



Your
Community Resource

The Woodlands Word

September 2024

From the President Larry Dobias



The audit on the 2023 financials is finally complete. After considerable confusion about what money existed after going through three transitions on property managers, the year-end report from Casey Management was within 1% of the audit completed by Miller and Miller Associates. The final report from the auditors arrived at a final number that was just a bit over \$2,000 additional funds in the bank. This is just a result of timing for the completion of work in 2023 and the final invoice. There are numerous adjustments that will be made on various line items to bring the financials in line with the auditor review. The original concern about unaccounted for money was the result of delays in obtaining the ledgers of the financials from Real Manage. This is a huge relief and business in Rivendell will continue as usual.

Pine View School has sent an announcement to the parents of all children that states the back gate that opens to the Pine View Path will be closed to all students exiting or entering school during school hours and will be maintained for emergency purposes. The policy will have a significant impact in improving traffic in Rivendell during school but it will negatively impact Rivendell residents whose children bike or walk to school and use the back gate entrance. The children are being directed to the main entrance off Old Venice Road. This decision was made unilaterally by the school without any input from the Rivendell's Board. The Board made ini-

tial suggestions about how the rear gate could be monitored allowing only local residents to continue to have access but obviously that was not acceptable. The school's decision to lock the gate came as a complete surprise. A request has been made for an opportunity for a meeting to discuss the rational and potential alternatives.

At this writing, the remnants of Tropical Storm Debby is continuing to rain on the community with the current accumulation of more than 13 inches. The damage is minimal so far and there are some downed limbs and minor excess water in the streets. The Stormwater system in Rivendell was tested by the extreme amount of rain and responded as designed by the developers in accordance with SWFWMD guidelines. The ponds flow into one another from North to South and ultimately into a swale near Willowbend and out of the community. Excess rainwater was also directed into the wetlands and preserves where it flows back out into the ponds over time providing additional time for the ponds to get back to more normal levels. There were a few clogged drains with debris that also contributed to some of the water in the roads. All things considered; Rivendell came through the storm in much better condition than some surrounding communities in the area.

-Larry Dobias



Cottages Heroes Save the Day!

When Tropical Storm Debby swept through the Sarasota area, it left flooding in many places. The ponds of Rivendell filled to near capacity, but most of our neighborhood roads were passable. One area that experienced some flooding was the alley in Meadow Sweet Circle. Luckily, the cause was determined to be clogged storm drains, so a group of volunteers went out and repeatedly cleared those drains of debris to keep them flowing. Some MSC residents monitored our pool level and drained it, as necessary. Others moved large tree debris to keep Meadow Sweet Circle clear enough

for residents to get in and out. We owe these kind, thoughtful residents a huge debt of gratitude as they worked diligently to keep our neighborhood open. We are most grateful to Carole Myles, Bert Andresen, Steve Bragg, Ken Alarie, Joby Zammit, Greg Bowers, Jose Serrano and others. They worked to keep our neighborhood drivable and free of flooding during this challenging storm, despite the record rainfall. A sincere thank you to all these volunteers, our Cottages Heroes!

-Marylin May



Ken Alarie and Bert Andresen

POST-STORM DEBRIS REMOVAL GUIDELINES

In an effort to expedite the debris removal process, please separate into the categories below.

Vegetative Debris Tree branches, leaves, logs, plants	Hazardous Waste Oil, battery, pesticide, paint, cleaning supplies, compressed gas	Construction Debris Building materials, drywall, lumber, carpet, furniture, plumbing	Household Garbage Bagged garbage, discarded food, paper, packaging	Large Appliances Refrigerator, washer/dryer, air conditioner, stove, water heater, dishwasher	Electronics Television, computer, stereo, phone, DVD player

DEBRIS SHOULD BE PLACED CURBSIDE



DEBRIS SHOULD NOT BLOCK ROADWAY



Social Committee Events for September 2024

- Thursday, September 5th, in the morning at the Rivendell Pool. **Ladies Walk 'n Talk**. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information and to request to be added to the Facebook page for weekly updates. As temperatures heat up or decline, times for walking will get earlier or later, so you will need to contact Lesley or the Facebook page to learn the exact time.
- Monday; September 9th 7:30 pm. **Rivendell Book Group**. The group will be discussing Demon Copperhead by Barbara Kingsolver. For more information, contact Lesley Glick at Lesleymg8@gmail.com.
- Thursday, September 12th in the morning at Rivendell Pool. **Ladies Walk 'n Talk**. See details for September 5th.
- Thursday, September 12th, 1pm. **Bridge Club**. To join, contact Barb Loe at (651) 398-2256.
- Thursday, September 19th in the morning at Rivendell Pool. **Ladies Walk 'n Talk**. See details for September 5th.
- Thursday, September 26th in the morning at Rivendell Pool. **Ladies Walk 'n Talk**. See details for September 5th.
- Thursday, September 26th, 1 pm. **Bridge Club**. To join, contact Barb Loe at (651) 398-2256.

A split-panel advertisement for flood safety. The left panel shows a flooded road with a yellow diamond-shaped sign that says 'FLOODED'. The right panel shows a car partially submerged in floodwaters at night. The text is split across the panels.

FLOODWATERS

They are hard to see during the day... and even harder to see at night.



TURN AROUND. DON'T DROWN.

SUDOKU

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(solution on page 12)

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CoCoRaHS?? What's that?



Let me introduce myself. My name is Terry and I'm a confessed weather nerd. Have been and always will be. Weather has been a big part of my professional and my personal life.

I'm your Rivendell weather junkie! You may have seen my small backyard weather station near the corner of Rivendell Blvd and Clear Creek Drive. I make daily observations and report

them thru a national network of like-minded volunteers that are members of the Community Collaborative Rain, Hail and Snow Network (CoCoRaHS). Sounds very nerdy? Well, there are over 26,000 of us that collect high quality, low cost precipitation data every morning and share it nationwide thru a computer system that originated at Colorado State University. We have observers in all 50 states!

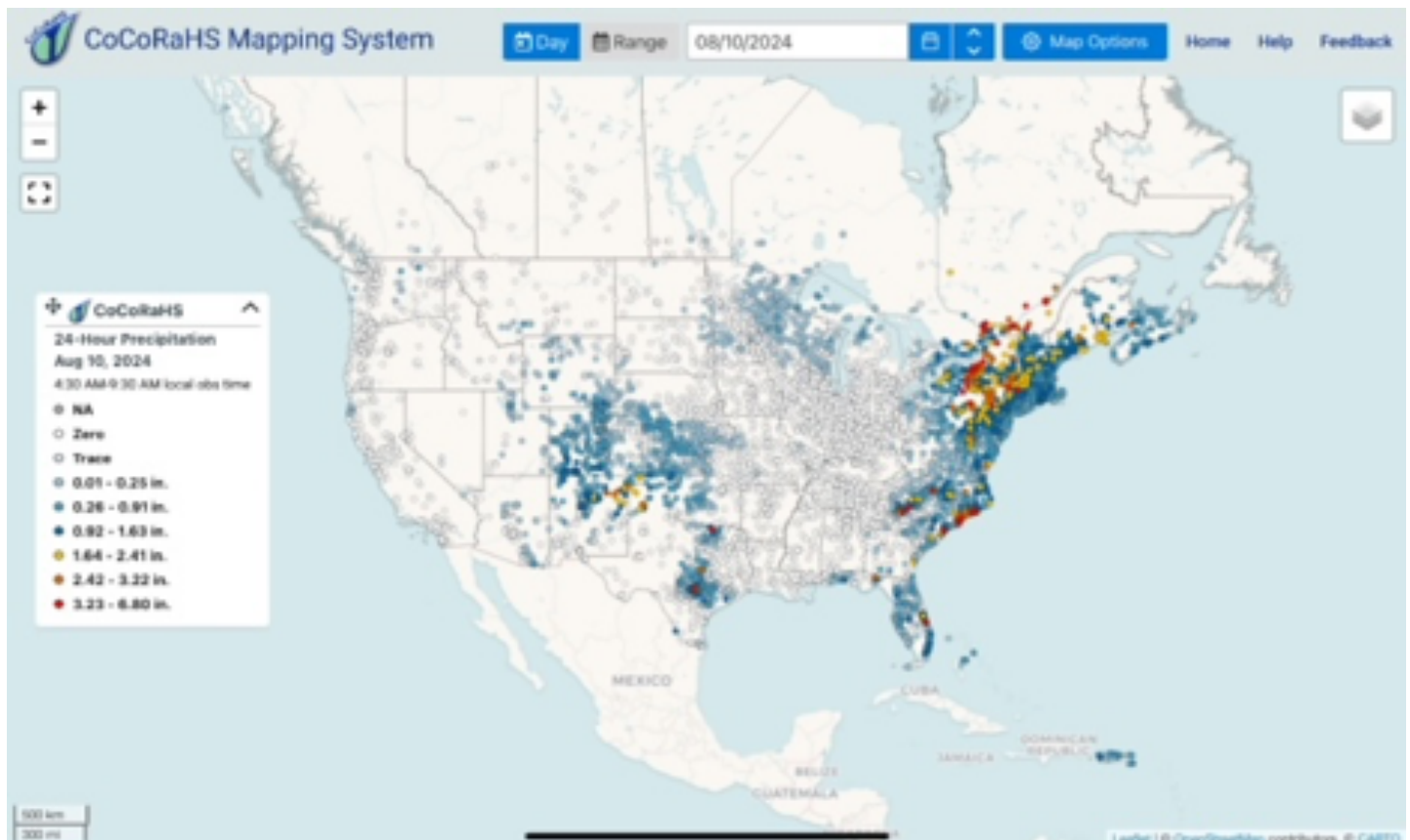
It's a community project. Participants are young, old and in-between. The basic need is to have enthusiasm for watch-

ing, recording and sharing weather information. CoCoRaHS is not just the fun for a bunch of individuals, its used widely by government agencies and private interests. The National Weather Service, other meteorologists, hydrologists, emergency managers, city utilities (water supply, water conservation, storm water), insurance adjusters, US Department of Agriculture, engineers, mosquito control, ranchers and farmers, outdoor and recreation interests, teachers, students, and neighbors are just some examples of those who visit the CoCoRaHS website and use the data.

CoCORaHS strives to (1) provide accurate timely precipitation data for a 24-hour period of time, (2) increase the availability of precipitation data throughout the country, (3) encourage citizens to join in gathering and sharing data, (4) increasing awareness of our weather and (5) providing information for forecasters, teachers and the community at large. CoCoRaHS is always looking for more volunteers! The equipment needs are minimal but one must use a high quality rain gage, not a small "WalMart" gage. There's a picture of the needed gage included with this article. The gages are available on Amazon and other sources and are to be read daily, as close to 7 AM as possible. The data gathered helps fill in pieces of the national weather 'puzzle' and aids in better forecasting. A graphic of a typical day of reporting is included with this article.

Learn more about CoCoRaHS at cocorahs.org! Learn how to become a volunteer or simply browse the interactive maps to see what Mother Nature has dropped on us each day.

-Terry Siemsen



A STOPPED SCHOOL BUS AND FLORIDA LAW

Now that Florida has opted to allow cameras to be installed on school buses to capture videos and still pictures of anyone passing a stopped school bus, I wondered why is it such a problem down here? Why do so many people violate the law regarding a stopped school bus?

With that in mind, do you know what you should do on a multi-lane highway if you were traveling in the **opposite** direction of the school bus? Do you know what Florida law says?

What would you do on multi-laned segments of Tamiami Trail? Or Clark Road? Or Honore Avenue? Would your action be consistent everywhere along those highways or would it vary depending upon where you were on that road?

No doubt we all know what to do on a two-lane highway, whether we're traveling in the same direction of the bus or opposite, but **WHAT HAPPENS ON ALL THOSE MULTI-**

LANED HIGHWAYS AROUND US WHEN WE'RE GOING IN THE OPPOSITE DIRECTION OF THE SCHOOL BUS?

School is starting. Perhaps you might want to check it out before you're faced with a fine of up to \$225 and 4 points on your license.

There are several links online. Here are two....

[When to stop for school buses in Florida | WFLA](#)

[2023 Florida Law Takes Aim at Bus Stop Scofflaws \(spiv-eylaw.com\)](#)

Recent news reports stated that in Hillsborough school district, over a 4-day period, the police issued almost 2,400 warning tickets as a result of the buses now having cameras. Once the warning period is over, the fine will occur.

-Nancy Dobias

Graphics provided by Terry Siemsen

FLORIDA: DO I NEED TO STOP?



Two Lane

Vehicles traveling in both directions **MUST** stop.



Multi-lane paved across

Vehicles traveling in both directions **MUST** stop.



Divided Roadway

On a highway divided by a median, cars traveling in the opposite direction are not required to stop but should proceed with caution.



Healthy Motion Matters: Walk it Out!!!

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

As you're learning to create healthy habits that lead to optimal health and wellbeing, try incorporating small movements into your routine when you're ready. The habit of healthy motion can be easily built starting out simply by walking. Walking is powerful because it's sustainable, safe and accessible no matter your fitness level or age. You don't need special equipment and you can do it almost anywhere — on the treadmill, at the park or around your neighborhood.

Remember, ease into the habit of healthy motion at your own pace. When you're ready, try:

- **Pumping your arms.** Did you know you can get an upper body workout from walking? Pump your arms up and down as you walk to build stronger muscles in your back, shoulders and arms.
- **Using your core.** Your core muscles help you maintain good posture and avoid slouching. Engage your abdomen by tightening your stomach muscles and straightening your back while you walk.
- **Picking up the pace.** Mix up your routine by adding small intervals at a slightly faster pace. For example, if it usually takes you 15 minutes to complete your walk, try doing it in 14 minutes. By consciously picking up your pace, you'll challenge yourself and elevate your heart rate.
- **Making it social.** Invite a friend, neighbor or family member to walk with you! While you're burning calories, you're also building and nurturing social bonds.
- **Joining our RIVENDELL WALK & TALK group** that meets every Thursday morning for 1 hour. Reach out to Lesley Glick for information on where and when we gather. Contact at Lesleymg8@gmail.com or (973) 219-5839

Don't underestimate the power of a good walk or hike! Next time you go for a stroll, consider your goals and adjust your routine at your own pace to optimize your walk.

For other ways to enhance your healthy lifestyle on your journey to Lifelong Transformation, contact me: Deb Holton-Smith Certified Health Coach 845-661-9883. Fill out this quick health profile before we chat.

<http://bit.ly/DebHoltonSmithsHealthProfile>

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Maintenance Committee Report - August 10, 2024

Mark Giordano, Chair

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

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

Landscape Management:

1. Truscapes cut the Viburnum hedge adjacent to Rivendell Park. The community arborist recommended we fill the empty spaces with 18- 15gallon viburnums and trim the alley side as well. The estimate is \$4,700. Getting another estimate.
2. The land strip west of the spillway between the Rivendell Lakes needs trimming. Estimate by Rick Richards Inc. \$ 6,685. Completed 7/9/2024
3. Received estimate from Truscapes to remove grindings, install topsoil and 5 pallets of sod behind 586 and 584 Meadow Sweet Circle. \$6,120.
4. The MC received an estimate to plant flowers on the 6 islands in the community. 180 1-gallon multi color Vincas. Rogelio Alvarado landscaping, \$ 2,180. Scheduled for 07/14/2024. Complete
5. The MC received estimates on sod placement in various areas throughout the community and will be differed to the fall.
6. A proposal by 2 residents of the cottages for improvements at the area around the Banyan Tree to the cottages is being considered and various estimates are being received. In addition, the Cottage's Board is submitting their own proposal. Still waiting for this.
7. Treescapes' continued weekly mowing. Turf and Ornamental fertilization, Lawn, and Ornamental trim and weeding are scheduled for this month as well. Completed Ornamental Trim and Fertilization.
8. The MC cleaned drainage grates and Truescapes hauled away debris.

Tree Trimming:

1. The 46 remaining "oak street trees" need trimming as well as 6 Cypress at Placid Lake need trimming, Green Topps quoted \$ 14,700. Complete.
2. Received estimate from Green Topps for various dead or dying trees on edge of the preserves. \$4,400.

Irrigation System:

1. Merritt Well and Pump replaced a breaker, starter relay switch and a 5hp control box on Controller 5.
2. New irrigation on Stillwater and Osprey Pond is on hold till money is available.
3. Truescapes' completed repairs in July and conducted the August inspection.
4. The need for additional irrigation at Pine Pond and Crane Pond was discussed and the MC will obtain estimates for the future.

Community Pool and Clock Tower:

1. The MC removed leaves and storm debris because of

hurricane Debbie.

2. The solar pump remains shut off during for the summer.
3. The bike rack at the pool needs replacing.

Community Pool Pump Room:

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

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. Estimates will be obtained for the future.
4. The concrete curb project on hold till the fall.

Street Light Poles:

1. Nostalgic Lamppost completed numbering light posts and were directed to replace broken lenses in various locations. Completed
2. The MC identified several light poles that were either loose or rusted out.
3. Rogelio Alvarado cleaned the light poles on Rivendell Blvd and Rainbow Point Way.

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. Rogelio Alvarado cleaned the light poles in the parks.
3. Chains and swings at Crescent Park needed replacing. Top Line Recreation quote for materials. \$2,235.25 was ordered and the MC installed.
4. Caution, bats are inhabiting the gazebo again. No inclusions from April 15-August 15. Needs a new roof framing to eliminate a roosting place.

Bridge Landscaping:

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

Pine View Path:

1. MC to investigate property line identification and planting along the property line to screen new school buildings and existing grounds.
2. MC installed stationing and property line offsets on the walkway surface and mapped them.

(Continued on Pg. 9)

(Maintenance Committee report continued)

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.
2. The drainage system worked as designed in wake of hurricane Debbie.

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

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



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Where the Wild things Are

I first remember being interested in squirrels sometime in the 70s when coming home from college for spring break. My father, having grown increasingly annoyed with squirrels raiding his bird feeders, had devised an ingenious squirrel prevention system of strategically hanging record albums on the wires connecting the ground with the bird feeders. It looked something like a fleet of black UFOS ready to take off into the neighborhood. I was awestruck until I asked, "Where'd you get the LPs?" The answer? "From your room." Yes, there was the first Beatles album. Dave Clark Five. Peter Paul & Mary not to mention Ian & Sylvia. In a breeze, you could almost hear a combination of I wanna hold your hand and if I had a hammer. The squirrels? They particularly liked to perch on the inaugural release of the West Side Story soundtrack.

Fast forward a few, well, quite a few decades and here we are living in a squirrel kingdom. They love our pool cages. Making babies in the top of the palm trees; and building a cafeteria in the motor of my car. Opening the hood to fill up on windshield wiper fluid, I discovered a line of various sizes of acorns on the manifold, waiting for the cafeteria to open.

Wily as they may be, squirrels are also fairly interesting as rodents go. Eastern gray squirrels have grayish-brown fur with paler fur on their undersides. That bushy tail often has



silvery-tipped hairs at the end. They can grow up to 20 inches long.

Like all rodents they chew constantly. That's because their teeth keep growing for their entire life! To prevent the teeth from painful overgrowth, as in teeth growing on top of each other, they chew. They also chase each other around the circumference of trees at breakneck speeds

and play chicken on Rivendell Blvd, but that's just my theory.

Squirrels, as I discovered, hoard food in numerous places for later recovery. They amazingly can recall the location of thousands of food caches. Preferred foods include acorns, acorns, and acorns. For a change of pace, they also like bark, berries, and especially birdseed. Babies come around twice a year with a litter size averaging four young.

According to Florida Fish and Wildlife, the best tactic for keeping squirrels out of bird feeds is to switch food. They recommend safflower seed. They also like to chew through plastic, screens and nest in attics. To prevent this behavior, secure entry points like torn screens or gaps in roofing. Or, there are motion activated wildlife alarms that will scare off the squirrels and most likely, set your dog's howling.

Squirrels – love them or not – they are here to stay.

-Kristine Nickel

-Photo by Nancy Dobias



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Help for Seniors and Adults with Disabilities to Live Safely and Independently as possible.

You or someone for whom you provide caregiving may have a health problem, disability or limitation that may require, now or in the future, help so that safe independent living and enjoyment of meaningful activities can continue.

Recently the Rivendell Community Emergency Response Team met with Sarah Qualco, Director of Programs and Planning for the Area Agency on Aging for Southwest Florida, (also known as AAASWFL), to learn about the helpful services this Agency can potentially offer.

The AAASWFL is a resource for seniors, age 60 or over, and for adults with disabilities, aged 18 to 60, for finding and connecting to programs and services to improve safe independent living.

AAASWFL is part of a network of eleven regional nonprofit agencies used by the State of Florida's Department of Elder Affairs to plan, fund and coordinate services for the elderly and adults with disabilities. These 11 agencies, which are funded by Federal, State and local resources, are locally managed and contract with local service providers to provide community-based care.

The AAASWFL is assigned by the State of Florida to serve the Counties of Sarasota, Charlotte, Collier, DeSoto, Glades, Hendry and Lee.

AAASWFL provides access to potential Home and Community-Based Long Term Care Services that include:

- Adult Day Care
- Personal Care
- Case Management
- Home-Delivered Meals
- Congregate Community Meals
- Nutritional Education
- Transportation
- Caregiver Training, Support and Respite
- Housekeeping
- Home Health Aid
- Legal Assistance
- Shopping Assistance

In addition, AAASWFL also offers additional programs:

1. SHINE – Serving Health Insurance Needs of Elders. This program offers free personalized, objective and confidential Medicare counseling for: important Medicare decisions, assessing your Medicare coverage and help with filing claims and appeals. SHINE also may be able

to help if you are a victim of Medicare fraud.

2. Veterans-Directed Home and Community-Based Services for Veterans of any age.
3. Elder Abuse Awareness & Prevention.
4. Health and Wellness Programs.
5. Alzheimer Disease, Dementia and other Memory related Disorder Support Services.
6. Statewide Medicaid Managed-Care for Long Term Care.

The starting point for finding possible assistance begins with calling the AAASWFL's Elder Helpline, Monday through Friday from 8:00am to 5:00pm at 866-413-5337. The Helpline Staff member will assess your questions and provide information resources and/or referrals to specific programs for services. Please note that some of these services may require an additional eligibility assessment and that income level may not be a disqualifier for many of the program services.

You can also review all of the Agency's programs and services by visiting its website at: aaaswfl.org

Remember that the AAASWFL is NOT an emergency service, so please do not wait for making last minute requests for assistance. For example, if you want an assessment for in-home care assistance, such assessment appointments may take up to 2 weeks to schedule. Due to heavy demand for certain eldercare and disability services there can also be wait lists for clients who become eligible. Call the Elder Helpline as soon as possible so you can ask questions and learn about services that can help you plan ahead for future needs.

If you have family or friends that may benefit from these services but who live in a Florida county outside of AAASWFL's region or in another state, this helpline can provide you the contact information to seek help from the appropriate agency. Please know that while each state may have their own network of agencies for seniors and adults with disabilities, they may not be identical to the programs and services offered by AAASWFL.

All calls to the Elder Helpline and/or computer messaging consults with the AAASWFLA are protected by Federal HIPPA Privacy Laws. The website: aaaswfl.org is guarded by firewalls, no client information is sold to other organizations and two-factor logins can also be set up for additional computer privacy protection.

-Rivendell Community Emergency Response Team

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ARC Meeting - Tuesday, July 23, 2024

Time/Place: 4:30pm Conference Call

Members Present: Jim Duncan, Joe Casale, Rebecca Rasmussen, Bill Borgelt; Michelle Meyer (Board liaison)

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	757 Placid Lake Dr	Mirinda J. Roy	Reroof existing barrel tile roof with flat tile of "close to same" color: Eagle Tile, "Bel Air" line, 4773 Walnut Creek Blend		X		
2	1113 Millpond	Paul & Dana Wilkinson	Relocate two bushes from front of house to front of garage.		X		
3	1109 Scherer Way	Judith Hillary Trust	Reroof existing concrete tile with concrete tile - Malibu line, 2507 Boca Cream.		X		
4	1348 New Forest Lane	Robert & Minako Karaniewsk y	Replace front door and all windows with hurrican-resistant. White frames; grids in front wiodows	Grids (mullions) in windows facing street		X	
5	669 Rivendell Blvd	Rosalind Bergman	Reroof. Eagle tile #3725 Palm Beach Blend		X		
6	1099 Scherer Way	Richard DeLeon	Replace 16 windows. White frames.	Grids (mullions) in windows facing street		X	
7	694 Clear Creek Dr	Kevin Humbert	Remove two diseased/dead Holly trees; replace next year with foxtails.	Grind down steps to min 3" below surface. No need for separate ARC proposal to plant foxtails next year.		X	
8	531 Meadow Sweet Circle	Danny Jones	Install generator and two, 125 gal (100 gal capacity) above ground propane tanks on side of house near garage and existing air conditioner	Homeowner responsible to coordinate adjustments and cost of irrigation supply line and sprinklers if need be. Tanks to conform to size limitations - each no more than 30" diameter; 54" tall appropriately shielded from view from the front with landscaping		X	
9	1108 Mallard Marsh Dr	Reid Harvey	replace existing bronze pool cage. Bronze, same shape, dimensions and and footings/footprint as existing.		X		

10	1064 Mallard Marsh Dr	Bill Borgelt	Plant 5 Pitch Apples (30 gallon); add sprinkler heads to existing irrigation system		X		
11	1064 Mallard Marsh Dr	Bill Borgelt	Remove diseased Laurel Oak tree in side yard. Stump and surface roots to be ground down min 3" below surface		X		
12	1155 Mallard Marsh Dr	Marilyn St Johns & Richard Prout	Replace tile roof with Crown Windsor Slate Flat tile in AWSSC020 French Roast. O'Hagin vents painted to match.		X		
13	1155 Mallard Marsh Dr	Marilyn St Johns & Richard Prout	Repaint: Body & Garage: Athena BM858; Trim: Cloud Cover BM855; Front door: stays as is (Espresso Brown		X		
14	907 Scherer Way	Edward & Lois Sutton	Install Kohler generator on S side of house 6.5' from side yard line and one 500# underground propane tanks in front lawn. Appropriate landscaping to obscure view from front		X		
15	778 Shadow Bay Way	Richard Girard	Remove (3) dead/diseased Date Palms and replace with (3) Equivilent Foxtail plams		X		
16	659 Rivendell Blvd	Theresa Chouinard	Replace Barrell tile roof with Barrel tile of similar color (Westlake Villa 900 Pinto Blend West Lake SKU IMPSS0689		X		

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

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

General Conditions (applicable to all approvals)

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

Denials

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

(ARC Meeting continued)

Reviews. Appeals. Mediation. Litigation

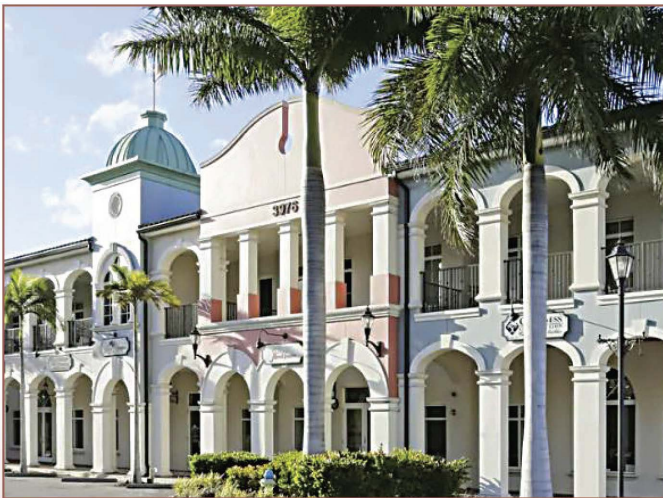
If your proposal has been denied or you are unwilling to comply with the General or Specific Conditions of Approval, you should not start work until the matter is resolved. You may ask the ARC to review its decision based on any new information you can make available. You may also appeal the ARC's decision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

Covenant & Rules Enforcement: Fines

1. The ARC does not set, impose or waive fines.
2. If you failed to seek or obtain ARC approval before starting work, or proceeded with the work without complying with the conditions of approval, the ARC must recommend a fine to the Board once the failure comes to its attention, even if your project is subsequently approved and the work brought into compliance. The Board makes all decisions related to fines, subject to review and approval by the independent Fines Committee. You will be notified and have an opportunity to challenge the fine at a hearing with the Fines Committee at least 14 days before the fine is imposed.
3. If the work undertaken would not have been approved by the ARC or approved only with specific conditions, you may incur additional fines and be required to either restore the property or take other remedial action at your own expense to comply with the conditions. Aggrieved neighbors also can seek to have the covenants enforced against you if the RCA fails to do so on their behalf.
4. Please consult Florida Statutes 720.311 for the enforcement actions (and challenges to them) that are available.

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