



The Woodlands Word

*Your
Community Resource*

August 2025



Photo by Kitty Grinnell

The President's Report

Larry Dobias



The management of the community of Rivendell has been in the hands of the members of volunteers for more than twenty years. When the last developer handed the keys to the community to a new Board, there was much work to be finished. The houses had been built, the infrastructure was in place, the flood mitigation system was designed and finalized. That was a good start but just the beginning of what needed to happen to make Rivendell the community you see today.

Over the years, many members have stepped up and joined committees or served on the Board with the primary objective of making things better. These and others interested in making improvements are the eyes of Rivendell who identify issues that need attention and make sure the individual responsible is notified and action is taken where needed. The volunteers are the reason the community looks so good, and the reason things get done efficiently and at a competitive cost.

It is more critical today than ever for Rivendell to stand out as a great place to live. New developments are constantly being built which creates increasing competition for new buyers looking for a place to call home. There are numerous benefits to Rivendell which include the location relative to both Sarasota and Venice, the nearby beaches and access to the gulf, the schools and medical facilities, the Pine View School and the low HOA fees. These are great benefits, but the community must always look and feel like a great place to live.

Many thanks to those who have participated in making Rivendell a great community in the past and those involved today. Volunteers are not forever however and there will always be a need for new folks to join in whatever capacity to help maintain Rivendell. If you want to put your talents and time to good use, reach out to any Board member for direction on how you can help.

Flooding

By Bob Frank, Ponds and Preserves Committee

With all the recent news about flooding and the arrival of hurricane season, you may be wondering about the possibility of flooding in Rivendell. Our community is protected from flooding in two main ways- our distance from the Gulf and our stormwater management system. We are far enough away from the Gulf that storm surge has no direct effect on us (phew!) Our second line of defense is our stormwater management system which consists of a network of large pipes that connect our ponds and wetlands. In effect, the ponds and wetlands act as giant sponges that hold water until it can flow out of the community. This system has an enormous capacity to absorb water as demonstrated by the way it easily handled the rain from recent hurricanes. Excess rainfall is eventually diverted from the system into swales and ditches that flow into South Creek and the intercoastal waterway. The three elements of the stormwater management system are critical to its effective functioning and do require some maintenance. Rivendell's Ponds and Preserves Committee monitors the system to ensure it does its job. We are fortunate that the developer of our community designed a system that protects us so well, including a significant amount of open space that slows the flow of rainfall into the stormwater system. We can breathe a sigh of relief knowing that any minor flooding we may experience in Rivendell likely will be caused by clogged street storm drains that have filled with storm debris. Once the debris is removed, the water quickly flows away. Residents with concerns about flooding are encouraged to contact the Ponds and Preserves Committee.



Social Committee Events for August 2025



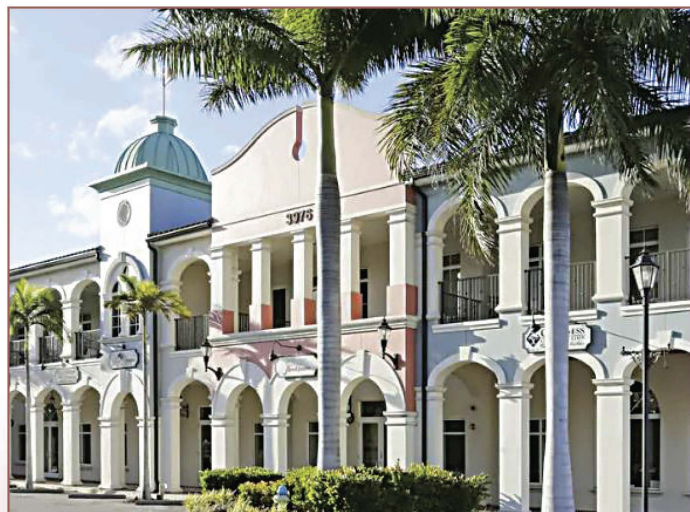
Offered WEEKLY: Ladies Walk 'n Talk. Meet at the Rivendell Pool. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information and if you'd like to be added to the Facebook Walk 'n Talk. Dates and times of walk will change depending on the season.

☐ Thursday, August 7th, from 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.

☐ Thursday, August 21st, from 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.

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

(solution on page 9)

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Hurricane Planning Suggestions for August

By Terry Siemsen, CERT

We are reaching the greater risk of hurricane season in August, statistically increasing every day. This is often the result of continental US weather fronts dropping remnant low pressure areas into the Gulf and now, in August, tropical lows forming in the Caribbean Sea. We are approaching, as August progresses, the season when storms make their way across the Atlantic from Africa. The storms that originate from Africa provide many days of warning, those that originate more locally can arrive more quickly.

Batteries:

This is a good time to check your stock of batteries for flashlights and all kinds of portable devices. Equally important, open your flashlights and other devices and check the condition of their batteries as all batteries can corrode and damage or ruin a device. Corroded batteries should be disposed of and the contacts cleaned with a soft brush, try first a dry brush to remove crusty pieces and later a Q-Tip dampened with rubbing alcohol.

Propane:

Keep an eye on the supply in your grill and be mindful of the need to replace tanks that are running empty.

Generators:

If you did a test run of your generator in July, excellent! If you did not test it, this is the time to check it. I did a test run in early July and I'll test mine again in mid-August. It's still early to stockpile gasoline (too flammable and dangerous) but it's a perfect time to assess if you have sufficient gas cans and where you will store cans after they are filled.

Photographs:

This is a good time to photograph your entire home, inside and outside, for a record for insurance purposes. Don't forget closets

and storage areas. Hopefully these will never be needed but good documentation may help with an insurance claim. A list of make/model/serial number of significant items never hurts to have in a safe place.

Bug out book:

If you have never built one, a "bug out book" is a collection of critical documents that one can grab easily in an emergency. Financial records, insurance policies, photo records of passports – all the things one might want to refer to in the event of some kind of disaster or significant life event. Think of this in terms of a hurricane evacuation, major data loss by banks or insurance companies or even a drastic health event in your own life. It's a record that allows you or a loved one to reassemble your assets in case of major problems.

Weather radios:

I am always reminded to have a weather radio that can receive information from the National Weather Service. These are particularly handy for the alarm or alert feature that can awaken one to a critical event alert.

Water and non-perishable food:

This is still a good time to purchase an extra supply of water and canned goods that can augment your normal pantry of supplies. All can be consumed in later months if not needed this hurricane season and an easy addition to your typical shopping trips.

Work gloves and essential tools:

Hurricanes Helene and Milton taught many of us to have ready to use items like work gloves, sturdy footwear, sunscreen and tools like chain saws, hand saws, ropes, rakes and other tools for post-storm clean up. If any of these have engines, check that they can be started and run on a moment's notice.

SALES TAX EXEMPTIONS ON DISASTER PREPAREDNESS SUPPLIES

Permanent sales tax exemption for the following items starting August 1, 2025:



Batteries (AA-cell, AAA-cell, C-cell, D-cell, 6-volt, or 9-volt)



Fire extinguishers



Insect repellent



Life jackets



Portable gas or diesel cans (max 5 gal)



Portable generators



Smoke detection devices and carbon monoxide alarms



Waterproof tarps (1,000 sq. ft. or less)



Sunscreen



Ground anchor systems and tie-down kits

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Floods are in the news

By Terry Siemsen, CERT

Last hurricane season, there was a discussion about the susceptibility of Rivendell to hurricane storm surge flooding. Flooding in many communities across our Country has been in the news the last several months. It might be good to review our flood risk and open a dialogue for further discussions.

FEMA Flood Maps:

The Federal Emergency Management Agency has published flood probability mapping for our area. These maps are available on Federal, State and Sarasota County websites. All the mapping is from the same source. Our Rivendell homes are rates as "X zone" or not likely to be flooded. Our streets, ponds and preserves have a lower rating and can be considered to have a 0.2% risk in any given year – or a common term applied is a "500-year flood". Does this mean you do not need flood insurance? Whether you chose to have such a policy is an individual decision – it depends on your tolerance for risk. There are very few areas in the US that have "zero flood risk". For Florida, there is always a small element of risk from excessive rainfall. That said, be aware that our neighborhood withstood an extremely low probability rain event during Hurricane Debby – my personal rain gauge had about 2.5 inches the first day and almost 11 inches the following day. Our stormwater control system functioned extremely well – ponds filled to the brim and a number overflowed into the preserves – our own natural "sponge" to accommodate significant rainfall.

Storm Surge:

Several of us were asked about our potential risk from storm surge flooding prior to Helene and Milton last year. Both storms had about seven to eight feet of surge locally and, with waves and tides added, did significant damage to the barrier islands. At one time prior to Milton, storm surge forecasts were in the ten-to-twelve-foot range.

A comparison of these elevations to our local topography provides some sense for our susceptibility to storm surges. One of the best comparisons is Rivendell Pond, proximal to the 'bridge' on Rivendell Boulevard and the aeration fountain. The normal water level of this pond is about fourteen feet above sea level. Most homes are situated so that first floor elevations are around eighteen feet or higher. Check the survey drawings for your home and you'll find specific information for your location.

If another storm takes aim on Rivendell and is forecasted to be Category 4 to 5, we need to be very aware that we may be impacted by surge and evacuation may be necessary.



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

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Do you have an item to sell?

Do you have any questions about Rivendell or
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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.

*Please slow down while driving
in Rivendell and mind the deer*



Photo by Dana Schroeder

**AUGUST
21st**

National Senior Citizens Day



Bat Maternity Season

By Ron Grinnell

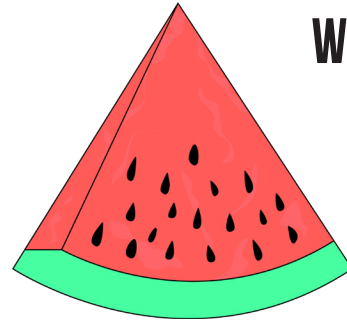
April 14 to August 14 is bat maternity season. In Florida bats are protected during this time. Many people in Rivendell have new shingle roofs and some of those now have weaknesses at the gable on either side of the sidewalk. My exterminator shared that information the first time he came back after our roof installation.

We have witnessed tree rats entering through the gables of homes. Currently at least two houses in Rivendell have bats located in the eaves. If you go outside at 6:20 AM you can see over a hundred coming into the homes and if you look at 8:20 PM you can see over 100 leave. These owners will have a one-way bat gate installed on August 15. These bats will be looking for new homes. Hopefully they will find the unoccupied bat houses installed throughout the preserve. Be on the lookout for this next month. A suggestion is to have gables cemented, while others have added flashing in this area. For more information see the link below:

[April 16: Maternity season starts for Florida's bats | FWC](#)



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Maintenance Committee Report -July 16, 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, Dennis Bowman.

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 weeded.
3. The MC cleaned up debris and trimmed behind the fence on Old Venice Road.
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.
6. Received estimate from Fast Grass (Rick Richards) for raking and hydroseeding the drainage ROW at the Cottages. \$4,985. Completed. Work along Mallard Marsh wetlands and Rivendell Lakes land bridge also completed.
7. The MC cleaned up fallen tree limbs and debris from behind the fences on the north side of Rivendell Blvd.
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. Approved by the Board and underground utility mark-out was completed

Tree Trimming:

1. Green Topps removed dead limbs from an oak tree on Clear Creek Drive and on Rivendell Blvd.
2. Green Topps provided estimates for trimming 2 oaks in the community.

Irrigation System:

1. TruScapes conducted the July inspection and replaced faulty irrigation heads throughout the community and replaced a leaking solenoid valve.
2. The MC marked the irrigation heads in the Cottages drainage ROW along Rivendell Blvd.

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. Aug/Sept.

Community Pool Pump Room:

1. Southwest Pools performed the weekly pool servicing.

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 replaced photocells on poles number 8 & 18 along Rivendell Blvd.

Holiday Lighting:

Playground, Gazebo and Benches:

1. Board approved 4 new benches to replace rusting metal benches; and in Rainbow Point Park to replace faulty concrete benches. Belson \$750 each. 2 were installed by MC.

Pine View Path

1. MC will be receiving estimates on repairs and eventual resurfacing of the path.
2. Green Topps bid \$11,000 to clean up and trim trees along both sides 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
2. Current Members: Cathy Bishop, Lisa Gardner, Mary/Cao Lecoeuche, Carol McDonald, Helen McClure and Mike Nash, Lesley Sachs, Ellen Sagalov, Dana Schroeder, Margaret Williams, Mary Kay Barton, Charles and Jean Gayre, Long Nguyen.

(Continued on Pg.13)

(Maintenance Committee continued)

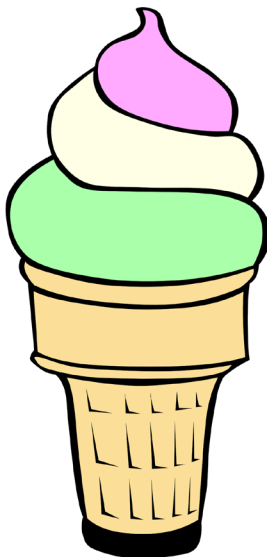
No meetings in July and August of the MC or the Garden Club

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.



photo by Nancy Dobias

Thank you to our volunteers; Greg Volack, Pete Daignault, Mike Nash and John Krebsbach for keeping the foliage on Old Venice Road and Rivendell Blvd clear from the sidewalk for pedestrians.



Best of Venice Winner for 2024

Hearty Referral



Blair Post, HAS, BC-HIS, ACA

Board Certified Hearing Instrument Sciences
American Conference of Audioprosthology

As a small business owner, the best compliment I receive is a referral. Identifying who needs a referral can be a bit tricky. I created a story to help my clients recognize who might need my services.

When you dine out with friends you may notice someone who keeps saying "huh" or "what". This indicates they can't hear well in a noisy setting and tends to be a first indicator of a hearing loss.

Research has indicated that on average people take seven years to seek help for their hearing loss. Maybe if enough people ask, they might get the help sooner.

Over the years I have had referrals of new clients who tell me they were out to dinner with friends who recommended they come see me. And now, I have my referral suggestion taken to a whole new level.

A lovely lady, with a great heart, was out to dinner with friends. She heard a gentleman sitting at another table saying "huh" and "what" a lot. After a while she turned around, interrupted him and suggested he come and see me.

The happy ending is he did come in. His wife had been begging him to get his hearing checked for years, but it took a stranger's suggestion to convince him.

The gentleman's visit to my office revealed that he had a more severe hearing loss than he initially thought. With the help of hearing aids, he can now hear better, and his wife is happier when they go out to dinner.

If you notice someone saying "Huh" or "What" often, suggest they might need to come see me. By taking this simple step, you can help them improve their quality of life and build a stronger relationship with their loved ones.



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ARC Meeting - Tuesday, June 24, 2025

Time/Place: 4:30pm Conference Call 605-313-5721 code 655 3857

Members Present: Jim Duncan, Joe Casale, Bill Borgelt

Others Present: M/M Meng for portion of mtg re their project

Please see the Notes at the end of this schedule which contain important information, not just "boilerplate"

No.	Address	Name	Description	Comments & Specific Conditions of Approval (See Notes below)	Approved as submitted (See General Conditions)	Approved with Specific Conditions	Denied (See Notes)
1	900 Scherer Way	Meng Yi	roof-mounted solar array, with one (Landscape-oriented panel) moved from side to rear	Use of array edge skirt to improve the appearance encouraged but not required	X		
2	675 Rivendell Blvd	David Swanson	Hurricane panels and accordin entry door & transom shutter. Color matches house trim color.		x		
3	743 Anna Hope	Jorge Munoz	Replace front door. Same design, same color but with storm resistant glass.		x		
4	717 Crane Prairie	Marlene Vogt	Replace front door and sidelight with storm resistant sidelight; no window in door. Same color (teal)		x		
5	835 Placid Lake	Ninfa Del Purgatorio	reroof tile for tile using New Point Desert Spice Blend THBCS6313		x		
7	698 Clear Creek	Jolanta Bazylewicz	Retile roof with Capistrano color Kona Red		x		
8	733 Crane Prairie	Beverly Coleman	Replace windows - same color, size and grille configuration		x		
9	1192 Mallard Marsh	Aaron & Grechen Graham	landscape front yard - per Plan to add various plants and 2 Christmas Palms		x		
10	979 Scherer	Jeanne Shoemaker	Re-roof with Eagle Tile - Rocklin Blend (BelAir)		x		
11	765 Placid Lake	Brian & Cathy Renda	Re-roof replacing tile with Novatik Stamped metal system - barrell shaped (ROMAN) color SAND		x		
12	1097 Mallard Marsh	Jin Liu	Repaint. Body & Garage Door: BM OC-27 Balboa Mist; Trim & front door: BM HC-69 Whitetail Brown		x		
13	656 Clear Creek	Tammy Loss	Replace windows		X		
14	1193 Lost Creek	Candice McHugh	Remove Queen Palm, purportedly neither thriving nor salvageable, with purportedly dangerous lean.	Deferred with request that an arborist evaluate the tree			
15	743 Anna Hope	Jorge Munoz	Fabric Hurricane covers and clear shutters		x		
16	819 Shadow Bay	Andy McMillan	reroof asphalt shingle replaced with Owings Corning Duranton "Driftwood"		x		

(Continued on Pg.13)

(ARC Meeting continued from Pg.12)

17	827 Golden Pond	Rebecca Schwartz	accordion storm shutters on most windows; lexan shutters on Lanai; Note: Homeowner amended proposal to withdraw request for tracked, roll-down shutter over front door with half-moon transome and over adjacent window		x		
18	1121 Mill Pond Ct	Nancy Stoll	replace 16 windows; high-impact; white frames, white grilles		x		
19	816 Golden Pond	Terrell Wilson	Remove dying Palm front yard		x		
20	559 Meadow Sweet Circle	Errol Milambiling	Reshingle with Owings Corning Estate Gray TruDefinition Duration		x		
21	545 Meadow Sweet Circle	Kelly Castro	Install three (3) clear storm panels on white tracks and 2 ivory accordion shutters		x		
22	581 Meadow Sweet Circle	Mary Jo Wright	Install Generac Generator & propane tanks		x		
23	1097 Mallard Marsh	Jin Liu	Plant One Sago Palm in front years, approx 3' tall, mulched		x		

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

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

General Conditions (applicable to all approvals)

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

(Continued on Pg.14)

(ARC Meeting continued from Pg.14)

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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