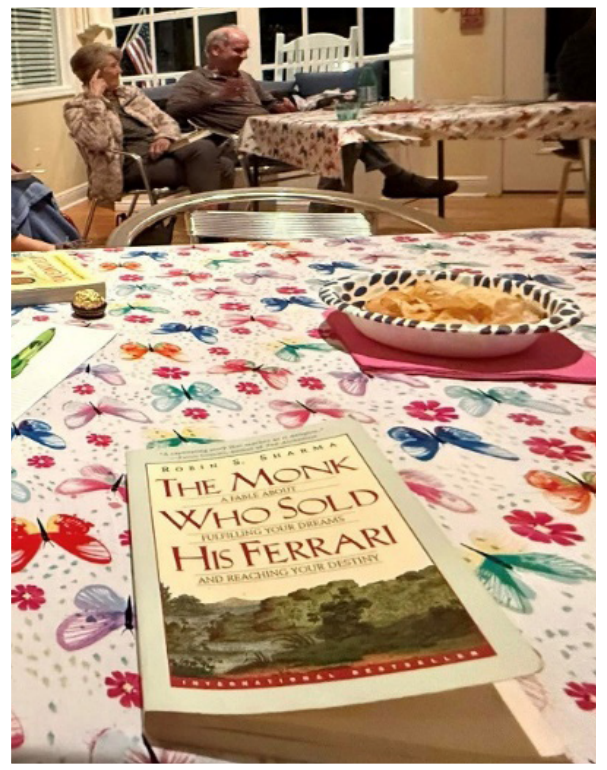
800-511-2517



Lifetime Warranty on Labor & Materials!
www.CommunityRoof.com

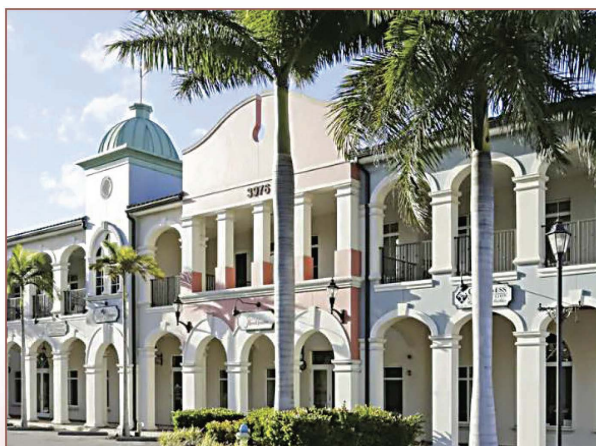
Cottages Book Lovers Meet for Cooperative Book Look

Many of us have heard of or have participated in Book Clubs, but a **Book Look** is a gathering where everyone gives a short summary of a book they have read and recommend to others. It's a perfect opportunity to hear about great books from different genres that you may not have considered reading before. Twelve Cottages residents met in early January for the first **Book Look** of the year. Participants left with lots of good suggestions for future reading. All participants received a summary of the books presented at the meeting from Marilee Casale, who coordinated the event. Future **Book Looks** will be held monthly.



WE WANT TO BE YOUR JEWELER!

Unlike big chain stores, Diamond Bay Jewelers is a locally owned, family business offering the most complete in-house repair services backed by over 30 years of experience.



What we offer:

- Jewelry and watch appraisals by a GIA certified Gemologist
- Laser jewelry repairs: unlike traditional fire torch use, repairs can be done with modern laser technology on even the most delicate gemstones.
- Custom design and redesign services: create new pieces or breathe new life into your old pieces.

On Site appraisals while you wait: make an appointment to come in and get an updated value on your jewelry by one of our very experienced GIA gemologists. It's very important to update the valuable pieces in your jewelry collection especially since all precious metals, diamonds, and colored stones have gone up dramatically in the last few years. We aim at becoming your trusted go-to family jeweler.

We carry a vast selection of diamonds and colored stone jewelry and are proud to carry the new fresh & trendy Imperial Pearls Collection.

We look forward to serving Sarasota, Osprey, and Venice from the beautiful Bay Street Plaza.



3976 Destination Dr., Unit 105 • Osprey, FL
941-786-1013 • DiamondBayJewelers.com

\$10 OFF
ANY REPAIR SERVICE
OF \$50 OR MORE
 (LIMIT 1 PER CUSTOMER. EXPIRES 2/28/25)

TARGET YOUR MARKET!

Call us today to get your ad in one of our community newsletters!

941-723-5003



P.O. Box 161
Ellenton, FL 34222 *A subsidiary of PCI Communications*

www.ontracnewsletters.com email: valerie@ontracnewsletters.com

EXPERIENCED • PROFESSIONAL • COURTEOUS

MANASOTA
AIRE
HEATING COOLING

833-556-COOL

www.ManasotaAire.com

SUDOKU
SOLUTION

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 7 | 2 | 8 | 4 | 1 | 3 | 9 | 6 | 5 |
| 3 | 5 | 6 | 2 | 9 | 7 | 4 | 8 | 1 |
| 9 | 4 | 1 | 6 | 8 | 5 | 3 | 7 | 2 |
| 6 | 9 | 4 | 3 | 5 | 8 | 1 | 2 | 7 |
| 8 | 1 | 5 | 7 | 2 | 9 | 6 | 3 | 4 |
| 2 | 3 | 7 | 1 | 6 | 4 | 8 | 5 | 9 |
| 4 | 8 | 9 | 5 | 7 | 6 | 2 | 1 | 3 |
| 5 | 6 | 2 | 9 | 3 | 1 | 7 | 4 | 8 |
| 1 | 7 | 3 | 8 | 4 | 2 | 5 | 9 | 6 |



Venice
Used Appliances
Formerly Nancy's

Refrigerators - Stoves

Washer/Dryers - Microwaves

Prices as low as \$200!

Large Selection - Quick Delivery

Expert Technician Tested

30 Day Warranty

*We Buy & Sell
Used Appliances*



249 Center Ct.
Venice, FL 34285

941-549-1009

PROFESSIONAL



PLUMBING & DESIGN, INC.

A COMPANY YOU CAN TRUST

- Fully licensed, bonded & insured
- Non-Commission Employees
- 100% Satisfaction Guaranteed
- Non-Franchise Company
- Family owned and operated since 1985
- Third party verification by:
- Better Business Bureau A+ rated



Call The Professionals!
(941) 484-4444

www.ProPlumbingDesign.com

Lic. # CFC 057045

**\$10.00 OFF
Service**



Cannot be used on minimum service charge and cannot be combined with any other discounts





ARC Meeting - Monday, December 23, 2024

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

Members Present: Jim Duncan, Joe Casale, Bill Borgelt; 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 | 913 Eagle Isle Ct | David & Barb Valdahl | Reroof with Monier Bridgeport Blend SRB 8828 Flat profile cement tile | | X | | |
| 2 | 1112 Mallard Marsh | Dale & Debra Walczak | Front yard re-landscaping; remove invasive species and overgrown plants and replace with FL species; add two palms | | X | | |
| 3 | 1086 Scherer Way | Stuart Jolly | reroof with Eagle flat tile Bel Air 4602 Concord Blend (close to existing color) | | X | | |
| 4 | 931 Eagle Isle Ct | Matthew Moshirfar | reroof with Eagle flat tile Walnut Creek Blend # 4773 | | X | | |
| 5 | 792 Placid Lake | Heidi Cook | Repaint: Door SW6530 Blue | | X | | |
| 6 | 979 Scherer Way | Jeanne Shoemaker | Remove damaged Bismark Palm if it cannot reasonably be preserved; stump to be ground | | X | | |
| 7 | 790 Shadow Bay Way | Dennis Pavlock | Re-roof with Eagle Tile #3725 Palm Beach Blend | | X | | |
| 9 | 1192 Mallard Marsh | Aaron & Gretchen Graham | Repaint body and garage: HGSW7064 Passive; Trim HGSW7646 First Star; add window lites across top sections of garage doors | | X | | |
| 10 | 786 Placid Lake Dr | Jane Martucci | replace existing tile roof with new tile roof - Westlake Chestnut Burnt Barcelona 900 1HHC3242 | | X | | |
| 12 | 762 Shadow Bay Way | Sheila Pies | Repaint. Body and garage to be SW 7001 Marshmellow. Trim to be same. Door BM Red 2000-10 | | X | | |
| 13 | 920 Scherer Way | Maria Ilioff | replace windows with impact resistant windows. Grids on front windows. White frames. | | X | | |
| 14 | 557 Meadow Sweet Circle | E. Tod Christian | re-roof asphalt shingle roof with asphalt shingle by Owings Corning Grey Driftwood | | 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.

(ARC Meeting continued from Pg.18)

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.

