



The Woodlands Word @ Rivendell

May 2010

LOOK FOR THE WOODLANDS WORD; DELIVERED with PELICAN PRESS

Highlights of April 7 Board

Meeting by Carol Heckert

Directors Adler, Gililand, Greco and Shola were present.

Treasurer's Report: 26 homeowners are behind in their dues; 16 of these 26 are either bankrupt or their homes are in foreclosure. The Board will only go to the expense of initiating legal action against these properties if there is a reasonable chance of collecting back dues.

Owners' Comments: Homeowner comments addressed the following topics: Holding committee meetings at public venues rather than people's houses, status of Rivendell website, status of lawsuit with 638 Rivendell Blvd., water pump repair, implementation of suggestions from Town Hall Meeting, algae in lakes, right of inspection revision on ARC Application Form.

Committee Reports

Communications: Pam Babbitt is stepping down as newsletter editor; Judy Sokal will replace her. All emails to the community at large require prior approval of a Director or committee chair. The new website is up and running at www.rivendell-fl.com. Your new user name is [lamaresident](#), and your password is [Woodlands34229](#).

Continues on page 5

Message from the President

Rivendell Master Plan Initiative

by Mark Adler

Somewhere along the way, or more likely multiple places along the way, Rivendell went from looking one way to looking another. Some things got shabby. Some projects didn't quite result as originally envisioned. Behind-the-scenes activities such as fire mitigation and exotic plant removal became bigger and bigger points of contention between various homeowners.

Who's to blame? Nobody. Everybody.

What has become quite evident in the years following turnover from the developer is the fact that different Boards of Directors have followed different courses of action on these matters and things have not necessarily been coordinated. And now I want to fix the problem.

We need to encompass all facets of Rivendell's common property into a single coordinated management plan. I know that sounds incredibly elementary, but until now it hasn't been done.

Here are the areas that need to be included: landscaping, pond management, shoreline management, tree trimming, fire mitigation and removal of exotic/invasive plants. Layered on top of all these areas is the need for a bona fide understanding of county/SFWMD/state regulations vs. guidelines (what we must do vs. things that are only suggestions).

Continues on page 4

Illegal Intrusion into Preserves by Ken Heckert

Sarasota County has threatened to fine Rivendell for homeowners' intrusions into the County-owned preserves at several locations in our community.

Russ Hoffman has written a Restoration Plan to correct the damage according to County requirements. *If his plan is approved, it will void the County fines.* Hoffman is the owner of our community's lake management company.

Sarasota County will be monitoring our preserves closely for the next year. It is important for all homeowners to know that they *cannot plant or cut down anything in the preserves*. They may not allow St. Augustine grass to grow into the preserves or mow grass in the preserves. They may cut down branches that overhang their property at the property line.

Continues on page 4



Cavities, Dry Mouth, Diabetic, overweight?

Eat More Candy!

Dr. Greenspan has been a proponent of a naturally occurring sugar substitute Xylitol and has found that using Xylitol gum and candies helps to keep the mouth moist, sugar levels down, reduces appetite and has an anti microbial effect.

Xylitol has very low glycolic index so it's diabetic friendly and tolerated very well by almost everyone.

Richard J. Greenspan, a Sarasota dentist for over 18 years, knows the importance of good nutrition and true mind body awareness. For years he has been informing and educating patients about the importance of a healthy life style and good oral hygiene practices.

We welcome you to visit us at Palmer Ranch Dental for free samples of Xylitol gum and candy.

Palmer Ranch Dental
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CHAMBER OF COMMERCE

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TOWN HALL MEETING, MARCH 31

by Carol Heckert and Mary Kennedy

Mark Adler welcomed everyone present and explained that the purpose of the meeting was to discuss two topics impacting our community:

- How do we want our deed restrictions to be enforced?
- What do we want the community to look like?

In response to the first question, several homeowners indicated that infractions still exist after extended periods of time. Mark responded that the legal notification of violations has to run its course. Currently, Lighthouse conducts community inspections every three weeks. Homeowners are also encouraged to contact Lighthouse directly, preferably by e-mail (kyannemerrill@mgmt.tv), if they have concerns. Although it was suggested that the Management Oversight Committee be reinstated, the majority preferred more frequent and varied inspections by Lighthouse.

As a related issue, concern was raised regarding the unsightly appearance of 12 abandoned and foreclosed properties in Rivendell. Bob Gilliland responded that legally, our Homeowner's Association is not permitted on private property. One homeowner suggested that neighbors could quietly act on their own to make these vacant properties less of an eyesore.

The second question posed was "What do we want the community to look like?" There was general agreement that when the community was newer, it looked more attractive, and many want to restore and maintain that original look. There were numerous complaints about the appearance of common areas, lakes, and plants surrounding the lakes. It was noted that some plants are needed in the lakes to act as filters for chemical runoff, given that our lakes affect the overall watershed and the Gulf beyond. There was general consensus that anything planted must be well maintained, which is not currently happening. Homeowners also expressed the need for a unified look throughout the community.

Mark Adler asked for a show of hands indicating which residents would be in favor of paying more, if necessary, for a better-maintained Rivendell. The response was overwhelmingly in favor of such action.

In response to the homeowners' stated concerns, Mark concluded that Rivendell needs a professionally constructed and executed master plan to address both its environmental and landscaping needs, as opposed to the piecemeal approach of the past.

He thanked homeowners for their valuable contribution in addressing the two major topics impacting our community. The information gained at this Town Hall meeting will provide guidance to the Board in moving our community forward. ■

USEFUL PHONE NUMBERS

**For property management:
call Kyanne at Lighthouse Property
Management, 941/966-6844**

**For lake management:
call Russ at Beautiful Ponds,
941/488-1942**

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Complicating the entire situation is the fact we don't all agree on how some of these things should be done. For example, there might be environmental ways of doing things that conflict with more aesthetic approaches. It isn't a matter of one side being right or wrong, it's a difference of opinion. We all want Rivendell to look good, we just aren't agreeing about what that means.

After months of discussion at Board meetings and a Town Hall meeting on the subject last month, the *Rivendell Master Plan Initiative* was launched at the April Board meeting. The objective is to develop and implement coordinated solutions for everything in Rivendell that go the furthest in satisfying the community. Needless to say, this will be a tall order to fill. But not doing it has brought us to where we are now.

The first step is making sure we've defined the entire problem and then determining the strategy for developing solutions. A small team has been assembled with the goal of presenting a plan to the Board at its May meeting. Depending on approval, the Board will then assign various committees to begin solution designs for their areas of responsibility. Prior to any implementation, all solutions will be combined to ensure coordination.

As this initiative evolves you will be informed of its progress. Ultimately, we hope to have the finished master plan available to all homeowners at all times so everyone knows what is happening in their community and modifications by future Boards can be better understood by all members. ■

continued from page 1 "Illegal Intrusion into Preserves"

At the April 13 Environmental Committee meeting, it was suggested that the homeowner's association mark off all property lines abutting preserves in order to prevent future, inadvertent violations by homeowners.

Hoffman is authorized to remove certain plants in the preserves, such as exotics, so homeowners should contact him with any concerns about the preserves behind their houses.

Where do you volunteer?

**Are you a museum docent, tour guide,
hospital volunteer, tutor?**

We'd love to hear from you.

*Please send an email to merpike@mac.com or
pbbabbitt@comcast.net labeled "Volunteer Interests."*

Our Busiest Volunteers

By Meredith Pike and Doreen Wilson

Peter and Doreen Wilson came to the U.S. 45 years ago from England with three small sons; after living up north, they have lived happily – and busily – in Sarasota and Osprey for 13 years. Peter was Landscaping Committee chair in Rivendell and Doreen instigated Circle Dinners to help new residents get to know one another.

Their list of volunteer activities is extensive. At Selby Gardens, Peter works in the horticulture department, taking charge of the hibiscus garden. He and Doreen both work on plant sales, and special events such as Holidays in Bloom and the fireworks event, which also helps celebrate their wedding anniversary each July 4th. They both have received their 11-year pin for their work and Peter received his President's Award at Selby for all his contributions.

Doreen works once a week at the St. Mark's Thrift shop called Divine Consign on Miami Street, Venice, a consignment shop which sells high end furniture from estate sales as well as home goods and clothes, making thousands of dollars to help feed the homeless and support the poor.

She also works in the church gift shop at St. Mark's, which regularly opens its door to feed the hungry. Doreen is also on the board of the Sarasota British Club as Vice President this year just getting ready for the Queen's birthday celebrations.

Together, Peter and Doreen are ushers at several theatres including the Sarasota Opera House, where they work on four or five operas each year and about three ballets. The latest ballet was *Pineapple Poll*, with music composed by Sir Arthur Sullivan, of the Gilbert and Sullivan operettas.

They are ushers at the Asolo for six or seven plays a year, the latest being *Managing Maxine*, a humorous comedy about a couple in their 70's getting together -- to the disapproval of their children! At the Players Theatre in Sarasota, Doreen and Peter also volunteer for about seven shows a year, the latest being *Fiddler on the Roof* - a wonderful production all by volunteers. Nearer to home, Peter and Doreen are ushers at the Venice Theatre where they usher for all the productions in the main stage and recently worked on *Dearly Departed*, also a comedy. They also work at the Florida Studio Theatre and the Cabaret in Sarasota, and so must agree that this is the most fun one can have volunteering.

And if this isn't enough – we hope there is still time for Peter to offer his expertise on Rivendell landscaping! ■



continued from page 1 "Highlights of April 7th Board Meeting"

Emergency Response Group: CPR re-certification took place on March 10. Re-certification of CERTs will take place together with Willowbend on June 5.

Architectural Review Committee: Wants guideline for planting in existing landscape beds to facilitate frost damage repairs.

Management Oversight: Lighthouse Property Management will continue to make all community inspections. There will not be a committee of homeowners making inspections. If homeowners wish to report violations, they should contact Lighthouse.

Pool: Chairs need replacement, gate needs to be repaired and deck repainted. Motion approved to allocate \$2500 to Pool Committee to buy chairs; bids to be obtained for gate repair and deck painting. Lighthouse was directed to make sure the problem with the gate is fixed.

Landscape: The Sun State contract ended April 9 and the Nanak contract began April 12. An ad hoc subcommittee met with Nanak to discuss immediate plantings in 5 prime areas that experienced frost damage. Subcommittee will see proposed drawings next week.

Finance/Procurement: Directors Gililand and Shola met with SFWMD and learned that *with proper maintenance* our lakes may not need dredging for 60 years. To slow down erosion, we can either address only areas currently eroding or all areas surrounding lakes.

Old Business

1. New billing policy to resolve past problems with excessive late fees. Homeowners will receive bills 30 days before due date, with 15 day grace period. Late fee schedule will be at bottom of bill. Automatic payment option to continue. HOA will write off unpaid bills from bankrupt homeowners at end of year.
2. Russ Hoffman submitted Restoration Plan to the County to rectify damage to the preserves resulting from homeowner encroachment. Grass planted must be killed, destroyed trees replaced 2:1. Cost must be borne by Home Owners Association. Continued monitoring by County. Final signoff from county expected next week. Mark will meet with all affected homeowners to explain restoration plans once they are finalized but before they are implemented.

New Business

1. Frost damage restoration: Dead lawn grass a violation as of May 1st, with 60 days to replace. Policy for replacing dead plants in existing landscape beds, i.e., which plants need ARC approval, to be developed at ARC meeting April 27.

2. Rivendell Master Plan initiative: Plan to include lakes, banks of lakes, all landscaped common areas, fire mitigation, invasive species removal, tree trimming. Plan should not extend beyond tenure of current Board. Small committee to develop process for development of plan: Mark Adler, David Gill, Frank Freestone, Nigel Day. Immediate action for Alligator Pond, Rivendell Lake, Ibis Pond. Will report recommendations at next Board meeting.

Next Board Meeting: May 5, 6:00 PM at Bentley's (formerly the Osprey Inn)

Editor's Note: These Board highlights are intended to get news of important Board decisions to residents as soon as possible. They do NOT replace the official Board minutes, which are produced by Lighthouse Management, and appear in the back of the newsletter after the Board has approved them. The highlights published here have been reviewed by a Board member for accuracy. ■

NEXT RIVENDELL BOARD MEETING

MAY 5, 2010 AT 6 PM
BENTLEY'S (formerly The Osprey Inn)

Rivendell Meetings and Events We Knew About At Press Time

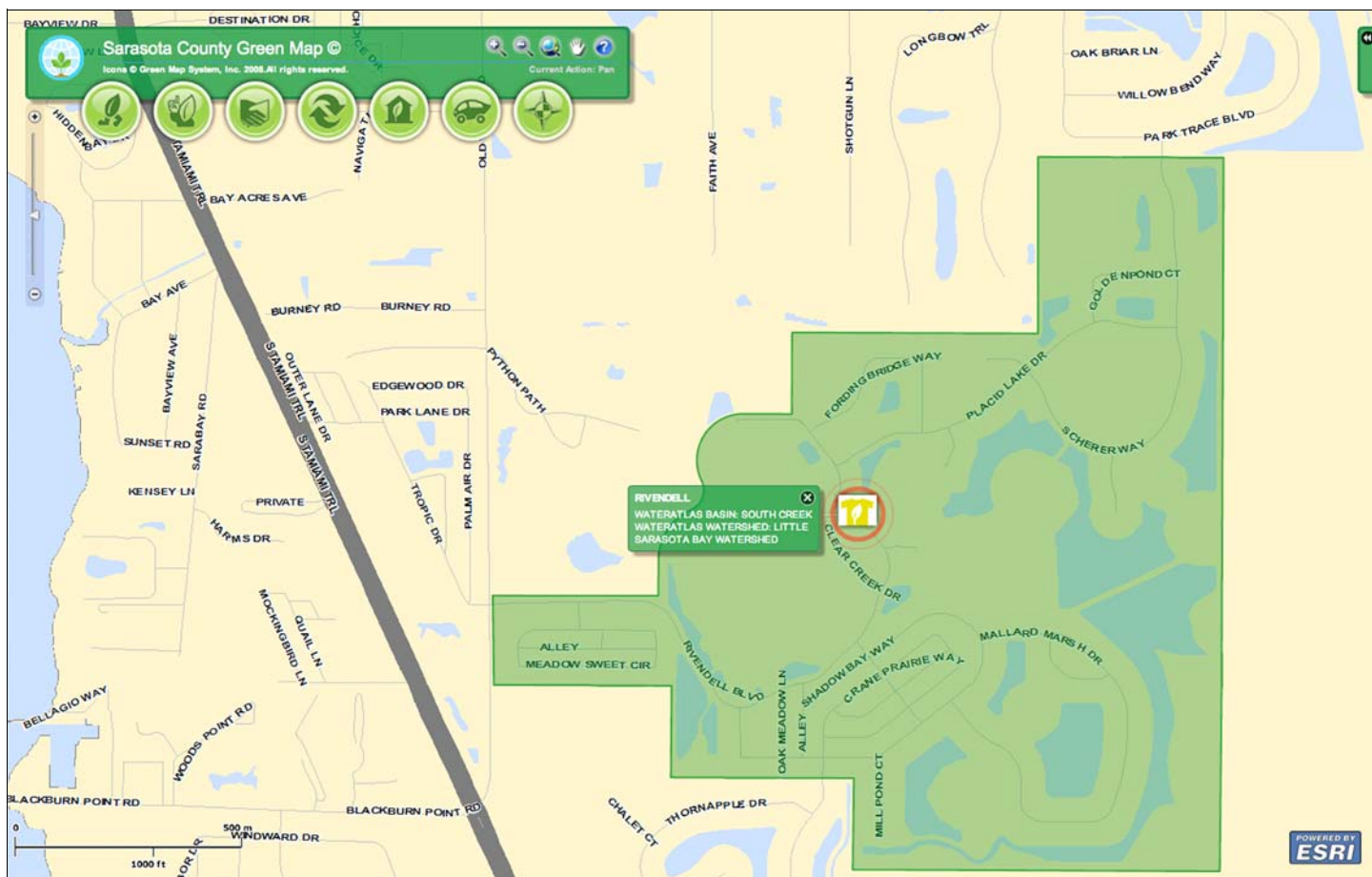
May 5 - Board Meeting
(1st Wednesday of each month)

May 10 - Book Club Meeting
(2nd Monday of each month)

May 11 - Emergency Response Group Meeting
(2nd Tuesday of each month)

May 25 - Architectural Review Committee (ARC)
(last Tuesday of each month. Applications due 7 days prior to meetings.)

May 26 - Communications Committee Meeting



Sarasota County Honors Rivendell By Tom Shola and Ken Heckert

Rivendell was recently honored by its inclusion as a “Neighborhood Environmental Stewardship Team” or NEST Community in the launch of the Sarasota County Green Map, developed by Sarasota County Government in partnership with SCOPE. NEST projects focus on both education and hands-on activities like storm drain marking, neighborhood cleanup, watershed friendly landscaping, pond, lake, and bay shoreline restoration, and water body monitoring.

This tool helps explore sustainability in Sarasota County and highlights Rivendell in a positive light.

To access:

1. Go to <http://www.scgov.net/GreenMap/default.asp>.
2. Click on the hot-linked text “[Sarasota County Green Map](#)” and wait for it to load.
3. Type in Street Address. Use Rivendell Blvd. Don’t worry about filling in the “zone”. Press locate.
4. Under the second icon which is “Community Assets and Agriculture”, select “NEST sites” and Rivendell is highlighted. ■



NATURE'S NOTEBOOK by Debbie McMurry

What a month we had in paradise!! Yes, I know, the weather was cooler than most Northerners would prefer, but to us Floridians....it was heaven! Every day I enjoyed my walks with Mac; I think he did too. We walked through the Rivendell Path, our neighborhood, Willowbend, Park Trace, and even Old Venice. I suggest you get out and enjoy this weather. The sounds of the hawks, the mockingbirds, even the bugs are enjoyable. Vic and I were walking along Rivendell Path when we heard mockingbirds screeching!!! Vic looked up into the oak tree and saw a hawk. Fortunately the hawk did no harm to the mockingbird's nest.

The eagles have two eaglets. Soon the eaglets will be flying on their own. Now they are exercising their newly found wings, testing to see if they can fly! I hope most of you have been able to see the eagles' nest – it's on Shadow Bay Drive. If you walk on the sidewalk there is a yellow colored line directly across from the nest, located on the woodlands. Bring your binoculars, zoom lens camera, and have a blast.

After the rains, I found numerous turtles. I have no idea where they came from. I'm not sure if they all lived here and we never noticed them, but they appear to be enjoying this weather as much as we do.

As far as the deer...once in a while they cross the land bridge. When they do, the count is four or more! Deer are also nocturnal animals, at least in our neighborhood. My neighbor and friend was up at 3:00 A.M. one morning. She was sitting in her family room, when one went rushing by. She was indeed startled.

The night seems to bring out sounds we are not able to hear during the day. My son heard sounds from his bedroom the first night we moved in. That was long before this neighborhood was completed. He thinks it could have been a large cat chasing a hog -- at least that is what he thought it might have been. Good thing he was a teenager, or he probably would have been in our bed!

The sand hill cranes at the front of the neighborhood are traveling through the yards and streets. Their chick has grown so much in the last few weeks. They make you realize that the eaglets, which are not so easily seen, also grow this fast!

I love this neighborhood; I do not want to live anywhere else! When Vic found our lot, I knew he had found paradise. ■



NEW WEB SITE ACCESS

www.rivendell-fl.com

Four links are available:

Committees for committees and links.

Documents and Forms are password protected - the user name is: Iamaresident (capital I necessary). The password is: Woodlands34229 (capital W needed). Look for ARC Application Form, Covenants, Amendments, Standing Rules, Board Minutes from 2004 to present, *Woodlands Word* newsletter from 2005 to present, guidelines, and financials.

Event Calendar for Board Meetings, Committee Meetings, Book Group dates, etc.

Contacts for Board of Directors, Committee Chairs, and Management Company.

For help signing onto the <http://www.rivendell-fl.com> website,
email webmaster Tom at webmaster@rivendell-fl.com

Pelican Press Delivery

The *Woodlands Word* will be delivered inside the *Pelican Press*,
usually the first Thursday of each month.

If you have problems with delivery,
please contact Judy at communications@rivendell-fl.com

Seasonal residents: if you want to suspend delivery of the Pelican Press,
call 349-4949; to reinstate service, call the same number.

Remember you can still read the *Woodlands Word* online by going to
<http://www.rivendell-fl.com> and clicking the Documents and Forms button.



Tom Shola, Our New Webmaster

By Mike Bergman

Tom Shola is wearing many hats these days. First, he's Secretary of our Board of Directors, responsible for capturing and maintaining our documents, securing a meeting place, and acting as liaison to the Environmental Committee and the Emergency Response Team. He also helps out the Communications and Landscape Committees. He's the go to guy to handle any alligator situations in Rivendell. Tom is a member of the Advisory Board to the County Commissioners for the Neighborhood Grant Program, and several other Sarasota environmental groups. And now he has stepped in to create and maintain our new Website. Fortunately for us, Tom wears all these hats well.

Formerly, Tom designed Rivendell's solar irrigation system. He also designed – actually invented – four supercomputers for IBM. With others, he developed a graduate program in “knowledge discovery” for Rensselaer Polytechnic Institution. Earlier, he had built computers for missile guidance systems. After leaving IBM he consulted with corporations on how to build super computers, knowledge discovery systems, high-speed networks, and large databases.

With the unexpected loss of our old website, Tom created a *new* one from scratch, at a cost to Rivendell of under \$50 per year. Though it still has room for more content, it's off to a good start. It includes mostly everything that was in the old site, and more. Tom welcomes constructive comments and photos that can enhance the site. Residents may access the website at **Rivendell-fl.com**. The opening screen has the following headings:

Committees	Documents and Forms	Event Calendar	Contacts
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- **Committees** lists all of our committees and some valuable click-on links
- **Contacts** lists the Directors, committees, and our Management company
- The **Event Calendar** will keep you posted with committee meetings and Book Club dates. Residents can post events with the permission of the Board.
- **Documents and Forms** is password protected. The User name is **lamarresident** (capital I necessary). The password is **Woodlands34229** (capital W needed). You will find:
 - **Woodlands Word** beginning with 2005
 - **Applications** for ARC, Emergency Response training and special needs, and Communications change requests
 - **Covenants, Amendments, and Standing Rules**
 - **Board Minutes** going back to 2004
 - **Guidelines** for ARC, Environmental plus yearly and current **financials**
 Most of these items are searchable.

Another hat, another job well done, Tom. Thanks for helping keep the Rivendell residents informed. ■

Afraid your water heater might be dying?

By Vic McMurry, vicmc4@verizon.net

Editors Note: Calculations have been rounded to the nearest dollar, so amounts are approximate. Contact Vic McMurry for more information or visit the following website for specific tax credit information under "Water Heaters" and "Solar Energy Systems": http://www.energystar.gov/index.cfm?c=tax_credits.tx_index

Three water heater replacement options to consider before taking that very cold shower, so you have a plan:

Option 1 - standard: The easiest and least expensive replacement would be a like kind replacement. A 50-gallon electric water heater costs around \$428. Installation plus disposing of old water heater is \$250 for a total of \$678.

Per the Department of Energy web site, the average 50-gallon electric water heater uses 4,881 KWH of electricity each year. At our 2009 cost to us of \$0.1164 per KWH, that equates to \$568 per year.

Option 2 - hybrid: The GE GeoSpring hybrid water heater purchased February 2010 costs \$1,600. Installation was \$250 plus \$10 to dispose of the old water heater for a total of \$1,860. There was NO sales tax. This hybrid water heater is supposed to use 1,856 KWH of electricity each year. At our 2009 cost to us of \$0.1164 per KWH, that equates to \$216 per year.

The anticipated difference in annual electric cost is \$352 per year or \$29 per month. Remember this is true only if our cost is \$0.1164 per KWH. There is a five-year extended warranty available for \$200, which equates to \$40.00 per year and includes an annual maintenance inspection/service. The manufacturers' warranty covers parts, not labor, for ten years. One requirement of this unit that might be a challenge is it has a condensation drain tube like your home's heat pump, so there must be a place to drain the water.

I am NOT a tax expert, but it is my understanding that there is a *Residential Energy Tax Credit* of up to 30% on the cost of the unit plus installation fees. Therefore, \$1,600 plus \$250 equals \$1,850 times 30% equals \$555 for our tax credit. If my math is correct, this lowers the cost to \$1,295 or about double the cost of a standard 50-gallon water electric water heater (\$627 more). To make up this \$627 increased cost over the standard water heater with an annual savings of \$352 from electrical use is only 1.78 years. That is an excellent payback time in my book.

Option 3 - solar: A solar water heater is the most expensive to purchase, but the least expensive to operate annually. The solar water heater costs \$4,500 and with the same *Residential Energy Tax Credit* of 30% would provide a tax credit of \$1,350. This lowers the cost to \$3,150. There might be a \$500 State of Florida Rebate, but in February according to the Florida Energy and Climate Commission, that was NOT available. If the State Rebate does become available, then calculations will need to be re-done. The \$3,150 cost after rebate is \$2,472 more than a standard 50-gallon electric water heater.

Every article I have read states: "A typical solar system saves anywhere from 70% to as much as 90% of the total amount spent on heating water for home needs". To make up the \$2,472 increased cost over a standard water heater depends on annual potential savings in reduced operating costs. The more conservative estimate of 70% savings was used. With cloudy days and overnight visitors increasing our hot water use, this looked reasonable.

A standard water heater will cost \$568 per year to operate. At a 70% savings, that would be \$170 per year to FPL. This leaves an annual difference in operating cost or potential savings of \$380 per year. The increased cost over a standard water heater of \$2,472 divided by the potential annual savings of \$380 a solar hot water heater provides makes it 6.22 years to make up the increased cost difference.

Conclusion: There are advantages with any of the three water heaters. Replacing the old unit with the same type has less money going out on the initial purchase price, but more money going out annually for the electricity. The solar saves the most on an annual basis, but needs a panel mounted on your roof. Roof mounts may lead to broken tiles and potential roof leaks. Solar also has the potential of providing hot water during a power outage. However, if power outages were from a hurricane, would your solar panel still be on the roof? The solar water heater has a payback time of just over six years. The hybrid water heater has a payback time of less than two years and can probably be installed in the same place as your old water heater, so service access is much easier.

As a further comparison, the annual estimated cost of the GE GeoSpring hybrid water heater is \$216 and the annual estimated cost of a solar water heater is \$170, which is an annual difference of \$46 or \$3.80 per month.

You do the math and decide, as I could be very wrong in my calculations. We would love to recover our costs, and not just pass our savings on to the next owner of our home. Do your own research and see if spending more up front for that new water heater makes economic sense. ■

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.

BOOK GROUP SCHEDULE

by Marilyn Probert

The Book Group meets on the second Monday of the month. At the May 10th meeting, Anita Sarno will lead a discussion of "Sarah's Key." This novel, written by Tatiana de Rosnay, describes the horrors and hardships undergone by French Jews during World War II. Pat Sobczak, 803 Placid Lake Dr., will host the meeting; please call her at 918-4633 if you plan to come.

"The Help," a current bestseller by Kathryn Stockett, will be the topic at the June 14th gathering. Set in Mississippi in the 1960's, this novel tells of three very different women, two black and one white, who make a decided difference in racial attitudes in their community. Sallie Hawkins will do double duty as discussion leader and hostess at her home at 716 Anna Hope Lane; she can be reached at 966-6916 if you'd like to join us.

All Rivendell residents are welcome at Book Group meetings. Just call the month's hostess so she'll know how many to plan for.

MINUTES OF THE ARCHITECTURAL REVIEW COMMITTEE

March 30, 2010

Attendees: Barry McClure (Chair), Frank Pafumi, Allen Roeter, Gwen Stepien, John Greco - Board Liaison
Residents: Sherry Pafumi

Old Business: Approval of ARC minutes from 02/23/2010

The ARC meeting was called to order at 6:00 PM with a quorum of Committee Members present with Sherry Pafumi as an attending resident.

Gwen Stepien was nominated to be ARC Secretary.

Unanimously Approved – Motion made by John Greco, Seconded by Allen Roeter

The February 23, 2010 minutes of Rivendell's ARC was unanimously approved as written.

The following applications were reviewed and decided for action as noted:

- The Landscaping application of **804 Shadow Bay** to plant three Royal Palm trees on the homeowner's property, add a paver stone patio with privacy hedge, and plant two Pigmy Palms with flower bed of Blue Bago flowers in front of cage.
Unanimously Not Approved - Motion made by Frank Pafumi, Seconded by Barry McClure. Need to submit a Plat Plan indicating in particular the relationship of new plantings to property lines, and also need letters/signatures from neighbors on *both* sides of the property, concurring with or commenting on additions.
- Application of **739 Anna Hope Lane** to repair and install settlement cracks on house (same original color).
Unanimously Approved - Motion made by Allen Roeter, Seconded by Frank Pafumi.
- Application from **695 Rivendell Blvd.** to Paint House Oatmeal and Trim Natural.
Unanimously Approved – Motion made by Barry McClure, Seconded by Allen Roeter
- Application from **699 Rivendell Blvd.** to Paint House Tan and Trim Modest White.
Unanimously Approved - Motion made by **John Greco**, Seconded by **Allen Roeter**
- Landscaping application from **1017 Oak Preserve** to cut down and remove three Pine Trees in back yard next to Lanai.
Unanimously Approved - Motion made by **Allen Roeter**, Seconded by **Barry McClure**

- Landscaping Application from **591 Meadow Sweet Circle** to replant Palm removal areas. The application also noted a prior approval by the Vice-President of the Cottages
- Homeowners Association. Neighbor was consulted by ARC members during meeting, and was in favor of application next door.
Unanimously Approved - Motion made by Barry McClure, Seconded by Frank Pafumi
- Landscaping application from **540 Meadow Sweet Circle** cut down Queen Palm (single) In front yard. The application also noted a prior approval by the Vice-President of the Cottages Homeowners Association.
Unanimously Approved - Motion made by Gwen Stepien, Seconded by Barry McClure
- Landscaping Application from **541 Meadow Sweet Circle** to add Florida Friendly Plants in back yard. The application also noted a prior approval by the President of the Cottages Homeowners Association.
Unanimously Approved - Motion made by Allen Roeter, Seconded by Gwen Stepien
- Application from **535 Meadow Sweet Circle** to pain exterior of house Toasted Almond Shutters and door Black.
Unanimously Not Approved - Motion made by John Greco, Seconded by Frank Pafumi. Needs to be approved by the President of the Cottages Homeowners Association. Special consideration needs to be given to the selection of "black" for the door & shutter color, which is not listed as a guideline color.
- Application from **966 Scherer Way** to Install three manual roll shutters on exterior Sliding Glass Doors on Lanai and Pool Area.
Unanimously Approved. – Motion by Gwen Stepien, Seconded by John Greco
- Application from 510 Meadow Sweet Circle. Removal of Oversize Limb behind property over hangs Viburnum hedgerow and is accessed from Rivendell Blvd. Tree is on RCA common land therefore application forward to **RCA Board / Landscape Committee for decision.**
- Application from **913 Scherer Way** requesting permission for Basket Ball Hoop to be erected on lot. **This is an RCA Board decision.**

Meeting was adjourned at approximately 8:00 PM

**Date for the next ARC meeting:
April 27, 2010 at 6:00 pm.**

MINUTES OF THE BOARD OF DIRECTORS March 10, 2010

A REGULAR MEETING of the Board of Directors was scheduled at 6:00 P.M. at Osprey Inn (now Bentley's) 1660 N. Tamiami Trail, Osprey, FL. The meeting was called to order by President Mark Adler at 6:02 P.M. Notice of the meeting was posted in accordance with the Bylaws of the Association and the requirements of Florida statutes.

The following Directors were present:

Mark Adler Bob Gililand John Greco Mary Marryott Tom Shola

A quorum was declared to be present.

On matters relating to approval of meeting minutes, Mr. Gililand made a motion and seconded by Mr. Greco to approve the February 17, 2010 Board Meeting Minutes.

TREASURERS REPORT: Mr. Gililand provided a report, (see attachment #1).

OWNER COMMENTS:

- Russo, 766 Shadow Bay Way, inquired about the appearance of the lakes. The Board advised a Town Hall meeting will be held to discuss what the appearance should be.
- Vic McMurray, 1204 Mallard Marsh, complimented the Board in assisting with the communications to return a stolen bike to its owner.
- Mike Gruenfield, 1036 Scherer Way, explained there is a scope of work for the lake shorelines that has been established and adhered to.
- Dave Gill, 774 Shadow Bay Way, reported there have been algae blooms in some of the lakes in the last two or three weeks.
- Mike Georgopolis, 540 Meadow Sweet Circle, inquired about the status of the Website. Mr. Shola reported it will be up and running and all the billing information will go through Lighthouse Management.
- Mary Kennedy, 946 Scherer Way, suggested the Community be notified when landscaping projects occur that affect owners in that specific area. The Board agreed with her suggestion and to make efforts to do so in the future.
- Joe Sefack, 1056 Scherer Way, suggested members stay involved and attend Board meetings so they are informed of Board actions.
- Mike Gruenfeld, 1036 Scherer Way addressed the informal show of hands vote that was taken at the membership meeting. The question was of how many residents preferred a natural look compared to a manicured appearance. The Woodland Word newsletter seemed to misconstrue the informal vote's results.

REPORTS FROM COMMITTEES:

Communications Committee, a motion was made by Mr. Adler and seconded by Mr. Greco

MOTION 10-15: To appoint Judy Sokal as chair of the Communications Committee. Motion passed.

Barb Gahry has agreed to remain on the committee as publisher of the directory. The Committee requested the approval of \$60 per month to have *OnTrac* publish and deliver the newsletter. A motion was made by Mr. Gililand and seconded by Mr. Adler

MOTION 10-16: To approve \$60 per month payable to *OnTrac* services for the monthly newsletter. Motion passed. Web Master Report, Mr. Shola reported web site hosting has been initiated for the Community Website and requested approval from the Board. Mr. Adler made a motion and Mr. Greco seconded,

MOTION 10-17: To approve the expenditure of \$23.94 payable to *1 and 1 Internet Inc.* for the Rivendell website www.rivendell-fl.com.

Emergency Response, Mr. Shola made a motion and Mr. Gililand seconded

MOTION 10-18: To nominate Jeannette Munger to chair the Emergency Response Committee. Motion passed.

Mr. Shola explained the committee's responsibility is to ensure a team is in place in the event of a disaster so the community could manage and remain self sufficient for three or more days. Some other Committee functions would be CERT training, life savings skills and installation of street signs. The following is a list of items the Committee intends to work on:

- The community has some basic supplies, which will be inventoried and reported to the Board.
- The Committee will work on a budget to propose the Board.
- A formal objective will be determined and presented to the Board.
- The Committee will work on re-certifying residents with the assistance of Willowbend CERT-trained owners.

Architectural Review Committee, Mr. Greco reported a meeting was held on February 23rd in which, the Board constituted as the Committee. There were 4 applications submitted and all were approved.

Adopt ARC guidelines as revised March 2010, Mr. Greco reviewed previous guidelines and made minor changes so they are not repetitive. A material change has to do with guidelines and color of fences. The proposed guidelines will include acceptable color options such as white, black or beige. There was discussion of the color and material of fences. Mr. Greco made a motion and Mr. Shola seconded

MOTION 10-19: To approve the revised ARC Guidelines as presented. (see attachment #2)

Under discussion of the motion Ms. Marryott questioned the beige color option and fence locations on lots and easements. Ms. Marryott suggested the Board leave the topic open for discussion at the Town Hall Meeting before approving the guidelines. The Board voted on the motion. Motion passed

with a 4-1 vote. Ms. Marryott was opposed.

Amended ARC application form, Mr. Greco simplified the ARC form (see attachment #3). The previous form seemed to have too much legal language throughout it. The right of inspection clause and the indemnity clause were removed. A motion was made by Mr. Greco and seconded by Mr. Gililand

MOTION 10-20: To approve the revised ARC application as submitted. Motion passed.

Committee and Chair, Mr. Greco reported residents were interviewed to volunteer on the Committee. A motion was made by Mr. Greco and seconded by Mr. Adler to approve the following Committee members:

Board Liaison John Greco
Chair Barry McClure 2 year term
Frank Pafumi 2 year term
Allen Roeter 1 year term
Gwen Stepien 1 year term

Motion passed.

The Committee will continue to meet on the last Tuesday of each month at the Cottages Clubhouse.

Management Oversight Committee, Mr. Adler reported changes have been made and will be discussed later in the meeting.

Pool Committee, Ms. Marryott made a motion and Mr. Adler seconded

MOTION 10-21: To appoint Tom Faessler as Pool Committee Chairperson. Motion passed.

Landscape Committee, Mr. Gililand reported the Committee met on the February 12th and 15 members volunteered. Mary Kennedy requested to be added to the list of members. A motion was made by Mr. Gililand and seconded by Mr. Greco

MOTION 10-22: To appoint Charles Kiblinger as Landscape Committee Chair. Motion passed.

The Committee voted to look at the high impact areas such as the bridge, entrances, and end caps on Rainbow Point.

Finance and Procurement, Mr. Gililand reported a meeting will be scheduled in the near future. DS Franks Engineering will be on site to complete the reporting requirements to the County. A meeting will be held to discuss how to determine when to plan for the lakes to be dredged.

Environmental Committee: Mr. Shola made a motion and Mr. Adler seconded

MOTION 10-23: To appoint Ken Heckert as Environmental Committee Chairperson. Motion passed. Mr. Shola reported a meeting was held with Rob Wright from the NEST program who is a coordinator in water regulation. A presentation will be given at the Town Hall Meeting.

Management Report, Kyanne Merrill of Lighthouse Management provided a report (see attachment #4). Ms. Merrill reported there had not been a response to 3 compliance letters sent to 956 Scherer Way for a Basketball Hoop. A motion was made to by Mr. Adler and seconded by Ms. Marryott



MOTION 10-24: To approve the fining of 956 Scherer way for a Basketball Hoop in driveway in the amount of \$100 per day up to 10 days. Motion passed.

Ms. Merrill reported 913 Scherer way had been sent 3 compliance notices regarding a basketball hoop. The owner did submit an ARC application for the Basketball Hoop which was forwarded to the Board. A motion was made by Mr. Adler and seconded by Mr. Shola

MOTION 10-25: To deny the ARC application since the Basketball Hoop has not been removed to date. A fine will be issued in the amount of \$100 per day up to 10 days if the matter is not corrected or a request for hearing is not submitted by March 17, 2010. Motion passed.

Ms. Merrill reported there is an outstanding issue regarding a Truck being parked in the driveway of 1035 Scherer Way. The final notice was sent and the owner requested a hearing. A motion was made by Mr. Adler and seconded by Mr. Greco

MOTION 10-26: To appoint the following members to serve on a hearing committee

- Joe Sefack
- Vic McMurry
- Mike Georgopolis

Motion passed.

Old Business,

ARC application 806 Foot Hill Ct., Mr. Greco reported the owners involved met and came to an agreement. A motion was made by Mr. Greco and seconded

MOTION 10-27: To approve the ARC application for 806 Foot Hill Court with fence set back 18 inches back from the lot with no landscaping. Motion passed.

Retain a second attorney opinion on 638 Rivendell general releases, Mr. Adler reported it has been 3 months and the releases have still not been signed per the mediated agreement. It seems the attorney's cannot come to an agreement. Mr. Adler has concerns and issues that the association's attorney is including himself in the release. A motion was made by Mr. Adler and seconded by Mr. Gililland

MOTION 10-28: to obtain an outside legal opinion at the cost not to exceed \$1500. Motion passed.

Contract for CPA to perform 2009 Financial Audit, Mr. Gililland made a motion and Mr. Shola seconded.

MOTION 10-29: to accept Jason & Flanagan's proposal to complete the 2009 Financial Audit in accordance with the requirements in the amount of \$3500. Motion passed.

Landscape Contract, Mr. Adler reported he met with the owner and managers of Sun State Landscaping and conducted extensive reference checks for this company and others. Three separate arborists were consulted about the tree trimming work done on Rainbow Point

Way and felt the trimming was done incorrectly. Mr. Gililland reported Sun State did not adhere to the contract agreement regarding fertilizer applications. Mr. Gililland made a motion and Mr. Adler seconded

MOTION 10-30: to terminate the contract with Sun State Landscaping with 30 days notice and initiate Nanak Landscaping as the replacement.

Ms. Marryott requested Mr. Adler to provide a list of local communities where Nanak has contracts. Mr. Adler provided some local references. Ms. Marryott shared her concerns that the supervisor for Nanak Landscaping was previously employed by West Bay and their service was inadequate. Ms. Marryott suggested the Board provide Sun State Landscaping with a 90-day trial period and then determine if the contract should be terminated.

Mr. Greco stated Nanak's contract price was \$13,000 less per year and positive feedback was received as a result of checking references. Motion passed with a 4-1 vote. Ms. Marryott was opposed.

New Business,

Matters relating to Legal representation of RCA, Mr. Adler explained that although he and Mr. Gililland originally hired Dan Lobeck as the association's attorney he felt there is now a conflict of interest, which is an issue. A motion was made by Mr. Adler and seconded by Mr. Greco

MOTION 10-31: to approve seeking new legal council for the association. Motion passed.

Policy for handling past due owner accounts, Mr. Gililland reported there has been some confusion of due dates when a statement is issued. There seems to be some inconsistency in the way that the payments are processed. The statements should include clear notification of when a payment will be considered late and what charges are incurred as a result of that, including late fees and interest. Mr. Gililland requested a meeting with Lighthouse Management Accounting to determine the correct procedure and fee amounts. During the meeting a written process and policy for collections will be established and will be published. A strategy to write off bad debt will be discussed with new legal representative of the association.

Matters related to Scheduling of Next Meeting, a Town Hall Meeting will be held on March 31, 2010 and the next Board Meeting is scheduled for April 7th at 6 pm.

There being no further business to come before the Board, upon a motion made and seconded, the meeting adjourned at 8:08 P.M. ■

*Kyanne Merrill
Managing Agent
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Rivendell
RESIDENT & AGENT

to harden again. (1 bag of *Mini-Reese's Peanut Butter Cups* makes 1 recipe - about 30)

RECIPE ROUNDUP

Peanut Butter Temptations

By Pam Babbitt

(Editors' Note: These were served to -- and enjoyed by -- a recent Rivendell Book Group meeting. See what you're missing?)

Cream Together:

1/2 cup butter
 1/2 cup sugar
 1/2 cup brown sugar
 1/2 cup peanut butter

Then add:

1 egg
 1/2 tsp. Vanilla

Sift, then add to the creamed mixture:

1 and 1/4 cup flour
 1/4 tsp. salt
 3/4 tsp. Baking soda

Directions:

Roll dough into 1" balls. Bake in greased and floured miniature muffin tin at 375° for 8-10 minutes. Remove from oven and push a *miniature Reese's Peanut Butter Cup* in each little cake. Do not remove from pans for about 30 minutes. You may need to refrigerate for the candy centers

Did You Know? by Ed Lin

from *Medscape Medical News*

<http://www.medscape.com/viewarticle/716806?src=mpnews&spon=18&uac=109321FX>

Soft Drink Consumption Linked to Pancreatic Cancer by Roxanne Nelson. February 10, 2010 — The regular consumption of sugar-laden soft drinks could boost a person's risk of developing pancreatic cancer. The results of a new study found that individuals who consumed 2 or more soft drinks per week had an 87% increased risk for pancreatic cancer, compared with those who did not.

Both soft drinks and fruit juices have a high glycemic load relative to other foods and drinks, and it has been hypothesized that both are risk factors for pancreatic cancer. The high levels of sugar can increase levels of insulin in the body, and this can contribute to pancreatic cancer cell growth.

However, this study did not find an association between consumption of juice and an increased risk for pancreatic cancer.

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

WHO WE ARE

Communications Committee

(Communications@Rivendell-FL.com)

Chair, Judy Sokal

Newsletter,

Judy Sokal and Linda Pearlstein, co-editors

Website, Tom Shola

Directory, Barb Gahry

Documents, Carol Heckert

Block Captains, Cindy Schmidl

Newsletter Contributors:

Mark Adler, Pam Babbitt, Mike Bergman, Barb Gahry, Carol Heckert, Russ Hoffman, Sara Jones, Mary Kennedy, Charles Kiblinger, Ed Lin, Debbie McMurry, Vic McMurry, Linda Pearlstein, Meredith Pike, Marilyn Probert, Norma Lee Rhines, Nancy Wettlaufer and Peter Wilson.

Rivendell Committee Chairs

Architectural Review: Barry McClure

(ARC@Rivendell-FL.com)

Communications: Judy Sokal

(Communications@Rivendell-FL.com)

Emergency Response: Jeannette Munger

(ERG@Rivendell-FL.com)

Environmental: Ken Heckert

(Environmental@Rivendell-FL.com)

Finance/Procurement: Bob Gililand

(Finance@Rivendell-FL.com)

Landscape: Charles Kiblinger

(Landscape@Rivendell-FL.com)

Swimming Pool: Tom Faessler

(Pool@Rivendell-FL.com)

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Deadline - Please submit articles and information for publication in the next issue to Pam at pbbabbitt@comcast.net by the tenth of the month.

Your input and feedback are always encouraged and welcomed

Rivendell Board of Directors

Mark Adler, president

(mark@rivendell-FL.com)

Liaison to Communications

John Greco, first vice president

(john@rivendell-FL.com)

Liaison to ARC

Mary Marryott, second vice president

(mary@rivendell-FL.com)

Liaison to Pool

Bob Gililand, treasurer

(bob@rivendell-FL.com)

Liaison to Landscape

Tom Shola, secretary

(tom@rivendell-FL.com)

Liaison to Environmental

Entire Board: (Alldirectors@Rivendell-FL.com)

Architectural Review Committee

(ARC@Rivendell-FL.com)

Barry McClure, Chair

Frank Pafumi

Allen Roeter

Gwen Stepien

John Greco, Board Liaison

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The Cottages Board of Directors

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Mike Georgopolis, 1st Vice President

Andrew Terry, 2nd Vice President

Carole Myles, Treasurer

Margery Arendt, Secretary

Patio Homes Board of Directors

Edward Diggs, President;

Rick Wheeler, Vice President

Jayne Irene, Secretary (please add)

Bruce Whalen, Treasurer

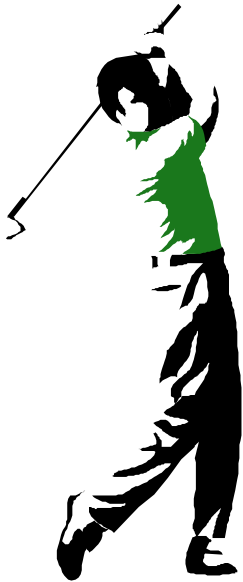
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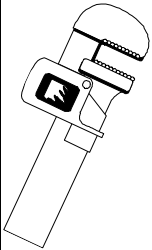
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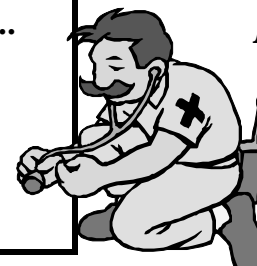
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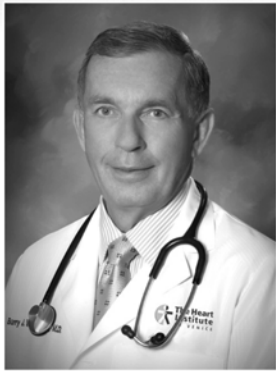


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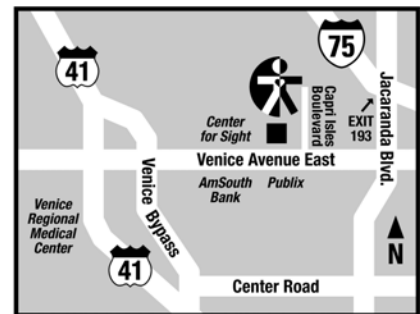


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