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The Woodlands Word

June 2025

The President's Report

Larry Dobias



Since I've been President of the Board, I have been learning NOT to say "Everybody says...." or "Everybody thinks...." What I've found is that I really don't know what "everybody" in Rivendell says or thinks. Most people never weigh in on any given issue since most people don't seem to be actively involved in the community. I really only know what the vocal ones are saying. What do most people think is the big unknown....

A few years ago there was a big debate over the roof issue at a few HOA meetings. It came down to whether an owner should be allowed to change the type of roof he had. Could a tile roof become metal? Could a tile roof become asphalt shingle?

Some at the meetings felt it should be up to the homeowners what they wanted to do with their roofs. Others felt no one should be allowed to change from the original type of roof installed.

Some people argued that metal roofs were safer than tile and they should never be forbidden. Some people argued that there are all kinds of roofs used in Rivendell and that it is

wrong to say now that an owner has to use a particular type of roof. Others say tile roofs enhance the property values within Rivendell and if people would start using asphalt shingle roofs, it would hurt the overall value of the community. Tile roofs should be required to stay tile was their position.

What does Rivendell think? Should roof types be relegated by an amendment to our document? Or should an owner get to decide which roof type works best for his needs and budget?

Being on the Board puts Directors walking a fine line trying to determine what IS the fair approach to any given problem or issue.

The roof issue is just one that has come before a Board. Other issues have come before this Board and past Boards in which the Board has to determine what is RIGHT according to our documents, what is FAIR according to common sense, and what is just plain PRACTICAL AND LOGICAL.

It's not always easy, but every February there's an election for other Board members should anyone think there's a better route forward....



Bat Houses at Rivendell

My name is Austin, and I am a 10-year-old resident of Rivendell. On Sunday, April 27th I completed my Eagle Scout Project: the construction and installation of four bat houses set on two 16-ft cedar poles in the Rivendell neighborhood forested areas. I have been working on this project for the past few months.

Each of the bat houses contain four inner compartments, allowing up to 150 bats to reside in each house, for a total of 600 bats in the 4 houses. Each individual bat can consume up to 1,200 mosquitoes per hour, or over 8,000 mosquitoes in a single night!

I would like to thank everyone who helped me with this project, including the Scouts who participated, the Rivendell Homeowners Association Leadership and Maintenance Committee who volunteered their time and resources, and the many Rivendell residents who contributed to my Go-Fund-Me page to help me buy the supplies needed. Thank you all, and I hope that the bats will enjoy their new homes and eat lots of mosquitoes for us!



Social Committee Events for June 2025

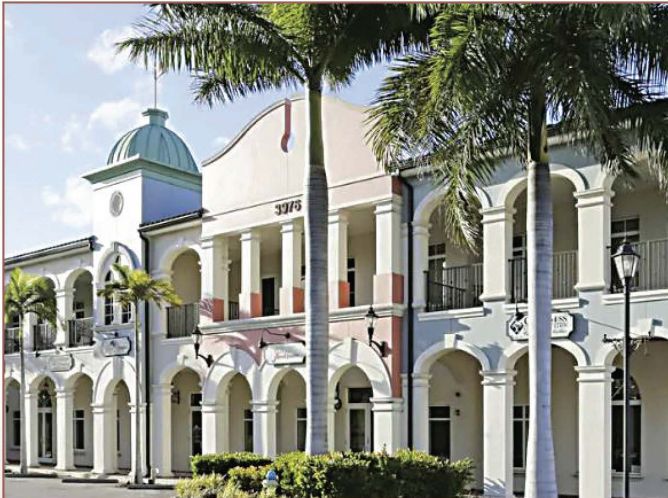


Offered WEEKLY Ladies Walk 'n Talk meet at the Rivendell Pool: Contact Lesley Glick at Lesleymg8@gmail.com. or (973) 219-5839 for more information and if you'd like to be added to the Facebook Walk 'n Talk. Dates and times of walk will change depending on the season.

- ☐ Thursday, June 5th, from 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- ☐ Monday, June 9th at 7:30 pm. Rivendell Book Group. The group will be discussing *The Frozen River* by Ariel Lawhon. For more information, contact Adele Kellman at adele.kellman@gmail.com or Lesley Glick at Lesleymg8@gmail.com.
- ☐ Thursday, June 19th, from 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.

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The new gazebo is a work in progress,
we'll have exciting photos next issue.



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Potluck Supper

Maria and Greg Illiof hosted a group of 26 Rivendell residents at their home in May, including a lot of neighbors from Scherer Way. Below are some photos of people who attended the event.



SUDOKU

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

(solution on page 11)

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May Ladies' Luncheon

A group of Rivendell women gathered at Mad Mo's for lunch in May. Everyone enjoyed this event which is held the fourth Wednesday of each month (ending in May and resuming in September). This event is typically booked, so to be added to the mailing list, and sign up early, please contact Mirinda Roy at Miriroy@aol.com. Here is a photo of May's attendees enjoying lunch:



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

Are you seeking a service provider recommendation?

Do you have an item to sell?

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

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

Alligator couple from Egret Pond

Photo by Nancy Dobias.

Alligators make several sounds besides growls, including:

1. **Grunts:** Soft, low sounds often used in communication.
2. **Hisses:** Sharp, warning sounds made when threatened.
3. **Bellows:** Deep sounds produced by males during mating season to attract females or establish territory.
4. **Chirps:** High-pitched calls made by hatchlings to communicate with their mothers.

These vocalizations play important roles in their social interactions and behaviors.



Garden Club

The Garden Club (part of the Rivendell Maintenance Committee) will have a presentation on growing orchids by Dennis Pavlock, a former Rivendell resident. We want to be sure all residents have the chance to attend but need RSVP's as space is limited.

Garden Club meeting
Wed., May 28, noon
Cottages Clubhouse
"Growing Orchids" by Dennis Pavlock,
Sarasota Orchid Society
RSVP (space is limited) to
davedana@verizon.net



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Hurricane Season Is Coming!

By Terry Siemsen, CERT

Yes, like a bad penny, Hurricane Season 2025 is back. Maybe it's more like an unwelcome guest but it's here anyway.

Having a plan is always a good place to start:

- Gather important papers (homeowners insurance, bank and investment records, passports, etc.) and keep them in a readily available place.
- Auto gas tank half full? Time to fill it up. A half tank = 150-200 miles most cars.
- Keep an adequate supply of needed medications (pets too!) as pharmacies may not be available immediately after a storm.
- Think about evacuation options. Most Rivendell homes are very well built. Our neighborhood is susceptible to only the most extreme storm surge. Still, it's good to know your options.
- Our neighborhood is well designed to handle massive rainfall – we had over ten inches of rain from Hurricane Debbie last year.
- Extra non-perishable food and water? Buy a little extra each shopping trip. A manual can open too. Food for pets too.
- Fill propane tanks this month. Grilling is another option for cooking in a power outage. A spare propane tank is never a bad idea.
- Chat with neighbors about storm planning, never good to start discussions when a storm is imminent.
- Keep a little extra cash on hand. ATMs don't work in a power outage.
- Trim vegetation that could be a danger to your home.
- Survey your home exterior for items that may need to be put away pre-storm.
- Make friends with neighbors with generators. If you have a generator, test run it now.
- A home first aid kit is always good and review basic first aid online
- A "power bank" or similar battery storage is helpful. Some also allow starting an auto with a dead battery.
- Talk with family members that are out of state and establish communication rules. Voice calls overload the cell towers, use text messaging. Consider short messages like "R U OK?" which will pass on critical status more quickly.
- Keep your swimming pool full. It's an extra source of water for bathing and toilet flushing.
- Have emergency telephone numbers handy. Remember, in an emergency, many emergency services will be overloaded. Consider yourself to be "on your own" for the first 72 hours after a hurricane. Again, know your neighbors and work together.

After a storm:

- Roadways may be impassable due to debris. Roadways may be flooded. It's not easy to judge the depth of water and hidden dangers like washed out road surface may be present.
- Avoid downed powerlines. See any down utility line? Treat as life endangering hazard until a knowledgeable person determines otherwise.
- Be aware of dangers like wildlife (alligators!), fire ants and storm water that might have pathogens.
- Buy only what you need when stores open. Hoarding does no one any good and deprives others of potentially needed supplies.
- Always check on neighbors, particularly elderly and those persons living alone.

HURRICANE PREPAREDNESS WEEK 2025

BUILD A DISASTER SUPPLY KIT



- Battery-operated/hand-crank radio
- Flashlight
- Extra batteries



Copies of important documents such as:

- Photo ID
- Birth certificates
- Social Security Cards



- Medications (2 weeks' supply)
- Medical records
- Essential medical devices



- Food & water (at least 7 days)
- Baby food/formula
- Special dietary items



- Pet food (at least 7 days)
- Carrier/cage
- Medications & medical records



FloridaDisaster.org/Kit

Maintenance Committee Report

May 15, 2025

Mark Giordano, Chair

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

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

Landscape Management:

1. Truscapes is performing the weekly turf mowing and trimming.
2. Truscapes applied weed killer, turf and ornamental fertilization and weed pulling.
3. Planting additional viburnums to fill in bare spots in existing hedges in various locations were approved by the board, but we awaiting badly needed rain.
4. The MC continues to rake up and collect for disposal fallen limbs and palm fronds throughout the community.
5. Rogelio Landscaping performing monthly maintenance at the entrances and islands throughout the community. Cleaned lampposts, weeded the playground mulch and weeded around irrigation heads.
6. Received estimate from Fast Grass (Rick Richards) for raking and hydroseeding the drainage ROW at the Cottages. \$4,985.
7. The Garden Club weeded by the bridge and painted irrigation risers and contemplating planting options at the Gazebo.
8. Received a bid from ASAP Fence and Gates to remove 2 sections of fence and install equipment access gate on Rivendell Blvd to access the Common Area along the Cottages ROW. \$ 1,250.

Tree Trimming:

1. Green Topps providing estimate to trim 2 oak trees, 1 on Golden Pond Court and 1 on Fortingbridge, \$800; and Pine Pond water side, \$3,200.
2. Green Topps completed removal of dead or dying pine trees at Crescent Park, Park Trace and Rivendell Blvd, Village Park and Lost Creek Ct.
3. Truscapes completed trimming 87 palm trees throughout the community.

Irrigation System:

1. TruScapes replaced faulty irrigation heads throughout the community.

Community Pool and Clock Tower:

1. 6 lounge chairs were recovered by A&K industries. The balance will be forthcoming based on the supplier's schedule. July!

Community Pool Pump Room:

1. A faulty chlorine feed pump was replaced \$950

Roadways:

1. The balance of the roadways throughout are not scheduled to be resurfaced this summer, but in 2026 by the county. They will use Reclamite, instead of conventional asphalt.

Sidewalks:

1. The annual list of sidewalk slabs that need replacing by the county for 2025 was developed and submitted to the county for repair and they started repairs.
2. Cleaning of Common Area sidewalks is being evaluated. Seeking bids, Fall project.
3. A new concrete sidewalk and possible relocation is needed from Rivendell Blvd to the Banyan Tree. Project on hold for further discussion.

Street Light Poles:

1. Nostalgic Lamppost's Phase 2 of the light pole replacement project is complete.

Holiday Lighting:

Playground, Gazebo and Benches:

1. Board approved 2 new benches to replace rusting metal benches. 2 more needed in Rainbow Point Park to replace faulty concrete benches. Belson \$1,500
2. Austin Gardner completed his Eagle Scout project. Design and construction of 4 bat houses mounted on 2 poles.
3. Tentative Gazebo installation May 17 and 19.

Bridge Landscaping:

1. MC installed concrete encased rip rap for slope stabilization on the 4 corners of the bridge.

Pine View Path

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

Drainage System:

1. The need to replace flowthrough drainage frame and grate at Golden Pond is on Rivendell. The MC receiving a bid from Rick Richards.

Rivendell Gardening Club

1. The gardening club was formed to help care for flowers and small plants throughout the community's Common Areas, in addition, to creating different gardens and to provide some TLC to the new plantings. Although under the purview of the MC, the Gardening Club would work independently to enhance the community's landscaping. All those interested contact Cathy Bishop at Cbutton99@icloud.com

(Continued on Pg. 11)

(Maintenance Committee continued from Pg. 10)

2. Current Members: Cathy Bishop, Lisa Gardner, Mary/ Cao Lecoeuche, Carol McDonald, Helen and Mike Nash, Lesley Sachs, Ellen Sagalov, Dana Schroeder, Margaret Williams, Mary Kay Barton, Charles and Jean Gayre, Long Nguyen.
3. Next meeting 5/28 at 12 noon in the Cottages Clubhouse. Orchid Growing presentation.

The next Maintenance Committee meeting will be held at 7PM on May 20 in the Cottages Clubhouse. No meetings for June, July and August.

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.

SUDOKU

SOLUTION

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4	7	5	1	6	8	9	2	3
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Best of Venice Winner for 2024



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As a dedicated hearing specialist, some of my most rewarding experiences involve hearing about the positive impact I have had in people's lives. Here is what Mr. Bridle had to say about his experience:

"I have worn hearing aids for a number of years, on and off. I say on and off because it has been off more with my most recent pair purchased from another provider in Venice. I had an annoying problem with feed-back, which neither they nor another local provider were able to correct or alleviate. Both told me I should consider newer, more advanced models, which they would be happy to sell me. Since mine were similar, I felt they were more interested in making a sale than helping me. As a result, they wound up in my dresser drawer (not an uncommon situation.) I decided to give it one more go. A friend referred me to Blair Post at Contemporary Hearing.

What they said couldn't be done, was done by Blair.

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After testing my hearing, he patiently worked with me to make adjustments to the programming. He also refitted the aids with new leads and cones. The ones I had were not sized or fitted properly and caused much of the feedback.

I was given a follow up appointment the next week at which time Blair fine tuned the programming and changed out one of the cones for another size. These were simple, inexpensive solutions to a fixable problem. Although I was advised of charges ahead of time, no payment was collected until I was satisfied.

I found Blair to have an abundance of knowledge, patience and humor, and his greatest attribute is INTEGRITY. He honestly wants to help. I would recommend Blair Post and Contemporary Hearing to any person desiring to improve their hearing."

~ M.J. Bridle, Venice

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Men's Breakfast Shares Last Coffee of the Season

By Jim and Marilyn May

This month nine guys from the Cottages toasted with their coffee in celebration of another memorable year of meeting for Men's Breakfast. Organized by Joe Casale, this breakfast gathering is open to all men in the Cottages and has been meeting for over ten years. It's a great opportunity to share stories, news, and humorous anecdotes in a spirit of male camaraderie. Attendance at the Men's Breakfast varies, but it





typically ranges from five to twelve. In the past, the breakfast group met at Eggs-traordinary Café in Nokomis, but lately we've enjoyed the rousing atmosphere of Max's Table in Osprey. The menu varies enough so that everyone can order their favorite breakfast items with coffee. We'll miss our weekly gatherings this summer but will pick up again in the fall. We look forward to more great times together!



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That's a Wrap! **by Chris Smith**

Meadow Sweet Circle residents capped off a fun spring season of Friday Night Movies on June 9th. Once a month, neighbors came together to relax, catch a movie, and enjoy each other's company.

The movie nights—organized by Deb Holton-Smith and Chris Smith and sponsored by The Cottages' Social Committee—kicked off with *Pretty Woman* and wrapped up with the foodie favorite, *Chef*. Along the way, we watched heartfelt classics and crowd-pleasers *The Notebook*, *Hoosiers*, and *Best in Show*.

Screenings were held in the clubhouse, where movie-goers enjoyed snacks, soda, and a little wine. For *Chef*, homemade Cuban sandwiches were a hit and added a delicious touch that matched the film's flavor.

With summer around the corner, movie night is taking a short break. But we'll be back this fall with more great films and good company.





ARC Meeting - Tuesday, April 29, 2025

Time/Place: 4:30pm Cottages Club House

Members Present: Jim Duncan, Joe Casale, Bill Borgelt

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)
2	824 Foothill Ct	Russ Hoffman	replace existing tile with GAF Asphalt Shingle by Timberline beige with spec of green	Roof must be consistent with others in the Unit (4-A in this case). Request for waiver is denied. Detailed memo provided to homeowner.			x
3	682 Clear Creek	Shuai Shao	Replace tile roof with Eagle Tile Dark Charcoal #4595		x		
4	663 Rivendell Blvd	Dora Limoncelli	Repaint and install rain gutters (white). Body & Garage doors: SW 0035 Indian White; Trim: SW 7006 Extra White; Entry door: SW 2169 Sombbrero.		x		
5	980 Scherer Way	Ken Zawacki	Install new, paver walk, driveway and foorpath along side of house starting at driveway and ending at lanai in rear. Will not encroach/impepe drainage easement or flow of storm water.		x		
6	1050 Scherer Way	Chris & Mona Costin	Install Curb King brank concrete curbing along front landscape beds - red-ish brown/charcoal to complement existing pavers and front steps		x		
7	679 Rivendell Blvd	Steve & Linda Sopko	Replace windows. Storm resistant glass. White frames. No grids		x		
8	626 Rivendell Blvd	Catherine Barton	Reroof Tile with Westlake Tile No. 1HBCS3260 Barcelona 900 (Barrel)Color: Espresso Blend		x		
9	739 Fordingbridge Way	Yin Jinbo and Wang Su Fong	Reroof Tile with Eagle Tile No. 4698 Kona Red		x		
10	1193 Lost Creek	Candice & Patrick McHugh	Install roll-down hurricane shutters over windows on side of house. Shade system on front of house (mounted on inner face of portico and inside lanai. Beige housing with black & tan screens	Mounted vertical track visible on left column to be painted same color as body of house to which it is attached.		x	
11	755 Anna Hope	Alex Elshimy	re-roof shingle for shingle, same color (Pinnacle Sun, Driftwood Color SRI 17DRIFTWOOD		x		
12	1076 Mallard Marsh	Atti'la Stokker	Remove tall but dead Pine in rear of property.		x		

(Continued on Pg.14)

(ARC Meeting continued from Pg.13)

13	1080 Scherer Way	Aurelia Hrab	Replace tile roof with tile by Newpoint Concrete (Westlake); Estate Tan-Black Antique SKU: 1GOC50332AA		x		
14	# 734 Shadow Bay Way	Joe Bernstein	Affirm approval of fence and walkway approved 3/29/23 but not installed. Walkway to be concrete rather than paver.		x		
15	# 734 Shadow Bay Way	Joe Bernstein	Remove two Palms in side yard behind mailbox. Both are diseased, per independent professional assessment. One is dead and the second has failed to produce a crown stalk.		x		
16	832 Golden Pond	Nancy Dale	Reroof - Tile with Westlake Tile No. 1GOC50312BU (very close to existing tile color)		x		
17	695 Rivendell Blvd	Gary Mraz	Reroof existing tile roof with asphalt shingle roof by Owings Corning Driftwood Color #TD30	Roof must be consistent with others in the Unit (3-C in this case). Request for waiver is denied. Detailed memo provided to homeowner.			x
18	685 Clear Creek	Donhong Min	Reroof tile for tile with Eagle Terra Cambra #3644		x		
19	550 Meadow Sweet Circle	Mary & Jim Roberts	Install canvas awning (dark blue) over screen window opening on back wall on side of house. Does not face Rivendell Blvd.		x		
20	582 Meadow Sweet Circle	Sophie Goodwin	re-roof shingle for shingle, same color (GAF Timberline HDZ, Cedar Falls)		x		
21	665 Clear Creek	Terry Siemnsen	Plant single lime tree in side yard and remove overgrown & unruly shrubs at backflow valve and replace with three cape honeysuckle		x		
22	770 Shadow Bay Way	Michael Meese	Repaint - using BM Scheme 8 from a previously-approved Rivendell palette. Body: BM HCl65 Boothbay; Trim OC-68, Distant Gray; Door and Shutters 2129-30 Blue Note; Garage door BM OC-68 Distant Gray		x		
23	1073 Mallard Marsh	Mateusz Zagata	Replace windows. White frames, with grids		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.

(Continued on Pg.15)

(ARC Meeting continued from Pg.14)

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

Denials

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

Reviews, Appeals, Mediation, Litigation

If your proposal has been denied or you are unwilling to comply with the General or Specific Conditions of Approval, you should not start work until the matter is resolved. You may ask the ARC to review its decision based on any new information you can make available. You may also ask that the Board of Governors to review the ARC's decision (which it may or may not do) and/or avail yourself of the opportunity to have an independent third party mediate the dispute. You may also take such other legal action as is provided in Florida Statute 720.311. If the Board agrees to review the ARC's decision, it will ask you to state in writing in what ways the ARC's decision is unreasonable.

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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