



*Your*

*Community Resource*

# The Woodlands Word

May 2024

## From the President

About twenty years ago, the developers were finished with the build-out of the community and left the infrastructure to the members to finish the work. Volunteers stepped up joining many committees as active participants and helpers to make Rivendell the community we enjoy today. They did a tremendous job working on the ponds and parks and other aspects of the community creating a system that continues to make improvements until this day. Incredibly some of the folks who participated in this initial effort continue to volunteer after twenty years of service to Rivendell.

Times are changing, however, and the demographics are significantly different today. There are more young working adults with a career and children. This is evident when seeing the number of folks gathering in the morning waiting for the school bus. The Pine View School is a major factor and brings in children and their families from all over the world. Rivendell has grown past just being a retirement community. As a

result the current members are not as inclined to participate in the management of the community. Few volunteers show up when a need is indicated and the future of the committee approach to taking care of Rivendell is not encouraging.

Recently a note was sent looking for someone to be part of the Communications Committee. There is currently a need for a chairman of the committee and someone to take on the responsibility of the newsletter. One person did volunteer and she is eager to do all that she can to keep the newsletter moving forward. But that was one volunteer out of nearly one thousand members in the community. If you have the time to lend your expertise to Rivendell, please make an effort to find a way to make that happen. There are numerous opportunities to join a committees, become a Board member or a role as a helper in many activities. To all the members who participate today, those in the past and those who join going forward, THANK YOU.



### 2024 Cottages HOA Board

In a sign of HOA stability, the three Board members who were up for reelection in February were selected by the community and so each will continue for another two-year term.

#### Our Board Members for 2024 are:

- Marilee Casale, President
- Steve Bragg, Treasurer
- Tom Hickey, Secretary
- Jim May, 1st VP
- Bob Metelko, 2nd VP



### Kayaking at Casperson Beach

On Wednesday, May 15<sup>th</sup>, the Rivendell kayakers will gather at Casperson Beach in Venice, arriving early enough that paddles can be in the water by 9:30 am. The kayakers keep abreast of any changes in schedule due to weather, and get information about how to meet up, by joining the TeamReach app to stay in contact before the event. Unlike other locations where the group has kayaked this year, there is no kayak rental facility here, but it may be possible to have rentals delivered to the beach for those without equipment. Contact Jane Stevens at [janie0441@gmail.com](mailto:janie0441@gmail.com) to join this event, and to get access to the TeamReach group.



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## **Who are those people in the Preserve?**

Recently, you may have noticed crews making their way through the Rivendell preserves and wondered, what are they doing? The workers are from our preserve maintenance company, Beautiful Ponds. They are monitoring and maintaining Rivendell's preserves so that we comply with the habitat management agreement established by Rivendell's developers and approved by Sarasota County. The Rivendell Community now has an obligation to follow this agreement in perpetuity, that is, forever. In a nutshell, the agreement requires that Rivendell's preserve areas be maintained in a natural state. For the most part, this means the preserves should not be disturbed. There are two significant exceptions to this "do not disturb" policy. Invasive plants can devastate the fragile ecology of the preserves by crowding out the native plants- the very plants that many critters depend on. Therefore, the best practice is to remove the invasives. Most of the work being done in the preserves by Beautiful Ponds is removal of invasive plants. The other "disturbance" that is necessary is ecological mowing- an alternative to periodic wildfires. Ecological mowing involves the mulching of vegetation in the pine forest understory and around wetlands. The mowing simulates the action of wildfires that so many of our local plants and animals depend on. Although not a perfect alternative to fire, the mowing keeps wetlands from filling in and our pine flatwoods in a healthy balance while avoiding the use of prescribed fires in our community. Efforts to protect our preserves allow us to enjoy wild Florida right at our doorstep! And by doing so, we honor the spirit of Rivendell as a community in harmony with nature.



**May 18th**

## Social Committee Events for May 2024

Thursday, May 2<sup>nd</sup>, in the morning at the Rivendell Pool. **Ladies Walk 'n Talk**. Contact Lesley Glick at [Lesleymg8@gmail.com](mailto:Lesleymg8@gmail.com) or (973) 219-5839 for more information and to request to be added to the Facebook page for weekly updates. As temperatures heat up, times for walking will get earlier, so you will need to contact Lesley or the Facebook page to learn the exact time.

- ☐ Thursday, May 2<sup>nd</sup>, 1pm. **Bridge Club**. To join, contact Barb Loe at (651) 398-2256.
- ☐ Monday, May 6<sup>th</sup>, 7:30pm. **Rivendell Book Group**. The group will be discussing Lady Tan Circle of Women by Lisa See. For more information contact Lesley Glick at [Lesleymg8@gmail.com](mailto:Lesleymg8@gmail.com).
- ☐ Thursday, May 9<sup>th</sup> in the morning at Rivendell Pool. **Ladies Walk 'n Talk**. See details for May 2<sup>nd</sup>.
- ☐ Wednesday, May 15<sup>th</sup>, 9:30 am Kayaking. Contact Jane Stevens at [janie0441@gmail.com](mailto:janie0441@gmail.com) for more information and to request to be added to the TeamReach app for updated information on all paddles.
- ☐ Thursday, May 16<sup>th</sup>, in the morning at the Rivendell Pool. **Ladies Walk 'n Talk**. See details for May 2<sup>nd</sup>.
- ☐ Thursday, May 16<sup>th</sup>, 1pm. **Bridge Club**. To join, contact Barb Loe at (651) 398-2256.
- ☐ Thursday, May 23<sup>rd</sup>, in the morning at Rivendell Pool, **Ladies Walk 'n Talk**. See details for May 2<sup>nd</sup>.
- ☐ Wednesday, May 29<sup>th</sup>, 12:30 pm, **Ladies Luncheon** at Eggstraordinary Café in Nokomis. To reserve a place at the luncheon, contact Mirinda Roy at [miriroy@aol.com](mailto:miriroy@aol.com), or (941) 918-2740.

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## Neighbors

by Kristine Nickel

### Two Too Many? Not for These Two

As my morning walk with my two energetic canines progresses, coming toward me I see a young woman walking an adorable West Highland Terrier who is trotting after a squirrel who manages to keep two paces ahead. Is she walking a squirrel, too? I feel like I should be capturing this on video for one of those Facebook reels or maybe I just haven't had enough caffeine for my eyes to be working correctly.

It's just my neighbor Madison Hearn with her Westie, Franklin. I quickly inquire, "Was that squirrel just teasing Franklin?"

"Yes," she replies with a bit of a shoulder shrug. "It's always been the case that squirrels have taunted him like that. I think it's because Westies were bred to hunt rodents and somehow, they have this knowledge. Amazing, huh?" This puts squirrels in a whole new light for me.

Madison and her husband Nick are residents of The Cottages. They've had their welcoming bungalow with its window boxes filled with flowers for most of the 3 plus years they've lived in the area. In a sea of retirees, their youth and friendly demeanor are like a blast of fresh air.

I'm intrigued with their origin story. "We're Midwesterners. I'm from Michigan. Nick is from Illinois," says Madison. "We lived in Traverse City (Michigan), which is beautiful, but we really aren't snow people."

Having escaped the Midwest for pretty much the same reason, I get it. So, Madison and Nick threw caution to the wind and decided to get out of the snow belt. But why not Austin or Arizona or even Atlanta, I asked. "We're big ocean people. We both grew up around water and, of course, Midwesterners' flock to Florida. And it would be easier for our family to get here."

The story continues.

"We flew down to St. Pete from T.C. and did the whole trip from St. Pete to Naples and felt like the Venice area was so comfortable. We decided this is where we want to be. And so, we were renting in Venice, and they were going to charge double the following year. We knew we'd be better off to get a mortgage. We started looking for homes, something closer to Sarasota where Nick works. We saw this cottage and it seemed like getting this house was everything that we wanted. We still pinch ourselves that we get to call this place home."



And what do these two relatively new residents of Florida and, more specifically, Rivendell do 24/7. The story continues:

Madison grew up in Lansing Michigan. "Michigan State University was in my back yard, but I wanted to get out of that bubble. I went to DePaul in Chicago and that's where I met Nick -- 8 years ago this month.

Nick, who grew up in Grant Park, a town about an hour south of Chicago was busy getting a degree in physical therapy. Madison went to school for broadcast journalism.

"I had 7 different internships -- everything from CNN in Atlanta to Windy City Live, a talk show. I was offered a few different jobs and one that appealed to me was a feature and lifestyle reporting job in Traverse City," She confides, "I never found murder and crime appealing. I

was so excited to report on what was happening in the community that people were excited to talk about."

Nick, who has the enviable profession of being able to work almost anywhere, was game. "We loved T.C.. The community was so incredible, even in the winter, which turned out to be too long." As her contract wound to a close, they decided to try something different. Move to Florida. Nick still helping to heal aching backs and wounded limbs, but Madison struck out in a new direction.

They have a shared passion for photography -- still and video. "We captured all our favorite things to do around Chicago. Starting small, we went to brands like Schwinn with our product, the photography and video - and demonstrated how that would work for social media. They liked it."

With that experience plus more behind them, Madison secured a position with an agency which does social media for luxury hotels in the US and across the Caribbean. She works from her home office in The Cottages, which suits her and Franklin, the Westie, just fine.

Nick works in Sarasota. This would be a very pretty picture but wait ... there's more.

As a side hustle, Madison and Nick are building their own social media firm around travel and destinations plus things that surround travel such as clothes and cameras. Right now, they are working for Visit the Florida Keys, and partnering with Visit Costa Rica for example.

*(Continued on Pg.6)*

(Neighbors continued from Pg.5)

"It's really snowballed," says Madison. How do they do it? "We're very organized. I'll give us credit for trying to juggle two full time jobs. Each." The business is called the Capturing Couple. It turns out that Nick is good with technology. Keeping track of where photos and videos are filed, being very organized. Madison is more of the outreach arm of the business.

I'm still back trying to wrap my head around the essence of this entrepreneurial enterprise. I finally come to this: "Is capturing experiences the key concept of your business model?" Answer: "Yes." And, as I ponder that, a conversation with another young couple comes to mind. In asking about a possible wedding gift, the response was we're into experiences, not stuff.

Madison and Nick are —as they say – totally on point. One hundred percent.

And while they're not quite ready to reduce their workload of four jobs into two, they are firmly convinced that they made a very good choice in their place of residence.

"One of the reasons we were drawn to this community was the older demographic. Everyone is so respectful and sincerely cares and wants the best for neighbors. Everyone in our Meadow Sweet Circle is so genuine – in this world we live in that's hard to come by.

## RIVENDELL BOARD REACTIVATES CERT

The Rivendell Board of Directors have reactivated the Community Emergency Response Team Committee and have assigned Terry Siemsen as the Chairman. This committee is open for additional members and an organizing meeting will occur in the near future. Interested persons should contact a Board member or drop Terry a note – his contact information is at the end of this article.

The emphasis for the Rivendell CERT will be on "being prepared" and "being resilient". Being prepared means understanding the risks in our lives and taking steps and measures to be able to respond to emergencies. Being resilient means having the right tools, people, training and being prepared to allow our community to withstand an emergency if one occurs.

Future articles will focus on hurricane safety (that's an obvious one) but also lightning safety, proper generator storage and operation, opportunities for first aid, CPR and Heimlich Maneuver training. Other types of training and discussions are possible and will be driven by community interests.

One item that everyone can complete immediately is to add "Alert Sarasota" app to your cell phones and tablet computers. The link is shown in the graphic associated with this article. Step One on being prepared!

Terry Siemsen's contact information is [terrysiemsen@yahoo.com](mailto:terrysiemsen@yahoo.com) and 502-314-5834. He and his wife Kandy live at 665 Clear Creek Drive.



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### Hurricane season starts June 1 — have you signed up for Alert Sarasota County yet?




Sarasota County's mass-notification system, Alert Sarasota County, is hosted by Everbridge as part of a partnership with the state of Florida and the cities of Venice, Sarasota, North Port and the Town of Longboat Key. Alert Sarasota County, which replaced the CodeRED notification system, is used to communicate public health and safety topics affecting residents. Available alerts in the City of Venice include severe weather such as hurricanes and tropical storms, police and fire incidents, temporary road closures and construction, hazardous spills, water outages and boil water notices, flooding, power outages and red tide. Hurricane season runs from June 1-Nov. 30 in Florida. Users can choose the types of alerts and how to receive them when registering their new account. These options can be changed at any time. Users can sign up for alerts by registering with their home address. County and municipality alerts can differ. **Visit [alertsarasotacounty.com](https://alertsarasotacounty.com) or scan the QR code at right to register.**



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## Through The Lens

By Kay Mruz

The American alligator is synonymous with the state of Florida. So much so that in 1987 it became the official state reptile. Florida is home to around 1.25 million alligators. I am so glad some of them can be found in Rivendell's ponds.

RESPECT is what every alligator you encounter should get. Males can reach 14 ft in length and weigh as much as 800 lbs, females are 9 ft. and weigh half as much. They can achieve land speeds of 30 mph in short bursts. Their huge jaws contain about 80 teeth that are replaced if lost. The bite force of a six-foot alligator is around 2,900 pounds per square inch.

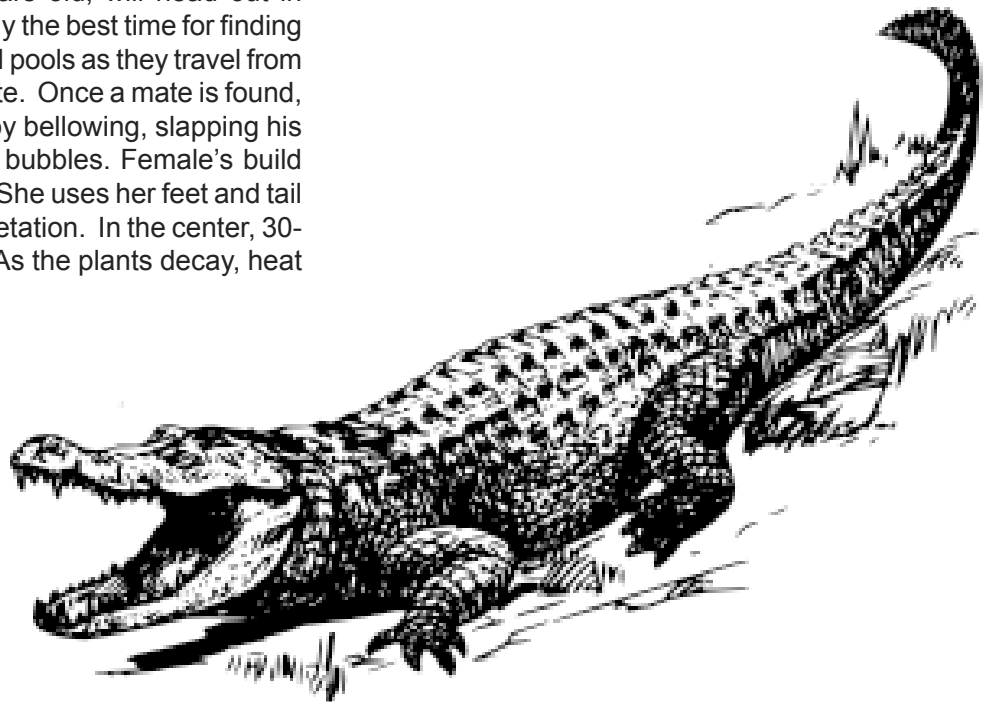
BATHTUBS are the only place where a person can sit in the water and be completely safe from alligators. Outside, alligators can be found in any body of water. Alligators can even stand water that is slightly salty for short periods of time. Once an alligator reaches adulthood, any animal in the water or at the water's edge is a potential meal. Beginning at dusk and extending well into the night, an alligator will wait for prey to approach the water. Lunging out of the water with lightning speed, alligator's will pull their prey underwater thus drowning it. The water is their territory and they don't know the difference between a human or a deer. People and pets should never go near the water's edge and should not swim in water where an alligator might be.

LOVE IS IN THE AIR during April/ May. During this time male alligators, eight to ten years old, will head out in search of a mate. This is probably the best time for finding alligators in yards, driveways and pools as they travel from pond to pond searching for a mate. Once a mate is found, the male will try to impress her by bellowing, slapping his head on the water and blowing bubbles. Female's build nests using aquatic vegetation. She uses her feet and tail to create a mound using the vegetation. In the center, 30-70 eggs are laid and covered. As the plants decay, heat

builds up in the nest incubating the eggs. If the temperature during incubation is 86 degrees or below females will hatch. Temps of 93 degrees and above produce males and temps in between results in a mix. For two months the mother fearlessly guards the nest. When she hears chirping, she uncovers the nest and brings the hatchlings to the water in her mouth. Although the mother still tries to guard them, 80 percent are lost to predators.

IT'S A DEATH SENTENCE for any alligator fed by humans. They lose their fear of humans and quickly become a threat. When reporting an alligator as a nuisance, make sure the alligator really is a problem. The Florida Fish and Wildlife Conservation Commission does not relocate them. Trappers will take them away and kill them for their meat and hide.

Be aware of your surroundings while out and about in Rivendell. Understanding alligator behavior is the best way to avoid trouble. Alligators are normally not aggressive towards humans and want to get away from people as much as people want to get away from them. If there is a situation that requires a quick response, the homeowner should reach out to the Animal Services Div of the Sarasota County Sheriff's office at 941 861 9500.







## Rivendell Golf Outing

Originally scheduled for April 11th, the Golf Outing was rescheduled to Sunday April 14 due to inclement weather. Our golfers played a scramble at Calusa Lakes Golf Club. The golfers noticed that the course was in good shape and that the manager of the club was accommodating to their needs. Everyone enjoyed the 19th hole and getting to meet their neighbors. Thanks to Keitha Lackey for arranging this event, the first of its kind in recent memory.



## Ladies Luncheons: A Big Success This Year

One of the additions to the schedule of the Social Committee for the 2023-24 season has been a monthly ladies' luncheon, organized by Mirinda Roy. The ladies have eaten at several local restaurants, including the Venice Art Center Café, Le Petit Jardin Café in Venice, and on May 29th of this month, Eggstraordinary in Nokomis. Arranging these events can pose some challenges, and Mirinda has been up to handling them. In March, the group arrived at the prearranged place in Venice only to find that the restaurant wasn't really prepared to accommodate them comfortably, despite the reservations. Thinking quickly, Mirinda went into Bodrum, a favorite Turkish restaurant next door to the original restaurant, and asked if they could accommodate a large group of women for lunch immediately. Bodrum was ready and happy, giving them a private room indoors. Below is a photo of the group at Bodrum. To join the group for this month's luncheon, contact Mirinda at [miriroy@aol.com](mailto:miriroy@aol.com) or on (941) 918-2740.



HAPPY  
*Mother's*  
DAY  
May 12



## Cottages Corner

### Welcome New Neighbors!

Recently, we have seen an unusual rate of resident turnover on the Circle. In the past six months, we have welcomed new residents to eight homes, with three more homes currently on the market. This creates a lot of activity for our Welcome Committee who makes an effort to visit each newcomer and deliver a copy of the *Cottages Handbook* while inviting them to participate in our activities. We are excited to meet our new neighbors and look forward to seeing them at our meetings and social events.

### Activities, Food and Friendship

It's been an active start to 2024 for residents in the Cottages.



**Heritage Potluck.** Neighbors from the Cottages gathered to share their favorite signature dishes to celebrate their various heritages.



**Saturday Coffee.** Saturday morning is a great time to enjoy some delicious breakfast treats, hot coffee and interesting conversations with neighbors at the Clubhouse.



**Happy Hour on the Porch.** Another fun-filled Happy Hour on the Porch with great food and great friends.



**Easter Bonnets.** Easter on the Circle is always a beautiful time of year with flowers blooming and Easter bonnets adorning many mailboxes. It's truly a lovely sight!



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# Maintenance Committee Report

March 19, 2024

Mark Giordano, Chair

Committee Members: Chuck Pertile (Board Liaison), Dave Cook, Larry Dobias, Kevin Humbert, Carole Myles, Greg Volack.

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. New plantings needed at the Gazebo in Crescent Park after rotten wood was replaced. Recommendations will be made to the board for approval.
2. The committee voted to get an updated estimate to trim the overgrown Viburnum hedge throughout the community to a height of 5 foot to allow for the hedges to fill in on the bottom. A decision was made to recommend trimming a test portion. Some sections of the existing hedges are dead or dying; these will have to be replaced. This will be done upon completion of the trimming.
3. The land strip west of the spillway between the Rivendell Lakes needs trimming. Estimates will be obtained and recommendations to the board will be forthcoming.
4. With the spring planting season upon us, the need to fill in the entrances and islands in the community with additional plants, perennials and annuals was discussed to lessen the footprint of the mulch.
5. Treescapes' will return to weekly mowing on April 1. Turf fertilizer and weed killer was applied on March 7.

## Tree Trimming:

1. The following locations for the first round of tree trimming or removal were identified. Pool, community street trees, Cottages' drainage ROW, Slash Pines in Crescent and Clear Creek Parks.

## Irrigation System:

1. Recommending to the board to accept the \$1,339.00 quote from Merritt Well and Pump to replace the Irrigation Pump at Crane Pond.
2. Recommending to the board to accept a \$400 quote from Rogelio Alvarado Landscaping to uncover overgrown sprinkler heads in the common areas at Golden Pond, Pine Pond, Eagle and Placid Lakes, Ibis Pond, and Crane Pond. The MC will be needed to assist in locating the heads.
3. The committee discussed the need for a new irrigation system in the common area located north, and east of Osprey Pond and Stillwater Ct. Quotes are being obtained.
4. Treescapes' conducted irrigation system inspection and proceeded with necessary repairs on March 13.

## Community Pool and Clock Tower:

1. The need to move the clock controller to a more accessible location was discussed and quotes are being obtained.
2. Quotes for a new pool service technician were reviewed and recommended to the Board that Sand Dollar Pool Service be chosen to replace West Coast Pools.

## Community Pool Pump Room:

1. Reviewed a \$ 2,245.00 quote to replace the rusted HW heater in the pool pump room.

## Roadways:

1. The balance of the roadways throughout are scheduled to be resurfaced this summer by the county.

## Sidewalks:

1. The list of sidewalk slabs that need replacing by the county is being completed.
2. Cleaning of Common Area sidewalks is being evaluated.

## Street Light Poles:

1. The existing Nostalgic Maintenance Agreement is being evaluated.
2. Discussion took place on the desire to have low voltage accent lighting at the entrance to Rainbow Point Park.

## Playground, Gazebo and Benches:

1. Rotten boards were replaced at the base of the Gazebo.
2. Discussed the need for more benches throughout the community. MC will identify areas and make recommendations to the board.
3. The need for someone to take over weed pulling, and re-grading of playground mulch was discussed.

## 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.
3. Some plants need replacing at the bridge and various other areas of the community.

## Pine View Path:

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

## Drainage System:

1. Notified county of the need to replace flowthrough drainage frame and grate at Golden Pond.

## Community Signs:

1. These need work. MC to get quotes on repairing and repainting the 6 community signs.

The Maintenance Committee would like 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 7:00 p.m. on the 3<sup>rd</sup> Tuesday of the month at the Cottages. Prospective members could familiarize themselves with the MC duties by reviewing the Facilities Management Plan (FMP) published on the website. Anyone with questions and/or wishing to join the committee, please contact Mark Giordano at (845) 656-6411 or email [mjg283@gmail.com](mailto:mjg283@gmail.com).

## Water is Life — and Brain Food!

by Debra Holton-Smith, Certified Health Coach

**Did you know?** The brain itself is made up of approximately 85% water. Water gives your brain energy to function including thought and memory processes. Water is also needed for the production of hormones and neurotransmitters in the brain...for brain power!

**If you were to create** a summertime health-protection kit, don't forget plenty of water! According to research, you don't have to get lost in a desert to experience the effects of dehydration, including impaired thinking. Researchers found that getting dehydrated affects our ability to perform tasks that require paying attention, and it can happen faster than you might think. For example, doing vigorous yardwork for a few hours without drinking can lead to acute dehydration, which can make it difficult to focus and complete tasks that require problem-solving.

**So how much water is enough?** It depends on your



weight, activity level, and the hot weather. The best way to gauge your level of hydration is the pee test: If your urine is clear or light yellow, that's a good sign you're drinking enough. Bear in mind that alcoholic beverages can dehydrate the body (sorry!). Keep in mind that it's a good idea to "pre-hydrate" with a couple glasses of water an hour or two before strenuous activity. If you're craving flavor, squeeze some lemon into your glass. Cucumber slices that steep in a pitcher of water in your fridge is also refreshing and delicious. Water is your best bet for staying hydrated, but if you're doing intense exercise for an extended period of time, a sports drink like Powerade ZERO can help you recoup the sodium and potassium you lose through sweat, along with the fluid.

Oh...and my motto for my weight loss clients is **"DRINK TO SHRINK"**.

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## Unofficial Minutes of the April Board of Directors Meeting

Should you be interested in the UNOFFICIAL MINUTES of the April 17, 2024 Board of Directors' meeting for Rivendell, below is my interpretation of what I thought I heard or understood. There could be errors. If you have any questions/concerns, ask a Board member or consult the Official Minutes once they're approved and appear on the website. ([www.rivendellcommunity.com](http://www.rivendellcommunity.com)).

Michelle Meyer was the only Board member who was unable to attend.

### PRESIDENT'S REPORT (Larry Dobias)

Larry announced that the \$500 CAPITAL EXPENSE NEW OWNER FEE AMENDMENT which was recently approved was recorded with the county on March 1, 2024 and Casey Management will be sending out copies of this document to all owners so it might be kept with your home documents.

Larry also indicated that the audit is still ongoing, that she is still chasing down the \$46,000 that was "lost" in the transition that involved 3 different management companies. Larry expects it's nothing more than one company's system not understanding how another company's system did its accounting but once the audit is completed and the numbers chased down, there will be a better understanding of what had happened. For example, some owners were told they had not paid their dues when in fact they had paid. The checks just had not been deposited to the accounts when one company changed to another company and the owners ended up writing another check to cover the ones that were "lost." The pre-pays apparently were an issue as well. In one month, some owners were marked as having paid, but in the next month, they were marked as not having paid. Why? Who knows? Obviously there was a glitch in the process. What that was will be the job of the auditor. She will be chasing down each transaction to see how each was handled and where the money was deposited AND did it get deposited to the right place? To do this audit, she'll need to look at not only the money coming in, but also the money going out and probably all of this is complicated by the fact that 3 companies and 3 ways of doing things were involved. Larry said that she expects to come back next week with additional questions to better facilitate her search. Perhaps a resolution to this problem will be forthcoming by the next Board meeting in May.

It was announced that there is opposition to the TAKE FIVE OIL CHANGE company that would like to open up a business on vacant land in front of the Willowbend community on Tamiami Trail. They have engaged an attorney to see what they might do to prevent this. Petitions are being circulated within Willowbend, Rivendell and in Seaside Springs that show opposition to adding this business to an already busy intersection. In addition residents of Seaside Springs plan to bus residents to the county meeting when this issue comes before the county commissioners. It's hoped that a grass-roots approach will show the county how unpopular this idea is with the voters.

On the subject of the county, Larry also indicated that the traffic control group has the Rivendell petition concerning the excess traffic/congestion in Rivendell that happens as a result of the Pine View parents using the cul de sac area as well as the blue park bench section of the Pine View trail as a "pick up zone" for their children. A few Pine View parents are not obeying the speed limits within the community and some are ignoring the rules of crosswalks and it's become a

safety concern for Rivendell. It's hoped that a meeting can address these safety issues.

Larry said there will be a blast to inform Rivendell when the Take Five meeting and the Traffic Control meeting are to be held so that you can decide whether you care to attend.

### TREASURER'S REPORT (Chuck Pertile)

Chuck indicated that to date Rivendell is about \$59,000 under plan but this is because several items have not been billed yet. For instance, we haven't received the \$11,000 water treatment bill yet.

Chuck also said that Rivendell is owed money. There is about \$25,000 outstanding from owner balances. This is the amount owed by people who either don't pay the assessments or who short pay the assessment. Anytime this happens, attorney fees, late fees and collection fees all need to be paid and some of these are paid by Rivendell until the owner pays what is due. If I understood it correctly, there is \$5300 owed from 2023, \$13,000 owed from the first few months of 2024, \$5000 owed from attorney fees, and the rest from fines and collection fees. This makes up the total of \$25,000.

Larry said that usually there is about \$8000 owed and he never understands why people wait until they are fined and lawyers are involved before they make payment. Wouldn't it be easier and cheaper to just make payment when it's due?

Larry also indicated that he also realizes that there are some on this list who should not be on the list. They are there because of accounting errors. They have paid. He talked about having 5 pages of people who have not paid their fees according to the records.

Have they? Haven't they? One bank went through a merger and was sitting on checks that they had not deposited. Owners were told they hadn't paid. They paid again.

An owner wanted to know whether people were being notified of these conflicts? Larry indicated that Casey sends out notifications to those who do not pay fees.

Another owner said he expects that when July assessment are due, people will not realize that they already have the voucher. This was never done before. They will be waiting for a voucher to be sent to them. **Perhaps the Board might want to remind folks that owners already have the 2nd half voucher. It was sent with the 1st half voucher.**

Larry stated there are 6 who haven't paid for a few years and their account has been turned over to collection. Their property will get a lien. The next step beyond a lien is a foreclosure. Rivendell has never foreclosed on a property.

Chuck said he's been keeping track of the various funds and all in all, Rivendell is healthy but he is concerned that we have already spent \$7000 out of the \$10,000 allotted for attorney fees. Some of this money will come back when owners pay what is due but in the meantime, we're on the hook for what they are not paying.

*(Continued on Pg. 15)*

(Unofficial Minutes continued from Pg. 14)

Chuck also reported that we have about \$223,000 in operating funds and \$368,000 in reserve funds.

### SECRETARY'S REPORT (Mary Angell)

Mary has been meeting with the Brokers Insurance Service of Sarasota to see if they had better cost options for Rivendell. Apparently they specialize in plans for HOA's and it's hoped that their expertise might offer some savings for Rivendell without any loss in benefit coverage. One thing that the agent suggested that be done was to go with this new company and then have all of our policies expire at the same time rather than to have them happen at different time periods as what is currently happening. Mary said that although there's a penalty when you stop a policy early, the savings from the new policy would offset any penalties that might be incurred. The agent suggested June 3 would be a good date to start the new policy, but Chuck thought it would be better if they all started in January since our most expensive policy was just renewed this past January. Also if we started a policy in June, it would be right before any assessments were paid. If we started the policy in January, the assessments were already paid and we'd have the money to make the payment. It was mentioned that our premium in January just jumped from \$8000 to \$15,000 for just one part of our insurance coverage that we carry so when we bundle ALL our policies together, a premium can be quite sizeable.

Mary said that she is still doing her research, that the agent only just returned some numbers to her and that she did not have enough time to look at them before the meeting. She will have the numbers to the Board by the next meeting and they can determine what they think of this new idea in bundling all the insurance policies into one.

Next Mary discussed her idea of bulk internet for Rivendell. She has been meeting with a Frontier representative and preliminary results of her research is that for it to go forward, the Board would have to agree to make bulk internet an amenity of Rivendell. Owners would not be billed for this service anymore than they are billed to use the swimming pool or playground. It's part of the "offerings" of Rivendell. If the Board agrees to do this, the cost would be \$25 per home for internet coverage only or \$59 per home if Direct TV were included with the internet. I guess the Board has to ask an attorney if they can do it and then if they can, then the Board has to decide whether they want to go the \$25 or the \$59 route. Whether an owner uses it or not is his business. It's like the pool. Not everyone uses it. It's there if he so chooses.

If the Board decides to use Frontier bulk internet, each home gets 2 Eero routers. The internet has 500 megabites. Service is available 24/7.

Gary Mruz said that it'd be great if Rivendell could lock in the price for 5 years and this would be a great savings for owners. After the 5 years, Rivendell could negotiate for another 5 years, etc.

More investigation/research is to be done. Mary also commented that Rivendell should think about using the "power of the neighborhood" and bundle other services which owners/residents use and hire out. She said that power-washing is one such service that we might be able to find some deals if we would form groups and have it all done at once.

### MAINTENANCE COMMITTEE (Mark Giordano)

Mark mentioned that TruScapes recently repaired various problems in our irrigation system. Problems resulted from tree roots squeezing pipes and causing a reduction in pressure in the lines or problems were happening when pipes were cracked or heads were broken or defective.

Mark added that it's been very effective using Rogelio Alvarado Landscaping to augment the work of TruScape in the irrigation dept since they're the ones who have been finding the heads that are overgrown with grass. These heads are not able to have free travel and cannot irrigate well until the grass around them has been cleared away. Rogelio's crew cleared 250 heads and then marked those that were defective so that TruScape could then repair them. Once the irrigation lines were repaired, the water was flowing and the plants and grass were happy!

Greg Volack and Carole Myles are still in the process of removing invasive "starburst" plants and other misc vegetation from the ROW at the Cottages.

New shrubbery was installed at the gazebo in Crescent Park. Also, an electric junction box at Crescent Park was cleaned so that the outlet adjacent to the gazebo now works.



The bid to relocate the clock controller was re-negotiated. It was to be \$918 but the committee was successful in getting it reduced to \$512.

The committee was also successful in getting a good deal on bringing irrigation to a non-irrigated common area behind Osprey Pond/beside Stillwater Court. In the past, when it's been particularly dry, residents have complained that they had been unable to sit outside on their lanais due to the dust bowl effect that happens anytime the common area gets mowed.



(Continued on Pg. 16)



*(Unofficial Minutes continued from Pg. 15)*

The initial bid was that it would cost \$48,000 but by being creative and by having 3 different companies do various segments of the work, the total cost will be \$17,269 instead. The companies involved will be Merritt Well and Pump, Graham Electric, and TruScape. Mark requested a budget of \$20,000 for the project to handle any landscaping that might be needed.

The MC turned over 50 sidewalk requests in need of repairs to the county and the county will be investigating. The MC also has been checking out areas that could use about 500 feet of concrete landscaping curb to better contain the mulch.

Because of homeowner complaints of either dead or leaning trees from the preserves into back yards, the MC plans to investigate how many other trees of the 158 homes on the preserves have similar situations affecting them. They will be soliciting estimates for the problem trees already identified.

Mark will be bringing to the Board the MC idea to put 2 low voltage solar lampposts at the entrance to Rainbow Point Park that will be in the same design/color as our existing ones. The MC will do the work. The plan is to install them at the entrance to the park on either side of the pathway into the park.

**MAINTENANCE COMMITTEE RESOLUTIONS WHICH WERE PROPOSED AND ADOPTED:**

1. The Viburnum hedge in Rivendell Park has too much dead wood in it. It will be cut down to 5 feet so it can grow into a healthier hedgerow. TruScapes will be hired at a cost of \$2412.



2. Several community entrance signs are to be painted by H & H Signs at a cost of \$3167.20.



3. Rogelio Alvarado and his crew were hired to maintain the beds at the Old Venice and Park Trace entrances, Eagle Isle, both sides of the bridge, and on the islands at a cost of \$400 a month.

4. Rogelio and crew were hired to replace 17 Golden Mounds and 2 Pitch Apples at a cost of \$603.81.

5. It was clarified that the clock controller price was reduced to \$591.60.

6. GreenTops was hired to trim 26 trees and remove 4 dead/overgrown trees at a cost of \$17,025. Because some of these trees involved trees in the parkway, this generated discussion as to whether the county would handle trimming of trees in this location. The MC said that when the county does it, the tree does not present well. The county only trims the branches that are interfering with traffic over the street or sidewalk. The county does not shape the tree. The county is not concerned with a "hurricane cut" of the tree's branches. The county does not trim the upper branches of the tree. It only trims the lower branches that impede travel along the street/sidewalk.

The MC believes that Rivendell should be responsible for the trees that are in the ROW since those are the trees that present the "right" image to our owners and visitors and if we want to put our best foot forward, we should maintain control of that image. It's thought that we could trim so many each year so the task becomes manageable. This is something with which I might not have gotten a clear understanding.

The discussion also seemed to focus on how many feet from the center of the street made up the ROW. Mark said it was not a set in stone number of feet. Generally it was 50 feet...25 feet on each side...but he also said from Old Venice to the Pine View Path there was a variance of 110 feet to 80 feet and then to 50 feet...if I understood what Mark was saying. Whatever the case, they are not proposing to do this all in one year. It's a do some in one year, some in the next, etc.

The whole point in trimming these trees was to maintain the look of Rivendell and to assure that the street trees would continue to stay healthy.

7. Rogelio and crew were hired to clean additional irrigation heads at a cost of \$350 since the MC had previously determined that it had been so successful in opening up the travel of these heads so that the plants/grass would be watered and so that the heads/lines could be identified and repaired.

8. The 2 solar lampposts for Rainbow Point Park were approved. The lampposts will be 89 inches high. The MC will do the installation. The cost will be \$500.



*(Continued on Pg. 17)*



(Unofficial Minutes continued from Pg. 16)

**COMMUNICATIONS COMMITTEE** (Larry Dobias for Cindy Borland)

Cindy Borland will be in charge of the newsletter. If you have any articles you'd like in the newsletter, Cindy would like them submitted to her by the 10th of each month.



**POND COMMITTEE** (Larry Dobias for Bob Frank)

Rick Richard was hired to do the inspection of the Rivendell pond structures for SwiftMud. Pictures will be taken of our various pond structures.

A report will be generated that talks about the conditions of our structures and what recommendations might be made for them. In the past D.S. Franks used to do this for Rivendell but they no longer are willing to do it.

**CERT** (Larry Dobias for Terry Siemsen)

In order to be better prepared for emergencies, Terry would like to make a roster of those with either critical skills or with equipment who could be utilized if we ever had an emergency. Then Terry would know whom to call if there ever were a need for chain saws to free a person from rubble, or medical people to help someone, or search dogs to find someone, or boats should there be flooding, etc. I guess Terry is looking for anything that might be useful for any of the natural disasters that could befall us. When basements get flooded in the north, people use a sump pump. Maybe if you have one of those, that's a useful tool.... Before the discussion went too far, Chuck wanted to know what this would mean for our liability insurance if the Board inserted itself in this roster project. His reason for asking was that a few years ago, a former CAM told the MC that they better not be climbing any palm trees to string Christmas lights, that their insurance might not cover them if they fell off a ladder. Because of that question, my impression was that no Board action was ever taken on Terry's request to have the Board get behind his request to have a roster of critical skills spreadsheet created. Chuck thought it was a great idea to have the spreadsheet. He was just concerned about community liability. Maybe the Board intends to do some more investigation before it commits to what Terry would like them to do....

**COMPLIANCE REPORT** (Kay Mruz)

It seems that people will correct issues once they are told of the problems but they are not apparently noticing them on their own or they're slow to correct them. For instance, right now they have 28 open violations and so far only 5 people have done anything about them. In the previous month, there were 18 open violations...all but 6 were corrected by the time the Fine Committee met...3 were approved for the fine.

Some of the issues are easy to fix. It could be the numbers on the mailbox need to be replaced..they're too faded. The mailbox light might be out. Some issues are more complex and ongoing. One issue involves a dead lawn. Another involves unpaid assessments.

Because people don't need to be handheld to do what they should be doing, the Board decided that instead of dragging out the process, they no longer are going to wait forever to have an issue corrected. The Board used to wait 90 days; then they shortened it to 60 days. **Now non-compliance issues must be corrected within 30 days.** If you can't change your light bulb within 30 days, expect to appear before the Fining Committee.

**MISCELLANEOUS**

1. Larry reported that the Standing Rules had been on the website for 30 days so that owners could comment. A few had offered their comments. As far as what kinds of changes were in the new version, he said that the new version was just a cleaner version of the old. It also eliminated the rules that were better suited with ARC rather than with the body of the Standing Rules. Jim Duncan, a retired attorney and Rivendell owner, worked with Larry to help clean up the wording of the Standing Rules and also to ensure a better fit with Florida 720 and with our Covenants. In addition, the recently adopted amendment was added to the Rules.

The Board approved the Standing Rules and Gary will put this version on the website.

2. Dave Gill of the Pond & Preserve Committee has been looking for a more attractive preserve sign that would not be so obtrusive to those owners who live on the preserve and have to look at these signs from their patios. They didn't care to be looking at what they thought was an unattractive 4 x 4 post holding a tiny wordy sign...



(Continued on Pg. 18)

(Unofficial Minutes continued from Pg.17)

It was thought that a sign similar to what was bought for the lakes would be a better fit for the preserves....



The Board agreed and new signs will be purchased at a cost of \$1273.30. Not all of the old preserve signs will be replaced.

**HOMEOWNER COMMENTS**

- 1. One owner wanted the Villas Board to be held accountable for all the shrubs that are impeding travel along sidewalks. She felt they should be trimmed back from the sidewalk. Larry will talk with the Villas President to see what might be done.
- 2. Another owner praised Mark Giordano and the MC for all the work they have done in the Cottages in identifying and in repairing all the irrigation problems. Recently new sod was laid and water was critical to the project. He also was grateful for other work which the MC has done in the Cottages.
- 3. I questioned why Rivendell has "fire" insurance. Does it cover trees? It seemed odd that we had fire insurance. The Board will investigate.

**If you have any questions/concerns about something I've written, I could be wrong. Talk to a Board member. Feel free to forward to your Rivendell friends/neighbors. Nancy Dobias**

**Best of Venice Winner for 2023**



**It's a New Life**

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Having these hearing aids has given me a whole new life.

Best quote from a first time wearer Karen has ever heard. I've told her about patients crying in my office who heard clearly and it overwhelmed them. After all these years, she had a guy just oozing with happiness over his new hearing aids.

First time wearer, Dennis, was referred to us. After being fitted and wearing his new hearing aids for a few weeks he came in for a follow-up visit.

Dennis walked in smiling and gushed to Karen how his new hearing aids have given him a whole new life.

It wasn't just big things but the small moments also added to his enjoying life more.

The TV volume is softer so his wife can watch with him, that's an enjoyment. She doesn't constantly repeat herself, that's an enjoyment. He hears her from the other room so she isn't annoyed having to track him down, that's an enjoyment.

Even the small noises he had forgotten about were a blessing to have back. The first day he wore the new hearing aids, he could hear the beep of the coffee maker so he knew his cup was finished brewing. Dennis no longer had to wonder if it was done, he was confident.

Talking to friends at restaurants is so easy now that he is more relaxed and feels more connected.

The happiness that Dennis is feeling flows from him. While he was in my office he smiled the whole time.

Seeing another person's life transformed into happiness by wearing hearing aids gives me great joy for my purpose.

If you struggle to hear clearly and would like to find out if hearing aids can add to your happiness, call for a free demo, 941-244-9300.



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*Matching your lifestyle to new technology*

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**ContemporaryHearing.com**



## The "Orangedog" and Its Ultimate Transformation

The email showed a photo of a highly unusual looking caterpillar; truth be told it was downright ugly.

"I have these giant swallowtail caterpillars on my lime tree," said our contributor. "They'll be the most beautiful butterflies. Seems like a good topic for May." Totally in agreement, the next stop was the University of Florida entomology website to learn more.

The giant swallowtail's proper name is *Papilio cresphontes*. As you can see from the photo, it is an exotic-looking butterfly in addition to being one of the largest. Lucky for us, it is very abundant in our area.

One might think that such gorgeous butterflies would have an equally attractive larva. Nature rarely works that way and these caterpillars, commonly known as orangedogs, are not only the opposite of beautiful but highly destructive. Its favorite feeding ground are citrus trees and the caterpillars have been known to defoliate smaller citrus trees in record time.

Enjoy these very special pollinators with whom we are privileged to share our space.

Contributors: Photography: Bob Frank & Text: Kristine Nickel



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

Are you seeking a service provider recommendation?

Do you have an item to sell?

Do you have any questions about Rivendell or  
other topics residents can help with?

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

## Beautiful Day for the Ice Cream Social

More than 70 Rivendell residents turned out for ice cream and raffle prizes on a sunny Saturday afternoon in Crescent Park this past April 13th. The photos below tell the story of this fun event, organized by Lisa Boggess (with lots of help from husband Kevin) and supported by many volunteers who pitched in. Thanks especially to Edith Norby for lending her freezer for the stockpile of ice cream and “quiescently frozen” cold delights, as well as Lesley Glick, Ellen Sagalov, Kathy Lysak, Jane Stevens and Mirinda Roy from the Social Committee, Larry Dobias and Greg Volack from the Rivendell Board, and Nancy Dobias our intrepid photographer. Everyone enjoyed socializing with their neighbors, and some people won gift card prizes. Pictured below is a group of Rivendell girls enjoying their treats,

a prize winner from the raffle, some of our volunteers smiling for the camera, and Lisa and Kevin Boggess.



(Continued on Pg. 21)



(Ice Cream Social continued)





## A Visual Artist's Process and Journey

Rivendell Cottages resident, Kelly Parisi Castro will offer her one-session class, A Visual Artist's Process and Journey on May 17, 2024, from 11:00 –12:20 pm at the Sarasota Art Museum as part of Ringling College's Osher Lifelong Learning Institute (OLLI) program.

From the earliest stages of discovery through the process resulting in the final painting, she will discuss her creative journey as an artist, her move to Florida, and her love of the natural beauty found in her new surroundings. Along the way she will describe and show the stages of several works in progress. The session is a visual feast for art lovers and the art curious.

Castro, a graduate of The Maryland Institute College of Art (MICA) holds bachelor and master degrees in art. She is a former adjunct professor of studio art at Washington College.

Castro first gave this class at the Sarasota Art Museum in January 2024 and is delighted to offer it again.

Neither Sarasota Art Museum or OLLI membership is required, and the fee is \$15.

For more information or to register, call 941-309-5111. For full program details visit, [www.OLLlatRinglingCollege.org](http://www.OLLlatRinglingCollege.org)

*Kelly Parisi Castro*  
*kellypariscastro@gmail.com*  
*941.323.1737*







**ARC Committee Meeting - Tuesday, March 26, 2024**

Time/Place: 4:00 PM Cottages Clubhouse

ARC Members Present: Jim Duncan, Joe Casale, Rebecca Rasmussen, Janet Lorie

Others Present: Bruce Lorie

**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)
3	839 (A) Golden Pond Ct.	Robert & Maureen Stewart	Install accordian style hurricane shutters by Jansen on all opennings. Color Beige.		X		
4	839 (B) Golden Pond Ct.	Robert & Maureen Stewart	Remove 4 trees: #1 Oak along driveway ;#2A & #2B Two Tall Palms "too close to house - fronds dangerous" #3 Oak in front of House - "Dying"		X		
5	846 Placid Lake Dr.	Lenora Mccomas	Install accordian style hurricane shutters by All American on three windows (2 front, 1 Lanai) - white		X		
6	878 Placid Lake Dr.	Joe & Colleen Duffy	Remove 1 diseased Foxtail palm - front yard bed next to entrance walkway		X		
7	1163 Mallard Marsh Dr.	Stanley & Natalie Elman	Remove tree stump in front lawn and replace with Christmas Palm		X		
8	1012 Oak Meadow Lane	Gregory & Sue walsh	Remove (3) cabbage Palms that are impinging on Canary Island date palm on N side of property		X		
9	1005 Scherer Way	Anna Konarzewska	Repaint exterior. Body: SW Creme HGSW7556; Trim: Valspar Ultra White 7006-24; Front door: Valspar Cabin Plank 2011-10		X		
11	878 Placid Lake Dr	Joseph & Colleen Duffy	Relandscape front bed & sod; adding crotons, cordylines, bromyliads & tibouchina		X		
12	1030 Scherer Way	Jacqueline Keller & Jeffrey Young	Replace tile roof - Westlake Royal Saxony 900 Slate - Sterling 1FMCS5759 (Flat tiles). Installation by Siesta Roofing.		X		
13	677 Clear Creek Dr	Alice & Jerry Cohen	Repaint Esterior; Body: SW7689 Row House Tan; Trim and Front Door: SW7573 Eaglet Beige. Purports to be same colors as on house currently		X		



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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)
14	866 Placid Lake Dr.	Laurie Ross	New hurricane impact windows - white with all front windows with grids. Installed by Absolute Window		X		
15	806 Foothill Ct.	James Stepien	Body: SW9174 Moth Wing; Trim: SW6063 Nice White. Door same as the same		X		
16	753 Placid Lake Dr.	Patricia Poyner	Roll-down motorized shutters. Tan. Not visible from street when not pulled down		X		
17	1031 Scherer Way	Joseph Bond	Replace roof. Siesta Roofing. Westlake - Newport Concrete Flat tiles - Saxony 900 Slate Espresso Blend #1FMCS3260		X		
18	726 Shadow Bay Way	Antriece & Paul Muther	Install 1.5 ton Split AC unit on backside of garage against wall. On 18"x40" pad. Exterior unit painted same as house body. Location requires removal of small bush.		X		
19	1119 Mallard Marsh Dr.	Bill & Ginny Singer	Re-roofing with Eagle Tile, Bel Air flat Cement Tile, 4595 Dark Charcoal. Gutters, soffits and downspouts will be bronze		X		
20	803 Shadow Bay Way	Mary & Fernando Angell	Replace 7 windows with white vinyl-clad, impact-resistant windows. 6 on front of house will have grids		X		
21	626 Rivendell Blvd	Catherine Barton	Add planting as border to mulched area adjacent to entrance walkway: lavender and/or Muhly Grass; adding 1 citrus tree (lime or tangelo) in same mulched area		X		
22	573 Meadow Sweet Circle	Deborah Craddock	Window and door white, high-impact replacements. Grids same as existing. Master bath and 1 other frosted instead of glass block		X		
23	1104 Mallard Marsh Dr	Bob and Jean Doering	Remove large (overgrown) bush so County can replace faulty backflow valve deep within. At corner of drive and sidewalk		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.





**ARC Committee Meeting - Tuesday, March 26, 2024**

Time/Place: 4:00 PM Cottages Clubhouse

ARC Members Present: Jim Duncan, Joe Casale, Rebecca Rasmussen, Janet Lorie

Others Present: Bruce Lorie

**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)
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3. If you need further information in order to comply with them, please let the ARC know (ARCRivendell@gmail.com) and it will do its best to be helpful.

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

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

**Denials**

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

**Reviews, Appeals, Mediation, Litigation**

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

**Covenant & Rules Enforcement; Fines**

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