



*Your  
Community Resource*

# The Woodlands Word @ Rivendell

**MARCH 2015**

## **Message From the President**

I would like to thank all the homeowners that came to our annual membership meeting and voted in the election of two Board Members on February 2nd. The meeting started at the announced time of 5:30 p.m. The Election Committee and our property manager performed the counting of the ballots while the meeting was continued. Bobby Merrill and Walter Perkowski were elected by the homeowners to serve another two years on the Board. Congratulations to them both.

There was a question and answer portion of the meeting when the homeowners were able to ask questions of the Board and make comments. The specific questions and answers can be found in the official Board Meeting minutes. Shannon Banks, of Lighthouse Property Management, did a very good job leading us through the agenda and keeping everything in order, so a big thank you to Shannon and her staff.

I am pleased to have been re-elected to serve  
(Continued on pg. 2)

## **Annual Meeting & Board Meeting, Feb. 2, 2015 - By Carol Heckert; Reviewed by Walter Perkowski**

Bobby Merrill and Walter Perkowski were re-elected to the Board of Directors. The rollover of unspent funds into the 2015 budget passed. The Election Committee that counted the ballots included Barbara Gahry, Kay Mruz, Gary Mruz, and Mike Bergman.

The Architectural Review Committee gave its report and said they meet the last Tuesday of each month. The Maintenance Committee gave its report and stated that they meet the last Wednesday of each month. All homeowners are invited to attend committee meetings.

Homeowner comments were:

- A question about Pine View School's plans near our common path.
- A question as to why the Property Manager was conducting the meeting.
- A complaint about a ballot a homeowner did not receive.

(Continued on pg. 2)



**Two Board Members Re-Elected; Board Officers Chosen**  
Left to right, Joe Sefack, Walter Perkowski, Gwen Stepien, Vinny Barone, Bobby Merrill. Perkowski and Merrill were re-elected.

(Message from the President continued from pg.1) as President of our Association for another year, and I look forward to working with all of our Board Members to continue maintaining and improving the Woodlands at Rivendell. I would also ask that you provide the Board with your feedback, both good and not so good, through Lighthouse Property Management. I ask that you do this to ensure that all Board Members are made aware of your comments or questions. The only official Association information or response you receive will come from Lighthouse Property Management and will have the support of your Board of Directors. Any other information you might receive may not represent the opinion or have the support of your elected Board of Directors.

I can also tell you that for 2015 the Board reappointed the following committee Chairs:

Architectural Review Committee (ARC)

Jessica Fenton

Communications Committee Carol Heckert

Maintenance Committee (MC) Jim Stepien

You may have noticed some flags at the front of the community and along the nature trail. We have been in touch with Pine View School to check what the flags are all about. We have not received a response from the school yet. A homeowner did state that the school will be using some temporary classrooms while making changes to some of their permanent classrooms. We will let you know once we receive a response from the school.

A homeowner has asked when the county would be resurfacing the streets throughout Rivendell. Our understanding is that there is no specific time-frame for resurfacing any residential streets in the county including Rivendell. I will ask our property manager to draft a letter from the Board of Directors to the county requesting that they review the condition of our streets.

Overall, 2014 was a very good year for our community with good support at our Board meetings. The whole community looks good, well maintained, nice and green. Many people have now had their roofs cleaned - what a difference that makes. I do still see some of our sidewalks are protruding; please send a letter, email or call Lighthouse and let them know the location. They will then notify the county. Anything else you see that needs attention, please inform Lighthouse.

*Gwenda Stepien, President*

(Annual Meeting continued from pg. 1)

- A complaint about a lack of communication by the Board.
- A question about the process for changing the quorum from 2/3 to 20% in 2007, which was answered by the Lighthouse attorney.

At the Board Meeting that followed the Annual Meeting, the Board elected its officers and committee liaisons. They are:

- Gwen Stepien, President
- Joe Sefack, Vice President and ARC liaison
- Walter Perkowski, Secretary and Maintenance Committee liaison
- Bobby Merrill, Treasurer
- Vinny Barone, Director at Large

The Board members authorized to sign checks are the president, vice-president, and treasurer.

The committee chairs remain Jim Stepien, Maintenance Committee and Jessica Fenton, ARC.

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**Next Rivendell Board Meeting**  
 March 2nd, 2015 6pm  
 at Historic Spanish Point in Osprey

Any changes to this date will  
 be posted on the website  
[www.rivendellcommunity.com](http://www.rivendellcommunity.com)

## MAINTENANCE COMMITTEE REPORT January 28, 2015 by Jim Stepien, Chair

Members attending: Dave Gill, Sally Hawkins, Carol Heckert, Kevin Humbert, Carole Myles, Jim Stepien-Chair, and Walter Perkowski-Board Liaison

We began our meeting with a review of the past 2 months of maintenance issues:

Pool - Our Pool Company has been working hard to resolve a recurring problem with the new heater we had installed. The heater manufacturer is making repairs that we hope will resolve the issue.

Landscape - 1. Our landscape company, West Bay, has removed dead plant limbs, plant debris and unwanted plants and weeds from the following common areas: the area behind the swimming pool and Rivendell Park. We will continue these efforts in the following areas: Village Park, Crescent Park, Butterfly Park and Clear Creek Park.

2. The Crescent Park sidewalk repairs are progressing and will be completed in the next few weeks.

Preserves and Lakes -We have had no issues and our lakes contractor, Aquatic Systems, and our preserve/wetlands contractor, Aquagenix (DBI), continue to help our community meet all county and state requirements.

Other - We had to make repairs to our main irrigation pump located in Rivendell Lake.

We then discussed a few items that are awaiting vendor proposals: 1. Adding our parks to the Aquagenix contract for control and removal of invasive

and nuisance plants. 2. Replacement of one dead sabal palm (Pine Pond) and installation of one additional Sabal palm (Ibis Lake). 3. Installation of foxtail palms to replace the removed Washingtonian palms along the north side of the main entrance. 4. Annual maintenance contract on main irrigation pump.

The final portion of the meeting was devoted to discussing possible new ideas for enhancements or improvements for Rivendell during the year. Among the items discussed were; more landscape lighting, more tree plantings in the common areas, common areas still needing irrigation, park improvements, and further improvements to the community pool.

It is also my pleasure to report that Mr. Walter Perkowski was re-elected to the Rivendell Board of Directors and he has been re-appointed as Board Liaison to the Maintenance Committee. I am pleased to remain the Chair of the MC for another year. The MC looks forward to working with the Board to continue maintaining and improving our community.

One last item, we need and are always looking to welcome more volunteers to help the Maintenance Committee. The MC meets the last Wednesday of each month at the Cottages Clubhouse at 7:00pm.

### Next Maintenance Committee Meeting

The Maintenance Committee meets the last Wednesday of each month at 7pm in the Cottages Clubhouse



## ARC Writes New Rule

### By Mike Bergman

A few months back, a resident desiring to upgrade his home presented a unique request to the ARC. His roof was leaking, but he didn't want to get involved with the cost or the mess of replacing the barrel tiles that most of our homes have. Instead, he proposed to have any loose tiles cemented down, spaces caulked, and a waterproof sealer sprayed on the roof by a local Bradenton company called *Perma-Seal*.

When the ARC turned down the original request because the roof color was to be white, the company rep went to the following HOA board meeting to present the homeowner's case. He explained that *Perma-Seal* was an established company, licensed and insured and in good standing with the state and county, and that their process had been in use for 20 years. The resident would have preferred to have the extra sun-reflective benefits of a white roof, but there were many color options available. The process and products came with guarantees. The sales rep brought various color samples to the

meeting to aid in the Board's and ARC's decision.

Our HOA Board decided that the ARC needed to write a new guideline to cover roof coating, because it would be new to our community. Any roof damage would have to be repaired, caulking and sealing applied where needed, and the roof coating would have to be guaranteed to remain intact over a prolonged period. The company would need to be represented at an ARC meeting and submit to a vetting process.

In the test case above, the resident successfully appealed and has his newly applied roof. Meanwhile, the *Perma-Seal* spokesman, Kevin Kalley, now represents a similar company called Impermeable Coating Inc. Kalley is in the process of applying to the ARC for provider status. He offers his new employer as a viable alternative.

ARC Chairperson, Jessica Fenton, has written the new rule and it accompanies this article in full. Homeowners and vendors can contact Lighthouse Mgmt. or the ARC for more details.

## Architectural Review Committee Guidelines

### Roof Sealing:

- Color must be complementary to the body of the house with slight variations in color and/or contrast and should be equivalent to the existing roof. Approval is at the discretion of the Architectural Review Committee.
- Colors must be neutral; light to mid-range: beiges, tans, grays, olives, and corals. No blacks and no whites. (The property management company has samples of colors that have been compiled for your convenience. Homeowners are not required to select a color from these samples, rather the samples are available as a reference tool).
- Application of the sealant must be done by a certified contractor who has been vetted by the Architectural Review Committee. (The property management company has a list of vetted contractors or a description of the process for getting a contractor vetted).
- Approval from the Architectural Review Committee is required prior to the roof sealing process.

### Vetting Process:

- All contractors must be fully licensed, insured, and in respectable standing with both the State of Florida and Sarasota County.
- All contractors must submit a list of references of their work. (Address must be included).
- All contractors must attend an ARC meeting to present the afore-mentioned references. At this meeting the contractor will also need to provide an explanation of their process, and an example of the materials to be used. (To be placed on the agenda for an ARC meeting notify the property management company of your interest and they will see that the chairperson of the ARC is informed).

## RIVENDELL DEMYSTIFIED

By Frank Freestone

This is to welcome new residents to our community and to provide a brief synopsis to clarify how Rivendell is organized and operated, including the responsibilities of the Board of Directors, the Management Company, the Committees and Homeowners. The Woodlands at Rivendell, commonly called Rivendell, is a deed-restricted community of 498 homes on approximately 400 acres in Osprey, Florida. The maintenance needs of common areas are managed by the Rivendell Community Association, Inc. Approximately 250 acres of community grounds include a swimming pool, six parks, 23 storm water retention ponds totaling 65 acres, 14 wetland/preserve areas totaling 94 acres, and 7 acres of federally-protected eagle nest zones.

Within Rivendell there are three "maintenance-free" "neighborhoods:" The Cottages, The Villas, and The Patio Homes, each of which has its own sub-association with its own Board of Directors responsible primarily for landscape maintenance of the private properties. Additionally, The Cottages manages its own swimming pool and clubhouse. All other homeowners in Rivendell are responsible for their own property maintenance.

The Rivendell Community Association, Inc. is volunteer-operated as a not-for-profit corporation in accordance with: (1) Florida Statutes governing condominium and homeowners' associations, (2) Articles of Incorporation, (3) By-Laws and (4) Declaration of Covenants, with Amendments. Additionally, Standing Rules and Deed Restrictions provide interpretations and synopses of the information most commonly needed by homeowners. All the Rivendell-specific documents are available on the Website.

The Board of Directors (a.k.a. Board of Governors) is an elected group of homeowners that has the responsibility and authority to: (a) collect fees, (b) allocate a budget and issue contracts to meet the maintenance needs of the common areas of the community, and (c) enforce the community rules. Board members serve for two-year terms and are elected at an annual meeting, typically in February. Assisting the Board of Directors is a management company (Lighthouse Property Management, Inc.) that handles administrative duties but does not make decisions regarding operations. Additionally

the Board is assisted by three Committees: Maintenance, Architectural Review Committee (ARC), and Communications. Because the Board operates under legally defined rules and takes actions that are legally enforceable, it is advised by an Attorney.

The Maintenance Committee oversees contracts that manage (a) the pool, (b) landscaping of parks and common grounds, (c) ponds and (d) wetlands and preserves. These are issued regularly and are awarded on a competitive basis. The Maintenance Committee makes recommendations for budget items for community maintenance and improvement. However, the Board of Directors makes the final decision regarding all budget allocations.

The Architectural Review Committee reviews homeowner applications for changes to homes, in accordance with ARC Guidelines (also on the website).

The Communications Committee manages the Woodlands Word, the Rivendell website and the annual Community Directory as well as the block captains.

Homeowners have the responsibility to pay community fees and to maintain their homes in accordance with the community documents. Additionally, to facilitate communications, it is important that the Board of Directors have correct mail and email addresses for all homeowners.

All homeowners are encouraged to participate in the operations of their community. Volunteers are welcomed to run for election as a Board Member or to participate on a committee. Attendance at the monthly Board meetings is encouraged, as is voting in the election of Board Members and on other community topics brought up for a vote.





## Through The Lens

By Kay Mruz

My neighbors and I have enjoyed numerous deer sightings in recent months. They come out of the wooded area behind our homes. I have seen this doe many times! Hopefully, we will be seeing some fawns soon also.

## Jelks Preserve Excerpted from [www.FloridaHikes.com](http://www.FloridaHikes.com)

The Jelks Preserve has over 5 miles of trails on 600 acres. The best path that leads directly to an overlook on the Myakka River is less than a mile from the trailhead.

With many opportunities for varying lengths of hikes, the trail system at Jelks Preserve provides everyone with somewhere to get outdoors. A marker system and maps at the trailhead make it easy to find your way. Most of the trails are wide, built to accommodate vehicles, however the narrow side trails lead to the river. The broad trails work well for hiking with a group. The views of the Myakka River are the preserve's strong point and the various habitats are interesting.

**Location:** Jelks Preserve is at 2300 N. River Road, Venice, just south of I-75, exit 191. Even though the address is Venice, it seems closer to North Port. Visit the park's website or call Sarasota County at 861-5000 or the Sarasota Conservation Foundation at 918-2100 for information.

**Parking:** Free. The gate closes automatically, so leave the parking area before dusk.

**Fees / Permits:** None

**Length:** 3.3 mile perimeter loop with spurs and shorter options. Difficulty is easy to moderate.



*Short walks, quiet woods, and views of the Myakka River ~ photo Florida Hikes*

turn but they have markers. These are nice walking and hiking trails with two main trails and connecting paths that allow longer or shorter walks. The trails themselves are wide and easy to travel on either sand or grass.

**Tips:** No water is available at the park, so bring your own.

The trails are both shaded and sunny, so wear a hat or use sunscreen.

After the hike consider driving to Snook Haven for lunch.

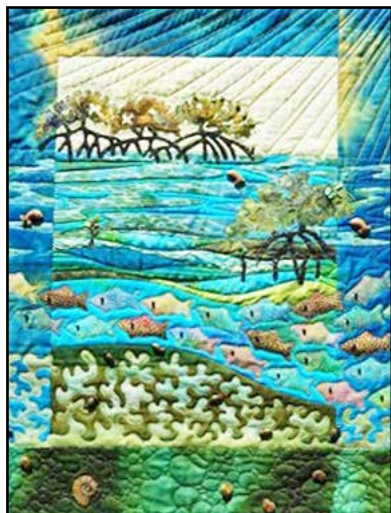
**Directions:** From I-75 exit 191, drive south on River Road. There is a stoplight at Venice Avenue. Continue past it, driving 1.5 miles from I-75 to the trailhead entrance on the left. The entrance is also 0.9 mile north of Center Road, if you're driving north from US 41 along River Road.

**Bug factor:** Moderate - if it is humid or warm use bug spray.

**Amenities:** There are several riverside benches for a picnic lunch. The restroom is Port-a-Potty.

**Trail Conditions:** Pick up the trail map at the trailhead or download one from the Internet. The trails do twist and

### Quilts In Paradise



Thanks to Rivendell Resident (and quilter) Jean Freestone for this info and photo of her lovely quilts.

The Friendship Knot Quilters' Guild of Sarasota would like to invite you to their 15th biennial quilt show, Quilts in Paradise.

The show will be held at Roberts Arena

(3000 Ringling Blvd.). Show dates and times are: Friday, March 6, 2015 from 9 a.m. - 6 p.m.

and Saturday, March 7, 2015 from 9 a.m. - 4 p.m. Admission is \$8. There will be food and beverages available onsite.

Hundreds of beautiful quilts of all styles will be on display. When you have looked at all the quilts, stroll through the merchant mall or check out the gift basket boutique. Sit in on one of the many demonstrations or attend the mini quilt and block auction.

Come and spend an enjoyable day looking at the wonderful quilts and everything else the show has to offer. Make sure you enter your name for a fabulous door prize or a chance to win a new sewing machine. There will also be a raffle to win a beautiful quilt.

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*Rivendell*  
**RESIDENT & AGENT**

## Bruschetta with Tomato and Basil Recipe

Submitted by Sue Burston, excerpted from [Simply Recipes.com](http://SimplyRecipes.com)



Pronounced “*brusketta*”, this Italian appetizer is a mixture of diced tomatoes, basil, garlic, and balsamic spooned over olive oil brushed slices of toasted baguette or rustic bread. For a party, prepare a batch of the topping ahead of time, as well as toasting baguette slices. This is a basic recipe and can be modified in many different ways and can be a vegan dish without the cheese.

Suggestions: 1) *use plum tomatoes because they have thicker flesh with fewer seeds and less juice, but any tomato can be used for this recipe either fresh ones without the prep below, canned and drained tomatoes, or sundried tomatoes. If using cherry tomatoes, just quarter them don't blanch or peel.* 2) *To thinly slice basil leaves, stack the leaves on top of each other and roll up like a cigar.*

### INGREDIENTS

6 or 7 ripe plum tomatoes (about 1 1/2 lbs)  
 2 cloves garlic, minced (about 2 teaspoons)  
 1 tablespoon extra virgin olive oil  
 1 teaspoon balsamic vinegar  
 6-8 fresh basil leaves, thinly sliced or chopped  
 1 teaspoon salt, more or less to taste  
 1/2 teaspoon ground white pepper, more or less to taste (or fresh ground black pepper)  
 1 cup grated Parmesan cheese (optional)  
 2 diced green onions (optional)  
 1 baguette French bread or similar Italian bread  
 1/4 cup (60 ml) olive oil

### METHOD

1. Bring 2 quarts of water to a boil. To make the tomatoes easier to peel, make shallow cuts in a cross pattern at the tip ends of the tomatoes. Once the water is boiling, remove from the heat. Put the tomatoes in the hot water and blanch for 1 minute.

Remove with a slotted spoon and let sit until cool enough to handle. Then gently peel off the tomato skins. Cut out the stem base. Cut the tomatoes into halves or quarters and squeeze out most of the juices and seeds.

2. Preheat the oven to 450°F with a rack in the top slot of the oven. Finely chop the tomatoes and place them in a medium bowl. Mix in the minced garlic, 1 tablespoon extra virgin olive oil, and the balsamic vinegar. Stir in the thinly sliced basil and add salt and pepper to taste. *Note, tomatoes love salt; may need to add more than expected.*

3. Slice the baguette on the diagonal making half-inch thick slices. Brush one side of each slice with olive oil (a pastry brush helps) and place olive oil-side down on a baking sheet. When the oven has reached 450°F place the slices in the oven on the top rack and toast for 5 to 6 minutes until lightly browned around the edges. *Note: Can toast the bread slices without coating them first in olive oil. Toast them until lightly browned on both sides. Then cut a clove of garlic in half and rub over one side of the toast. Then brush with olive oil.*

4. Arrange the toasted bread on a plate, olive oil side facing up (the olive oil helps create a temporary barrier between the bread and the topping to keep the bread from getting soggy). Either serve the toasts plain with a bowl of the tomato bruschetta mixture on the side, or use a spoon to gently top each toasted bread slice with some of the tomato mixture. If you top each slice individually, do it right before serving.

**Link:** [the source recipe here on Simply Recipes](#)

- Prep time: 15 minutes Cook time: 20 minutes
- Yield: Makes 24 small slices. Serves 6-10 as an appetizer.

### Tips and Substitutions or Additions

Cheese: top with shredded mozzarella, asiago, feta or goat cheese

Additions: chopped black olives, thin layer of pesto on toasted bread,

Substitutions: scallions or chives



## Book Group Schedule

By Marilyn Probert



The Book Group will meet on Monday, March 9 to discuss **Me Before You**, a novel by JoJo Moyes. Louisa Clark has been hired as a caregiver to Will Traynor, a quadriplegic who once lived a flamboyant life filled with big deals, extreme sports, and travels all over the world. In contrast, Lou's life has been uneventful; she lives at home, has a boyfriend and is satisfied with her peaceful, though unexciting, existence. Will tries to shake her out of her lethargy, while she attempts to help him come to terms with his limitations. Beryl Nord will host the group at her home at 816 Shadow Bay Way. Please call Beryl at 941-412-4286 if you plan to attend the meeting.

The April selection will be **Under the Wide and Starry Sky** by Nancy Horan. This is the love story of Scottish writer Robert Louis Stevenson and his tempestuous American wife, Fanny.

In May we will take on **The Midwife of Hope River**, a debut novel by Patricia Harman. The setting is Appalachia in the 1930s, and Patience Murphy ekes out a hardscrabble living delivering babies for poor families who can ill afford to pay her. She deals with poverty, disease, and racial tension while worrying that her past may be exposed.

The Book Group meets on the second Monday of the month at 7:30pm, and all Rivendell residents are welcome. Please call the month's hostess if you'd like to attend.



## Top 40 Professionals 2014



### Hype or Reality

Blair Post, HAS, BC-HIS, ACA  
Board Certified Hearing Instrument Sciences  
American Conference of Audioprosthology

In the beginning of this month I am back in training with another manufacturer. They are intending to educate me about their new product line. The changes in product lines occur by altering how sounds are prioritized and processed within the chip platform they select for their hearing aids.

The new sound quality will have an emphasis on speech priority and a broader music sound.

As with all of our hearing aids, each manufacturer has a sound quality difference. Some people prefer the smoother sounds from manufacturer R, others the crisp sound from manufacturer O.

I won't know until after the training how these new changes affects the quality of the sound.

The manufacturer of this aid has this HYPE... automatically makes speech clearer and listening easier, no matter where your day takes you.

Whether the HYPE is accurate or not, I don't know. What I can do is offer you a chance to experience this new technology platform.

I need feedback from you to determine if the quality of the new sound lives up to the hype. If you would be willing to provide me your feedback, call Karen at 244-9300, and set up an appointment.

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## Florida Sea Turtles

Five species of Sea Turtles inhabit Florida's waters though only 3 species nest on Florida's beaches. Florida is one of the largest nesting area in the world for Sea Turtles. Nesting season is from March 1 thru October 31st. When visiting Florida beaches during this time it is not unlikely that you will see areas marked or roped off where a sea turtle nest is (as they are protected by the Florida State Statutes, Chapter 370.12). And most beaches where they nest have a "lights out" policy after a specified time to prevent the sea turtles from going toward the lights.

Sea turtles can lay several nests in one season, in each nest laying approximately 100 eggs. The female covers the eggs with sand and then leaves the eggs to incubate for 2 months. The temperature of the nest actually determines the sex of the turtles. When the eggs hatch, the hatchlings race toward the water. A very small percentage of the hatchlings ever survive and live to adulthood. The females who do always return to nest on the same beach where they hatched.

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Retired Math teacher from the NE with 30+ years experience in public and private schools. New Rivendell resident. Your home or ours! Multiple student discount available. Ref: Who's Who in American Education, New Jersey Governor's Teacher Award. Limited enrollment and accepting reservations for Fall 2015. Call **Carol: 941-866-0270** OR email [gdontheroad@yahoo.com](mailto:gdontheroad@yahoo.com)

**BABYSITTER:** 14 year-old Rivendell Pine View student has certified American Red Cross Babysitter's Training with Pediatric First Aid and CPR. I absolutely love kids! Call **Zoe Gavette** at **941-918-8200**.

**LAMPPOST REPAIR:** Rivendell Resident **Bill Bloom** is offering lamppost repair services. Is your lamppost light staying on? Charge is \$40 for parts, labor and cleaning. Replacing a burned out bulb is \$15, and this includes new bulb and cleaning. Call **941-918-8386**.

**BABYSITTER: Sivan Yohann, 941- 408-5549**, a Pine View junior and a very experienced babysitter. I will keep your kids busy with soccer and crafts and all sorts of activities. I am extremely friendly and responsible! References available upon request.

**BIKE REPAIRS, KAYAK AND BIKE RENTALS: Mike and Sheila Lewis** offer free delivery and pick-up to Rivendell residents for bike and kayak rentals, bike repairs and maintenance. Call **941 346-1797**-or email [ssrentals@aol.com](mailto:ssrentals@aol.com) or visit their web site at [www.siestasportsrentals.com](http://www.siestasportsrentals.com).

**COMPUTER REPAIR AND INSTRUCTION PLUS ALL HOME ELECTRONICS (TABLETS, SMART PHONES, TV's, DVD's, NETFLIX and MORE):** For Rivendell and Willowbend residents I charge a very reasonable \$20 an hour rate. I also offer flat charges such as \$40 max for any computer virus repair taking over one hour. I am a Rivendell resident with thirty years computer and home automation experience. Call **Gary Mruz 941-786-6019** or email [gary.mruz@gmail.com](mailto:gary.mruz@gmail.com)

**WANTED: CAVALIER KING CHARLES OWNERS!** Do you have a well mannered, potty trained Cavalier and would like to reciprocate sitting services with me while you or I are away, or use as back-up in case of emergency? Must be up to date on all shots and flea/heartworm protected. No monies involved, just assurance that our babies are being well taken care of and loved while we are on vacation. Apollo would love to have a new friend. Call **Anita @ 941-321-0452** if interested.

**SEAMSTRESS NEEDED:** Rivendell resident Lois Konet has several dresses that need re-hemming. Fee is negotiable. Can anyone help her out? Please call Lois at **941-966-8917** or email her at [loisjkonet@yahoo.com](mailto:loisjkonet@yahoo.com).

### Rivendell Residents

Please send your name, phone number, and a description of the service you can provide to other Rivendell residents.

Email your information to Marilyn at [marilynprobert@gmail.com](mailto:marilynprobert@gmail.com)

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# Architectural Review Committee Agenda

1/27/2015

The ARC meeting was called to order at 6:00 pm with a quorum of committee members present. Chairperson: Jessica Fenton Members: Jim Stepien, John Martin, Margaret Verhagen. Board Liaison: Joe Sefack.  
The following applications were reviewed and decided for action.

ITEM	ADDRESS	WORKPLAN	RESOLUTION
<i>Old Business</i>			
1.	694 Clear Creek	Roof clean/seal	Resolved: Approved Style must be the same as existing windows Motion: Jessica 2 <sup>nd</sup> : Jim Vote: Unanimous
<i>New Business</i>			
2.	1004 Oak Meadow Lane	Replace windows	Resolved: Approved Motion: Jim 2 <sup>nd</sup> : Maggie Vote: Unanimous
3.	1016 Scherer Way	Repaint house	Resolved: Approved Motion: Jim 2 <sup>nd</sup> : John Vote: Unanimous
4.	825 Placid Lake	Well	Resolved: Approved Motion: Jessica 2 <sup>nd</sup> : Jim Vote: Unanimous
5.	940 Scherer Way	Replace pool heater	Resolved: Approved Motion: Jim 2 <sup>nd</sup> : John Vote: Unanimous
6.	940 Scherer Way	Propane line	Resolved: Approved Motion: Jim 2 <sup>nd</sup> : Jessica Vote: Unanimous
7.	1077 Scherer Way	Landscape	Resolved: Approved Motion: Maggie 2 <sup>nd</sup> : Jim Vote: Unanimous
6.	1077 Scherer Way	Repaint house	Resolved: Approved Motion: John 2 <sup>nd</sup> : Maggie Vote: Unanimous
7.	1159 Mallard Marsh Drive	Replace windows	Resolved: Approved Style must be the same as existing windows Motion: Jim 2 <sup>nd</sup> : John Vote: Unanimous

8.	496 Meadow Sweet Circle	Landscape	Resolved: Denied Motion: Jim 2 <sup>nd</sup> : Jessica Vote: Unanimous Reason: According to the application the plants are purposed to be planted on another homeowner's property.
9.	874 Placid Lake Drive	Bird bath	Resolved: Denied Motion: Jessica 2 <sup>nd</sup> : John Vote: Unanimous Reason: Deed Restriction 4.01 (c)
10.	567 Meadow Sweet Circle	Fence	Resolved: Approved Motion: Jim 2 <sup>nd</sup> : Jessica Vote: Unanimous

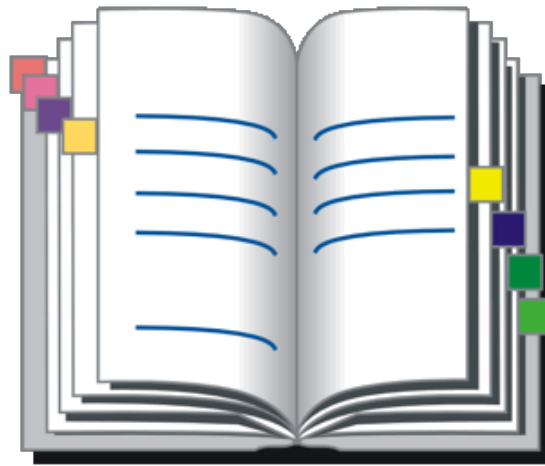
Next meetings **February 24** and **March 24, 2015** at **6 pm**.  
 Motion to close the meeting: Jessica  
 Second: John  
 Vote: Unanimous  
 ARC meeting adjourned at 6:55 pm.

**Next Architectural Review Committee (ARC) Meeting**  
**The ARC meets the last Tuesday of each month at 6:00pm**

**Location:** Cottages Clubhouse  
 Applications are due to Lighthouse Management by the  
 third Tuesday of each month.



**Don't forget to set your clocks one hour ahead  
 on Sunday March 8th, 2015 at 2am**



**COMING SOON**

**Creation of the 2015 Rivendell Resident Directory is under way for the printed edition and the website. Stay tuned for updates on delivery.**



## **LOOKING FOR RIVENDELL CLASSIFIEDS?**

**ITEMS FOR SALE, ITEMS WANTED,  
LOST AND FOUND, HELP WANTED,  
GARAGE SALES, RESIDENTS  
HELPING RESIDENTS, SERVICE  
PROVIDER RECOMMENDATIONS**

**All Rivendell Classifieds are now on  
the new community website  
[www.rivendellcommunity.com](http://www.rivendellcommunity.com)  
(password is osprey)**

**Contact Lighthouse Management for the password to the residents section of the website.**

**For other information regarding the Rivendell classifieds please contact Gary Mruz [gary.mruz@gmail.com](mailto:gary.mruz@gmail.com)**

## WHO WE ARE

### RCA Committees 2015

#### Communications

**Board Liaison:** Bobby Merrill

**Chair:** Carol Heckert (carolheckert@verizon.net)

**Database Liaison:** Barb Gahry

**Block Captains:** Cindy Schmidl

**Newsletter:** Linda Pearlstein, Judy Sokal, Kay Mruz, Marilyn Probert, Pam Babbitt

**Reporters:** Ed Lin, Catherine Middleton, Norma Lee Rhines

**Reporter Representative:** Mike Bergman

**Webmaster:** Gary Mruz

#### Architectural Review (ARC)

**Board Liaison:** Joe Sefack

**Chair:** Jessica Fenton (jessiqtpi@yahoo.com)

**Committee Members:** Jim Stepien, John Martin, Cindy Caria, Margaret Verhagen

#### Maintenance Committee (combining Landscape/ Environmental & Pool)

**Board Liaison:** Walter Perkowski

**Chair:** Jim Stepien (jimstepien@gmail.com)

**Committee Members:** Dave Gill, Carol Heckert, Carole Myles, Bruce Lorie, Sallie Hawkins, Curt Kennedy, Kevin Humbert, Jane Lettich

#### Access the Rivendell website at:

<http://www.rivendellcommunity.com>

The RESIDENTS section of the website is password protected. Please contact Lighthouse Management for the password.

**Your input and feedback are always encouraged and welcomed.**

**Deadline:** Submit articles and information to Judy Sokal (judysokal@gmail.com) by the tenth of the month.

#### Sarasota County Sheriff

Non-emergency Contact number for our area is:  
316-1201

Please use this number for non-emergencies

### Rivendell Board of Directors

**Gwen Stepien, president**  
([gweninthesun@msn.com](mailto:gweninthesun@msn.com))

**Joe Sefack, vice-president**  
([jr.sefack@gmail.com](mailto:jr.sefack@gmail.com))  
Liaison to Architectural Review (ARC)

**Vinny Barone, director at large**  
([vabarone5@gmail.com](mailto:vabarone5@gmail.com))

**Walter Perkowski, secretary**  
([walter@SRQmoves.com](mailto:walter@SRQmoves.com))  
Liaison to Maintenance

**Bobby Merrill, treasurer**  
([bobbymerrill3@aol.com](mailto:bobbymerrill3@aol.com))  
Liaison to Communications

### Sub-Association Officers

#### The Cottages Board of Directors

RU1NA = Rivendell Unit 1 Neighborhood Association

Ken Alarie, President  
Steve Bragg, 1st Vice President  
Bill Vanik, 2nd Vice President  
Margery Arendt, Treasurer  
Carol Costa, Secretary

#### Patio Homes Board of Directors

Edward Diggs, President  
Jayne Irene, Secretary  
Bruce Whalen, Treasurer

#### The Villas Board of Directors

Dianne Enger, President  
Ruth Sellick, Vice-President  
Fred Hawkins, Secretary-Treasurer

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#### Question? Complaint? Concern?

Lighthouse Property Management: 966-6844  
Property Manager: Shannon Banks,  
[shannonbanks@mgmt.tv](mailto:shannonbanks@mgmt.tv)  
Assistant: Tina Beaver, [tinabeaver@mgmt.tv](mailto:tinabeaver@mgmt.tv)

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AGREEMENTS  
&  
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