



The Woodlands Word @ Rivendell

*Your
Community Resource*

SEPTEMBER 2012

SPECIAL ISSUE ON RULES FOR CHANGING YOUR HOME'S EXTERIOR: RIVENDELL'S ARCHITECTURAL REVIEW COMMITTEE

WHAT is the ARCHITECTURAL REVIEW COMMITTEE? AND WHAT DOES IT DO?

**Modified by Pam Babbitt, Linda Pearlstein, Barb Gahry & Judy Sokal
Excerpted from an article by Bill Straw-WW 09/2006, pages 13-14**

Overview: State law requires deed restrictions to be enforced without exception. One element of that enforcement is the prior approval of exterior changes to the home by the Architectural Review Committee (ARC). The original developer set up these rules; they are similar to those in most other communities with deed restrictions. Their primary purpose is to encourage a high level of maintenance and standards and to preserve the value of the community.

The deed restrictions are recorded with the County; owners agreed to live by them when they signed closing documents. There are additional deed restrictions for some of the sub-units of Rivendell such as the Cottages, Patio Homes and Villas. These, too, must be complied with and are enforced by both the unit Board and the RCA Board. Each original purchaser was given a copy of these documents by the builder (required). Subsequent purchasers should be aware of them by notice from the seller and the realtor handling the transaction. They are part of the title to our property and cannot be waived or ignored any more than any other legal descriptions of the property. What follows is a summary of the process and the requirements for it to work.

ARC Approval Process: The approval process is relatively simple. The homeowner submits an application for the change contemplated. At its monthly meeting, the ARC reviews the application and approves or denies it based upon the community standards and deed restrictions. The property management company generally automatically approves submittals for some items such as repainting the house the same color or installation of storm shutters, while the ARC reviews most others. The applications are accepted for each meeting up to 7 days prior to the meeting. That gives the committee time to review the item, look at the property and ask questions of the owner and/or neighbors.

A complete application includes the form, a sketch or plan, the Lot Survey or Plat, and supporting documentation such as paint color or comments from neighbors if applicable, and any other support the owner wishes to attach. Incomplete applications may be returned resulting in a delay in consideration.

Approval can generally be expected within one month of the submittal of the application and the proposed work can begin thereafter.

Please keep in mind that approval by the ARC does not exempt the owner from the need to obtain any County permits or to comply with other legal requirements that may be in place through governmental agencies.

(Continued on p. 3)



Interview with Gwen Stepien, ARC Chair

By Mike Bergman, reviewed by Gwen Stepien

A short drive from Rivendell reveals homes and yards in disarray, RVs and campers in yards and driveways, boats in front yards, hulks of cars and trucks in great need of repair, and even a bathtub on a front lawn. That is not the type of community we bought into here. Rivendell was laid out with ponds adjoining wetland and upland preserves, meandering roads, and well-kept houses in neutral tones with lawns and trees and shrubbery that showcase the homes. The common areas are neat, and the ponds are magnets for a wide variety of birds, fish, and a plethora of other wildlife. Our ARC stands between the beauty and serenity of Rivendell as we love it, and the hodge-podge that it could devolve into. Gwen Stepien is the Chairperson who oversees the committee. When applications come in to Lighthouse with proposals for work on the houses or properties, Gwen sends out teams of two ARC members to each home to review the proposed changes. The committee members are well versed in our covenants and standing rules, and make sure the proposals meet these guidelines. The key is to keep the community looking its best, and not to infringe on the immediate neighbors. The Cottages homes must first pass a similar vetting process by the Unit 1 Board before applying to the ARC. On the last Tuesday of each month, the ARC meets to present the proposals, and discuss and vote on their suitability. The results are presented at the following Board of Directors meeting.

Gwen is well suited to her leadership role in Rivendell. She and husband, Jim, had careers in leadership positions in DC and Alexandria, VA, before moving to Rivendell in 2003. A trip to Siesta Key convinced the sun lovers that this was the place to retire to. That didn't mean sitting around idly. Jim got involved in the Landscaping committee, and did a stint on the Board. Gwen joined several committees, most notably spending about six years on the ARC. During her tenure, she formulated a plan that she follows as the current Chair. "Follow the covenants" is her primary rule.

Be considerate of your neighbors. Shrubs and trees should not impose on adjacent properties. Gwen's advice to applicants is to send in an accurate site plan with property lines, showing exactly where plantings are requested. List the plants to be used and their mature dimensions. Consider the potential of root growth on sidewalks and neighboring properties. Be aware of proper setbacks for proposed fences. Limit statuary to a maximum of 3 feet.

Gwen is considering another policy for the ARC. She would like to have a follow-up inspection done after the work is completed, to assure that the changes actually match the proposal sent to the ARC. Thanks, Gwen, for your diligence in keeping Rivendell looking good.

Rivendell Board Meeting

NEXT BOARD MEETING

WILL BE

Monday, October 15, 2012

at 6:00 pm

Historic Spanish Point

Dates, times, and locations of Board and Committee meetings are based on the information available at the time of publication.

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(Architectural Review continued from p.1)

Enforcement and Violations: The responsibility for enforcing all the deed restrictions falls with the Board. In rare instances the Board may approve deviations, but that would only be in a case of undo hardship (meaning financial) on the part of the homeowner. Otherwise, no owner may receive special privileges, and all must be treated equally. This is governed by a Florida State Statute.

There are many ways in which residents can run afoul of the deed restrictions, but the following are three of the most common: 1) A minor deviation based upon what might normally be an owner's prerogative to alter his/her property; 2) A change based on a neighbor who has already done something similar; and 3) A change that the owner makes because he/she just wants to.

The Board requires that the owner return his property to complying status. To avoid such action, or a fine for the violation, follow the proper ARC approval process to begin with. The Board has little flexibility for violations, and returning the property to its previous condition may be expensive. In addition, fines are enforceable and may become necessary.

Finally, there may be violations that have slipped through the system in the past, but that does not exempt other owners. Please keep this in mind by honoring your contract with your neighbors and submitting your plans for alterations early. Thus the ARC can approve your request in a timely manner, and help you and the neighborhood maintain high standards and increased property values.

The Sarasota Observer Delivery

The Woodlands Word is usually delivered inside The Sarasota Observer the first Thursday of each month.

Seasonal residents:

To **reinstate** or **suspend delivery** of The Sarasota Observer, call Donna Condon at 366-3468.

Remember you can still read the Woodlands Word **online** by going to <http://www.lighthousepropertymanagement.net/portal/login.html>

and clicking on News Letters.

Be sure to visit the website to see the photos in color!

Is It Time For Aerobics?



Tropical Storm Debby brought the Rivendell Water Aerobics class an unexpected visitor June 26. Class member Pat Sobczak

thinks the two-foot baby alligator was swept by higher waters from the retention pond across Rivendell Blvd. and into the pool area, where class leader Carolanne Haddock nearly gathered him up along with some debris she was trying to clear. Class members granted exclusive pool access to the young creature while awaiting the arrival of a trapper, who promised he would relocate the youngster to a safe and less "public" environment. Nearly a dozen Rivendell residents attend the popular Aerobics class, held Tuesdays, Thursdays, and Saturdays at 9:30 AM.

Photo by Pat Sobczak

Michael Saunders & Company

Licensed Real Estate Broker

When buying or selling, let Linda's 19 years of experience in Ottawa, Canada, Northwest Indiana's Chicagoland Region, and Sarasota/Venice help you reach your objective. She is a professional, full-time, well-informed Realtor with many satisfied clients. Let her help you become one as well!



LINDA BASTIAN, GRI
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8660 S Tamiami Trail
Sarasota, FL 34238

Director's Circle Award Winner

Experience Exceptional Service

The Woodlands at Rivendell

Guidelines for Exterior Alterations

Board Approved March 2010

Section A: Dwelling and Equipment

Section B: Landscaping, Fences, Yard Art and Play Equipment

Section C: Driveways, Walkways, Patios, Lanais, Pools and Hurricane Shutters

- ❖ *These guidelines are intended as an aid in applying to the ARC for approval of exterior alterations. Approval from the ARC is required before the commencement of work.*

A: Alterations to the Dwelling

House Colors

Body

- Neutral, light to mid-range, beiges, tans, grays, olives, and corals. No blacks or whites.
- The entire house body must be painted the same color.

Trim

- Complimentary to house body, with slight variations in color and/or contrast.
- The entire trim package must be painted the same color.

Accents

- Any planned accent features must be painted in subtle variation from the body or trim.

House Materials/Siding

Body

- Finishes shall be stucco for phases 2 and 3.
- For phase 1, horizontal siding must be no wider than 8 inches.

Accents

- Limited brick or stone accents may be approved.

Doors

Garage

- Door color must match the house body or trim.
- A maximum of one panel of windows is permitted.
- Garage door screens are not permitted.
- No garage door conversions are permitted.

Front

- Paneled doors with or without glass insets are permitted.
- Doors may be finished with wood stain, or paints in rusty reds, browns, dark greens, deep corals, grays, or other neutral colors.
- Stained, beveled, and etched glass is permitted.

Windows/Patio doors

- Block, stained glass, or etched glass will be permitted for privacy.

Roofing

- Only one roofing style and type is permitted per dwelling.
- Roofing materials shall be consistent with the homes in that unit.
- Mansard roofs are not permitted.
- Roof colors should be neutral. No black or white roofs are permitted.

Lighting

- Exterior lighting attached to the front of the house body must be one style and or color and complimentary to the house style and color.
- Artistic accent fixtures may be permitted in some cases.

Guttering/Venting/Meters/Tanks

- Guttering and venting stacks are to be painted to closely match the surface from which they exit.
- Meters and tanks are to be painted to closely match the surface to which they are attached.
- Tanks must be screened from the street and adjoining properties by approved fencing, walls or landscaping.

Chimneys

- Chimneys should match the house or trim in color, finish and architectural style.

Shutters and Awnings

- Shutters shall be painted to match the front door, or to coordinate with the body color.
- Awnings are not permitted where they are visible from a street.

Screening

- All equipment shall be screened from the street and adjoining properties by approved fencing, walls or landscaping.
- Screening walls may be constructed to hide trash receptacles, pool equipment or air-conditioning units.
- Screening walls must match the house body in color and materials, and should exceed the height of the equipment by 6 inches.

Additions

- Architectural plans must demonstrate the addition will be consistent with the house body. Additions may not impede neighbor's views.

B. Landscape, Fences, Yard Art and Play Equipment

Landscape

- No landscaping addition may interfere with a drainage swale.
- Plants must not have aggressive root systems or seed products, or be listed as not recommended by the Florida Exotic Pest Plant Council.
- There is a limit of 3 fruit trees per property.
- Planting along property lines must be placed so that at maturity branches and fronds will not overhang onto neighboring properties.
- 3 inches of mulch is required in all planting beds.
- Concrete, brick and paver bed borders are permitted.
- Plantings are permitted on the property line between houses if both homeowners agree and drainage is not affected.

Fences

- Acceptable fencing materials are vinyl (white) or wrought iron style heavy duty aluminum (white, black or beige).
- Fences shall be no higher than 48 inches.
- The standard location for a fence is 4 feet inside the lot line of the requesting homeowner.
- Outside of fence must be substantially landscaped.
- Fences may not interfere with drainage swales.
- The proposed fence must not obstruct the view of common areas.
- Fences are permitted on the property line between houses if both homeowners agree and drainage is not affected.
- Fence heights along Old Venice Road may be 6 feet (5 ft fence with a 1 ft lattice top). Attached side fences must adhere to the 48 inches height limit.
- Fences in the alleys of Unit 2 may be 6 ft high to match other homes in the alley.
- Side yard fencing shall be installed at least 20 feet from the front corner of the dwelling.
- For Unit 1 only, white vinyl picket fences are encouraged along the sidewalk, and a landscape hedge is required if a fence is removed or not used.
- For Units 2 and 3, front yard fences are not permitted.
- Fencing shall be installed with the structural framing on the lot side of the owner's property.
- Gates should open inward. Security gates may be permitted for alley driveways.
- No writing or signage is permitted on a fence.
- A variance may be requested. All variances must also be approved by the Board.

Hedges

- Hedges and strategically placed plantings are encouraged for privacy.
- Hedges must not obstruct the view of common areas. Plantings must be kept trimmed to preserve neighbors' views.
- Tall, continuous hedges are discouraged in side yards, and must not interfere with drainage swales.
- Hedges must begin 20 feet from the front corner of the house, except in Phase 1, where they are encouraged in front yards.
- Planting along property lines must be placed so that at maturity branches and fronds will not overhang onto neighboring properties.
- Hedges are permitted on the property line between houses if both homeowners agree and drainage is not affected.

Trellises

- Will be considered for approval but are not permitted in front yards.

Yard Art

- Size not to exceed 30 inches high by 18 inches wide
- Must be located in a mulched area
- Appropriate materials: stone, metal, enamel, terra cotta, cement, fabric
- Inappropriate materials: plastic, glass, inflatable's, artificial plants
- Color must be neutral or earth toned in keeping with community standards
- Must not be offensive to community values
- Cartoon characters or logos are not permitted.

Play Equipment

- No basketball backboards, swing sets, and other fixed or portable game or play structures shall be erected or maintained on any lot without the approval of the Board.

- Any portable basketball hoop and backboard, swing set, or other portable game or play structure that is permitted by the board must be removed and kept out of sight within an enclosed garage each evening.

Outbuildings/Sheds/Guest houses

- No freestanding structures are permitted.

Water Features

- Not permitted where visible from the street.

Mailboxes

- Woodlands standard design and finish only.
- Plantings must not interfere with lighting or operation of the mailbox.
- Colored lights are permitted only during a holiday season.

Lawns

- Lawns must be sodded. No seeding, sprigging or plugging is permitted.

Lighting

- Low level and accent lighting may be placed in mulched areas. Accent lighting must not be positioned to illuminate a neighbor's property.

C. Driveways, Walkways, Lanai and Pool Cages, **Pools and Hurricane Shutters**

Driveways and Walkways

- Driveways may be paved, pavered, or coated. Materials should, when possible, match walkways.
- Colors should be neutral and coordinate with the dwelling. No black, white, or brightly colored finishes are allowed.

Lighting

- Low-level lighting may be placed along walkways and driveways.

Pool/Lanai Cages

- Structural elements shall be bronze for all cages facing preserve or water. Otherwise, white structural elements may be permitted in some cases.
- Cages must remain within easement lines.
- Cages must not obstruct the view of common areas.

Pools

- Swimming pools must be enclosed in an approved cage or fence.
- No side yard or front yard pools are permitted.

Hurricane Shutters

- All hurricane shutters or other protective devices visible from the outside of a home shall be approved for initial installation by the Architectural Review Committee, prior to placement on the home.



ARTS and EVENTS IN SARASOTA

7th Annual Selby Instructors' Summer Showcase Exhibit and Sale

Ends September 30, 2012

10:00 am to 4:30 pm daily

Selby Gardens offers horticultural classes throughout the year on plant care and gardening related topics.

The Selby Instructors' Annual Exhibit and Sale showcases the artwork of the talented instructors. On the second Saturday of each month throughout the exhibit, from 1:00 to 2:30 pm, visit with the instructors and learn more about our classes.

Event Contact: mshelley@selby.org



Friday Fest 2012 at Van Wezel Bayfront

September 14th is Bird Street Players. Bird Street Players is a high-energy funk, soul and reggae band with driving bass lines, horn solos, and a strong rhythm section. Bring blankets or lawn chairs; enjoy the music, sunset, and food or beverages from local vendors. In the event of inclement weather, the Festival will move indoors. **For more information, call 941-953-3368**

Sarasota County Fertilizer Ordinance

Sarasota County's fertilizer ordinance 2007-062,

aims to cut down on the amount of pollution getting into area waterways.

- It prohibits applying fertilizers that contains nitrogen or phosphorus between June 1 and September 30.
- It sets a fertilizer-free zone within 10 feet of any body of water.
- It requires training for commercial applicators
- It has penalties for violators.

http://www.scgov.net/environmentalservices/water/SurfaceWater/documents/1756_001.pdf

ARC Application Form and Guidelines

When completing the ARC Application Form, be sure to complete the following steps:

1. Attach all requested documentation (site plan or survey; paint color chip; neighbor letter; etc.).
2. Make a copy of the ARC Application Form and your documentation.
3. Mail or deliver to: Rivendell Community Association
C/O Lighthouse Property Management
16 Church Street, Osprey, FL 34229

To access the *ARC Guidelines for Exterior Alterations*, log into the Rivendell Website at Lighthouse Management http://www.lighthousepropertymanagement.net/cgi-bin/assoc_web.cgi

Click on the fourth line that reads ARC Guidelines. This should display a 6-page PDF document that provides guidelines to use when completing your ARC Application Form.

If you have difficulties logging into the Lighthouse Management Website, call 966-6844.

Application for Architectural Review Committee Consideration

Homeowner Name: _____ Phone: _____

Address where work is to be carried out: _____

If you live in the “Cottages,” you are required to get approval from Unit 1 Board of Directors before submitting this application to the ARC.

Please describe the proposed work including specifications and dimensions of the work and materials to be used. (If more space is needed, please attach a separate sheet.)

Proposed commencement date: _____ Duration of Project: _____

The ARC meets on the last Tuesday of the month. Please submit this application to the address below seven days prior to the meeting.

Please attach the following to this application:

- Site Plan or Survey showing the location of the proposed work.
- A letter signed by your neighbor or a certified letter receipt sent to your neighbor for any proposed work which will have a direct effect on your neighbor.
- Color sample, color name and reference # for proposed paint.
- Plat showing names of specific plants and locations for proposed landscaping.
- Plat showing location of proposed fence with manufacturer’s brochure describing the fence material.

Please refer to the **Guidelines for Exterior Alterations** while planning your proposed work. If you would like to discuss your application prior to submittal, please contact the Architectural Review Committee Chair or Board Liaison, who are listed in the Woodlands Word.

All work must conform to all Zoning and Building Regulations. Owners are responsible for obtaining necessary permits after ARC approval. Owners are responsible for any damages to common areas or other homes caused by their contractors.

If any modifications or changes to existing structures and landscaping is done without prior approval from the ARC, fines or removal may apply.

Home Owner Signature: _____ Date: _____

Submit applications to: Rivendell Community Association
C/O Lighthouse Property Management
16 Church Street
Osprey, FL 34229 Phone: 941-966-6844

MAINTENANCE COMMITTEE REPORT

by Jim Stepien, Chair

The Maintenance Committee has been busy the past two months catching up on some much needed landscaping cleanup and restoration work throughout the community. The MC has also been moving ahead with needed repairs and improvements to the community pool. Together with Lighthouse Property Management, we have been working hard to get estimates from various vendors for possible future maintenance issues facing our community. We are pleased to report that the landscape cleanup and restoration efforts have been appreciated by many of our residents, judging from email and verbal comments received by our committee members as well as our landscape contractor.

We did not have a MC meeting in July and returned to our normal meeting schedule in August. The following sections summarize actions completed and future plans: ("checkmark" means completed with Board approval and "dot" requires future Board approval).

LANDSCAPE

All Sabal palm and grass plantings along Pine Pond, Golden Pond, Placid Lake and Eagle Lake have been completed and are looking very good.

Bahia sod has replaced the weed-infested areas on the non-irrigated portions of the aforementioned ponds/lakes. St. Augustine sod has been laid on the irrigated north side of Rivendell Blvd. from the entrance to the entrance of the nature trail and on both sides of the Park Trace entry.

Butterfly Park shrubs have been trimmed well back giving the park a needed cleanup.

Our preserve/wetlands contactor Aquagenix has removed a vast amount of dead and invasive plant material from along the nature trail; it is now looking more like the 'nature' trail it had always been intended to be. They are also keeping us ahead of all county requirements. The MC is very satisfied with their work.

Our community had some minor damage during Tropical Storm Debby: a couple of maple trees along Egret Pond and Bobcat Lake were blown down and had to be removed.

The hedges on the south side of Rivendell Blvd. from the entrance to the bridge have been trimmed.

The restoration of the banks along Gator Lake east and west has been completed, improving the lake access and the view of our natural preserves.

The Park Trace buffer restoration has been completed.

Aquatic Systems has been very successful treating the lakes/ponds for algae and are also controlling invasive grasses. The MC is very satisfied with their efforts.

- Mulch bids have been received and the MC has determined that October will be the appropriate time to have this completed.
- More park area cleanup will be scheduled in August and September.
- Palm tree trimming estimate for the entire community will be obtained.
- Master pump shed shrubs will be replaced.
- Lake bank restorations will be continued at Rivendell Lake, Placid Lake and Eagle Lake.
- Placid Lake Dr. island enhancement.
- Front entry enhancement.

POOL

Restroom signs installed.

Service gate installed.

Men's and Women's restroom base molding replaced.

Damaged fence finials replaced.

Pool and exterior light timers replaced.

Shower repaired and pull-chain replaced.

Southwest Pools has been assisting the MC review water usage bills to ensure the pool and equipment integrity. The MC is very satisfied with their work.

- Replace shrubs at service gate entry.
- Consolidate and replace pool rules signage.
- Restroom stall estimates being completed.

A SPECIAL POOL NOTE – an uninvited guest was removed from the pool after TS Debby left our community – see photograph on page 3.

OTHER

Master pump enclosure replacement.

Fence repair and pressure washing (Old Venice Rd and Rivendell Blvd.).

- Streetlamp interior/exterior cleaning and future scheduling.
- Mailbox light and sensor replacement options.

Next Meeting scheduled for 7 pm, September 12, 2012 at the Cottages Clubhouse.

A Whirlwind Trip Through the UK

With Judy Sokal & Jon Lewis

For this trip “across the pond” we decided to hit the highlights in three short weeks, traveling through England, Scotland, Ireland and Wales. The most intriguing locations were not always the famous places, but the little towns and magnificent countryside in all four countries. Here are some of the less known jewels of the United Kingdom.



***Home of Shakespeare, Stratford-on-Avon ~
photo by Judy Sokal***

After Stratford-on-Avon and the historic Hadrian’s Wall, our first unexpected treat was the beautiful town of York; it boasts buildings dating from the 1300’s-1500’s that are still being used as quaint shops and homes in the famous “Shambles.” It was a kick to buy ice cream in a shop that had been doing business as a meat market or similar venue for 500 years or more.

On to Scotland and the impressive Edinburgh with its castle in the middle of the city. Although the Georgian homes of this city were lovely, and the castle amazing -- built on top of a huge lava plug -- our biggest thrill was a visit to the Scottish Highlands, where snow still covered the mountain peaks. We stayed in a small inn near Loch (Lake) Laggan where the nearest neighbor was miles away. In contrast to the vibrant greens of England, with sheep at every curve of the road, Scotland was bleak, barren, but oh so majestic. The highlands took our breath away, as did the beautiful Loch Lomond we visited next.

We then journeyed to the west of England and the magnificent Lake District, love of Beatrix Potter. The charming town of Grasmere looked like a picture book brought to life, and we loved Chester, an elegant city dating from the time of the Romans where we walked the still remaining Roman wall.

A ferry took us across the Irish Sea to Dublin, a shockingly modern city with elegant architecture. Our favorite experience there was not visiting the famous book of Kells, medieval illuminated manuscripts in Trinity College, but a fabulous performance of Irish dancing, music and comedy in one of the best cabarets we had ever experienced.

We continued on to Killarney where Jon found the family crest for his mother’s name, Moore. He is now to be addressed as “Your Radiance.” We were very lucky that the weather was clear and gorgeous for our visit to another unexpected pleasure, the Ring of Kerry. The Ring is a group of mountains that circle the southwestern part of Ireland; its views are breathtaking. Deep gorges held lakes created from glaciers, contrasting with peaks that are the highest in Ireland.

Blarney Castle was another pleasant surprise. We actually walked through the castle and up the 100 worn stone steps to view the ancient chambers and battlements; the lush lawns and flowering landscapes were an extra treat.



Blarney Castle, Ireland

We re-crossed the Irish Sea into Wales, visited Cardiff and its castle, and then returned to England to visit Bath, Stonehenge, and finally London for theater, Covent Garden, and other fun spots.

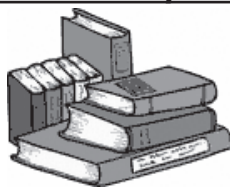
Our memories are of countless stone walls, farm houses nestled in a myriad of green fields, sheep with lambs frolicking, abandoned ancient hovels -- remnants of the great potato famine, Roman ruins, mountains and lovely lake valleys. It was an experience we would recommend - tiring, but wonderful. And yes, Jon schlepped rocks back to add to our collection.



***Jon on the Roman remains of
Hadrian's Wall***



***Lovely Loch Lomond, Highlands of Scotland
~ photos by Judy Sokal***



Book Group **By Marilyn Probert**

The group did not meet during July and August.

The September book is ***Maine*** a novel by J. Courtney Sullivan. The story is told from the perspective of four women: Alice, the widowed matriarch, Alice's granddaughter Maggie, a successful author, Maggie's mother Kathleen, the black sheep of the family, and Anne Marie, the unhappy wife of Kathleen's brother Patrick. Secrets and simmering resentments abound, and the "vacation" is anything but peaceful. The meeting will be held on September 10 at Pam Babbitt's home with Deborah Berzins as discussion leader. Please call Pam at 918-8781 if you'd like to attend.

October's book selection is the ***Magician's Assistant*** by Ann Patchett. *The Magician's Assistant* sustains author Ann Patchett's ability to combine the ordinary with the fantastic. When Parsifal, the magician and Sabine's husband of more than 20 years, suddenly dies, Sabine begins to discover how she's seen him only through smoke and mirrors. A secretive magician's death becomes the catalyst for his partner's journey of self-discovery in this book "that is something of a magic trick in itself."

All Book Group meetings are open to Rivedell residents; we meet on the second Monday of the month at 7:30 p.m. Please call the month's hostess if you'd like to participate.

Question? Complaint? Concern? **Contact Lighthouse Property Management**

16 Church Street, Osprey, FL 34229
Tel: (941) 966-6844

Property Manager: Kyanne Merrill,
CAM kyannemerrill@mgmt.tv
Assistant: Shannon Banks,
shannonbanks@mgmt.tv

CLASSIFIED ADS

MOTHER'S HELPER/BABYSITTER: Sivan Yohann, 966-7766. Pine View student would love to play with your toddlers after school while you're trying to get dinner ready, or babysit your kids so you can have a well-deserved evening out! I am extremely friendly and responsible!

WANTED - COMPUTER TECH: If you have computer knowledge and skills that you would like to share, please contact **Judy** at judysokal@gmail.com.

GUITAR LESSONS: Daniel Yohann, a Pine View junior, is offering private guitar lessons. Daniel is an accomplished guitarist and experienced teacher. One-half hour or one-hour lessons are available at reasonable rates. Call **941-375-1242**.

Hats Off To Pam Babbitt By the grateful members of Communications Committee

Many thanks to Pam Babbitt for her tireless efforts on behalf of the Woodlands Word. She has been a wonderful organizer, editor, liaison - you name it - she got it done, so that we all have a Woodlands Word to be proud of. Pam must step down to pursue other commitments, but we're grateful she continues to pitch in whenever she is able.

REMINDER
Please Support
The advertisers of the
Woodlands Word and the
Rivendell 2012 Directory
by shopping at or using
their services!

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

Please use this number for non-
emergencies --
(reporting suspicious looking people, lost
pets, etc.)



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AND LAMPPOST NEEDS!

CALL ROGER JERNIGAN
AT 941-223-1677
OR EMAIL NLP1677@YAHOO.COM

Minutes Architectural Review Committee

July 31, 2012

Attendees: Gwenda Stepien – Committee Chair, Nancy Schubert – Board Liaison, Joe Sefack, and Shirley Borean

The ARC meeting was called to order at 6:00 PM with a quorum of 3 Committee members present.

The minutes of the prior ARC meeting were reviewed and Approved as written.

The following applications were reviewed and decided for action.

ITEM	ADDRESS	WORKPLAN	RESOLUTION
1.	745 Placid Lake Drive	Repaint house same color.	Resolved: APPROVED Motion: Shirley Borean 2 nd : Joe Sefack Notes:
2.	782 Placid Lake Drive	Landscaping	Resolved: APPROVED Motion: Gwen Stepien 2 nd : Joe Sefack Notes:
3.	583 Meadow Sweet Circle	New Roof	Resolved: APPROVED Motion: Joe Sefack 2 nd : Gwen Stepien Notes:
4.	571 Meadow Sweet Circle	Pressure wash, paint same color	Resolved: APPROVED Motion: Shirley Borean 2 nd : Joe Sefack Notes:
5.	699 Rivendell Blvd	Redo back garden flowerbeds.	Resolved: APPROVED Motion: Gwen Stepien 2 nd : Shirley Borean Notes:

New business: None

ARC meeting adjourned at 6:30 pm.

Next Meeting: August 28, 2012

The Architectural Review Committee (ARC)

meets the **last Tuesday** of each month
at the Cottages Clubhouse.

Applications are due to Lighthouse Management
by the **third Tuesday** of each month.

NOTE: The ARC recommends that applications be received one week before the next meeting. Applications received after the monthly date will have to wait until following month.

REMINDER: If you are submitting an ARC Application Form for Landscape changes, you must attach a copy of your Site Plan (also called a Survey of Lot or Plot Plan or Plat). Your applications will NOT be reviewed without a copy and this would delay your work. The Site Plan should show names of specific plants and locations for proposed landscaping or fencing.

*Dates, times, and locations of Board and Committee meetings
are based on the information available at the time of publication.*

RCA Committees 9/2012

Communications

(judysokal@gmail.com)

Board Liaison, Bobby Merrill

Chair, Judy Sokal

Directory, Barb Gahry

Block Captains, Cindy Schmidl

Newsletter: Linda Pearlstein, Marilyn Probert, Norma Lee Rhines, and Mike Bergman - Reporter Representative

Reporters: Barb Gahry, Carol Heckert, Mary Kennedy, Charles Kiblinger, Ed Lin, Kay Mruz, Anita Voth, Pam Babbitt

Architectural Review (ARC)

(gwendaarc@gmail.com)

Board Liaison, Nancy Schubert

Chair, Gwen Stepien

Shirley Borean, Mickie Konner, Mary Marryott, Joseph Sefack

Maintenance Committee (combining Landscape/Environmental & Pool)

(jimstepien@gmail.com)

Board Liaison, Walter Perkowski

Chair, Jim Stepien

Rosanne Beatty, Bill Bloom, Bill Brenner, Nigel Day, Dave Gill, Carol Heckert, Carole Myles, Carl Schubert, Nancy Schubert

Access the Rivendell website at:

http://www.lighthousepropertymanagement.net/portal_login.html

Your input and feedback are always encouraged and welcomed.

Deadline: Submit articles and information to Marilyn Probert (tpro38@yahoo.com) by the tenth of the month.

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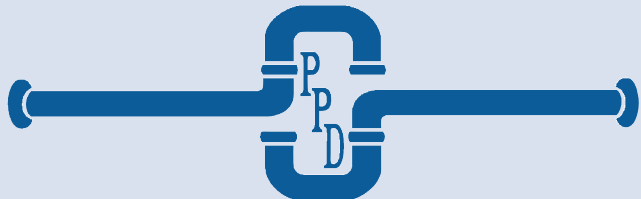
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