RIVENDELL
Your Community Resource

The Woodlands Word

March 2026

A Word From Your Board

By Paul Zak

Every good book has chapters. Some are filled with challenges, others with growth and progress. But each one moves the story forward. As a community, we have the opportunity to turn the page and begin a new chapter with our newly elected Board of Directors — and that is something to feel hopeful about.

Turning the page doesn't mean rewriting the entire story. It doesn't mean forgetting the past. In fact, every chapter builds on the one before it. We want to sincerely thank those who have previously served on the Board, most recently Larry Dobias, Michelle Meyer, Chuck Pertile, and Reid Harvey. Volunteering your time and energy to support our neighborhood is no small commitment. Their efforts helped shape where we are today, and we are grateful for that foundation.

Now, we step forward together into a new chapter.

A new board brings fresh perspectives, renewed energy, and an opportunity to refocus on what matters most: maintaining the amazing beauty and value of our neighborhood, fostering open communication, and strengthening the sense of community that makes this such a special place to live. I'm sure you all agree!

"Turning the page" for us means listening carefully. It means communicating clearly. It means approaching decisions thoughtfully and transparently. It means remembering that behind every home is a neighbor — someone who cares about this community just as much as we do.

Our new Board, consisting of Rich Bunce, Antriece Muther, Terry Siemsen, and Will Barton, and myself, is committed to working collaboratively, respectfully, and with long-term vision. We may not have all the answers on day one, but we are dedicated to asking the right questions and making decisions that serve the best interests of the entire community. We believe progress happens when people feel heard, informed, and included.

But the truth is, the story of our neighborhood isn't written by five board members alone. It is written by our excellent and dedicated committees of volunteers. It's written by all of us in Rivendell.

A thriving HOA depends on participation. Whether it's attending meetings, serving on a committee (a hearty thank you to our wonderful committees!), offering constructive feedback, or simply extending a friendly wave across the street, each of us contributes to the tone and spirit of our community. When neighbors engage with respect and goodwill, great things happen.

This new chapter is an opportunity to strengthen connections — to move forward with a shared sense of purpose. It's a chance to focus not just on policies and budgets, but on people. To remember that community is about more than rules — it's about relationships.

Every neighborhood faces decisions and differing opinions from time to time. That's normal. What defines us is how we navigate those moments — with patience, transparency, and mutual respect. As we turn this page, our hope is to cultivate a culture where communication is open, concerns are addressed thoughtfully, and solutions are approached with collaboration rather than division.

There is something refreshing about a new beginning. It brings perspective. It brings possibility. It reminds us that we have not plateaued — we are learning, advancing, continuously improving.

We are excited for what lies ahead. Together, we can continue enhancing the quality of life in our neighborhood, protecting our property values, protecting our wonderful ponds, preserves, and natural areas, and building an environment we are proud to call home. Continuing Rivendell's tradition as a desired, premier community in Sarasota.

The best chapters are often the ones written with intention, optimism, and collective effort. As we turn the page, we invite you to be part of the story — to share your ideas, your talents, and your neighborly spirit.

Here's to a new chapter — and to writing it together.

Best of Venice 2025

Thank You for Best of Venice

Blair Post, HAS, BC-HIS, ACA

Board Certified Hearing Instrument Sciences
American Conference of Audioprosthology

I want to say thank you to everyone who voted for us in the Best of Venice awards from Venice Gondolier. This year we were honored with two Best of Venice awards for Hearing Aids.

I appreciate all the support and everyone who took their time to vote for us. Your support and continued encouragement resulted in us being awarded Best of Venice, multiple titles, multiple years, Reader's Choice multiple years, and Small Business of the Year.

I am proud to have consistently offered service that is recognized by you and honored to receive so many awards over the years that our wall of awards has expanded onto another wall. This year Karen will be re-designing the wall again, this is a wonderful problem to have, thank you.

Every day I hear stories about how hearing problems have interfered with enjoying life. I've always had one mission, to help everyone who comes to me to hear their best and engage in life.

Nineteen years ago, I opened my own office and chose to treat all my clients as if they are family. Twenty-five years ago, when I chose this profession, I was inspired by my mother MaryEllen. She was already wearing hearing aids due to ear surgery. As my ability grew, I noticed that the aids my mother wore were not the best for her needs. She was very social and would benefit from better technology. I was able to help her hear her best for her level of activities so she could have her best life.

If she was still with us today, I know she would be celebrating with us and all the people who have been able to engage in their own life with more ease and better understanding.

Thank you for entrusting me with your hearing, I am glad I earned your respect.

(941) 244-9300

Contemporary HEARING

Matching your lifestyle to new technology

242 Tamiami Trail So, Venice, FL 34285

ContemporaryHearing.com

Dining Out in March

You are invited to join to Dining Out group for an evening of good food and conversation at Deep Lagoon at 482 Blackburn Point Road, Osprey on Friday March 20, at 7 pm. As always, we expect to enjoy good food, and a convivial evening with our neighbors. If you would like to attend this dinner, please contact Adele Kellman at (908) 464-7003 or adele.kellman@gmail.com to reserve a place by Sunday, March 13th. We can also help you arrange transportation to the dinner with other guests.

Attention:

Calling all Gardeners, wanna be's or anyone who has interest and would like to get involved in the plantings around our great neighborhood.

Last year was our first Rivendell Gardening Club - actively worked to putting flower beds in and around the area. We added flowers to many of the islands and areas that hadn't had before. Everyone participated in maintaining these spots, plus planted new growth by our gazebo. We had a very successful seed exchanges, met fellow neighbors we hadn't known before, plus a special highlight was a wonderful tour of Long Nguyen beautiful yard.

Well, the weather and drought have done some damage so, it is time to start sprucing up these areas along with some others we will just need to start over.

We would like to plan our first "Kickoff" meeting to brainstorm getting everyone's input of what they would like to see done. Along with that we have been asked to assist in plantings where the Banyan Tree was in the cottages. Some current ideas are pollinator gardens, raised bed gardening and maybe visit other Garden Clubs. This meeting will be at the pool area on Thursday, March 5th at 4:00, everyone is welcome!

Any questions or interested but unable to attend please feel free to contact Cathy Bishop (cbutton99@icloud.com) or Dana Schroeder (Davedana@verizon.net).

Social Committee Activities for March 2026

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. Walks are currently on Thursday mornings at 9:00 am, but times will change depending on the season.

- Monday, March 2nd, from 1:45 to 3:45 pm. Mah Jongg. To attend, contact Maria Ilioff at (607) 427-4192 (texts only).
- Monday, March 2nd, from 4:15 – 5:15 pm. Line Dancing on the deck at the Community Pool. $10 suggested donation. For more information, contact Leah at FriendsLeah@gmail.com or 585-370-3054
- Thursday, March 5th, from 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Monday, March 9th, from 1:45 to 3:45 pm. Mah Jongg. To attend, contact Maria Ilioff at (607) 427-4192 (texts only).
- Monday, March 9thn, from 4:15 – 5:15 pm. Line Dancing on the deck at the Community Pool. $10 suggested donation. For more information, contact Leah at FriendsLeah@gmail.com or 585-370-3054
- Monday, March 9th, 7:00 pm. Rivendell Book Group. For more information, contact Adele Kellman at (908) 464-7003 or Lesley Glick at (973) 219-5839.
- Wednesday, March 11th, 12:30 pm. Wednesday Ladies' Luncheon Group at the Art Garden Café at the Venice Art Center. To join, contact Helen McClure at mcclurenash@gmail.com.
- Monday, March 16th, from 1:45 to 3:45 pm. Mah Jongg. To attend, contact Maria Ilioff at (607) 427-4192 (texts only).
- Monday, March 16th, from 4:15 – 5:15 pm. Line Dancing on the deck at the Community Pool. $10 suggested donation. For more information, contact Leah at FriendsLeah@gmail.com or 585-370-3054
- Thursday, March 19th, from 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Friday, March 20th, 7 pm. Dining Out. To join, contact Adele Kellman at (908) 464-7003 or adele.kellman@gmail.com.
- Monday, March 23rd, from 1:45 to 3:45 pm. Mah Jongg. To attend, contact Maria Ilioff at (607) 437-4192 (texts only).
- Monday, March 23rd ,from 4:15 – 5:15 pm. Line Dancing on the deck at the Community Pool. $10 suggested donation. For more information, contact Leah at FriendsLeah@gmail.com or 585-370-3054
- Saturday, March 28th, from 2:30 to 4:30 pm, Ice Cream Social at the Community Pool. Free Ice Cream, Raffles and Games for the whole family!
- Monday, March 31st, from 1:45 to 3:45 pm. Mah Jongg. To attend, contact Maria Ilioff at (607) 437-4192 (texts only).
- Monday, March 31st, from 4:15 – 5:15 pm. Line Dancing on the deck at the Community Pool. $10 suggested donation. For more information, contact Leah at FriendsLeah@gmail.com or 585-370-3054

Cottages Resident Trades in Fire Helmet for Hardhat

By Jim & Marylin May

Can you imagine the Cottages without the oak trees forming a canopy over the street? It could have happened! Read on to find out how!

Every year, the Cottages brings in Green Topps Tree Service to trim the trees around the Circle. It's done to enhance safety in our neighborhood by removing weak or hazardous branches. Annual trimming also reduces storm damage risks and improves our tree health by eliminating dead or diseased limbs. Tree trimming has prevented damage to roofs and vehicles, but it takes a lot of advance planning and someone to oversee the work as it's done. For many years, Carole Myles, the Cottages landscape guru, has handled this thankless task and for that we are grateful. Carole would meet with the Green Topps arborist, and they would walk around the Circle deciding which trees needed trimming. This year, a new volunteer stepped forward and said, "I'd like to help with that. I'm interested in preserving our trees!" And that's how Bob Dombrowski, Cottages resident and former Detroit Fire Department Senior Chief, took on the job of working with Green Topps tree trimming this year. Like Carole, Bob's job started out by meeting with a Green Topps arborist days before the tree trimming. When the trucks and men with saws showed up on February 9th, Bob had a long list of tasks to be done. For each tree, they trimmed dead or hanging branches and ground them up after they fell. Bob noted, "These guys from Green Topps do excellent work! They trimmed branches that weren't even on my list, just because they determined they needed to come down. They really worked in partnership with us!"

That's due to the relationship built over the years by Carole and Marilee Casale, HOA President Marilee lives by the mantra of "Take care of your vendors and they will take care of you!" That's why she treats the tree trimmers to lunch on the clubhouse porch and tries hard to maintain good relations with all our vendors.

But, back to the tree trimming… After spending eight hours on his feet, Bob admitted he was exhausted, but the next day he was back at it, this time on his trusty bike for support. All in all, Green Topps removed innumerable branches and one diseased palm tree in our neighborhood. Bob did a great job overseeing the crew and making sure that the plans were completed. In fact, since he's got this experience under his belt, he's looking forward to getting involved in our tree trimming next year, as well. Thanks for volunteering, Bob!

Historical Footnote: While being interviewed for this article, Bob mentioned that his love for the trees in the Circle goes back about 15 years when he and his wife, Linda, moved to the neighborhood. At the time, there were some residents who wanted to cut down the many oak trees because they were getting tall and their roots were disturbing the sidewalks. In fact, some trees had already been removed! Bob and a few others fought hard to preserve the remaining trees on the Circle and the results are evident today. Our canopied oaks are one big reason people choose to move into our neighborhood. So, thanks to Bob and the others who fought for the trees fifteen years ago! We appreciate your efforts daily!

(Continued on Pg.5)

(Cottage Resident continued)

Line Dancing at the Pool Deck - A New Activity

Join us for a new, fun, weekly event on the Rivendell Pool Deck on Mondays from 4:15-5:15pm. This class will continue at the same time throughout the spring and is open to Rivendell residents and guests.

We will be guided by the spunky, fun, energetic, and ever so talented Bridget Phillips of the Bridget Phillips experience. The suggested donation for this activity is $10.

Expect a lively class with a few challenges, a fun workout and lots of laughs. This is for everyBODY - yes, that means not just the women! And NO experience is needed.

No need to RSVP, just show up! If you have any questions, contact Leah at FriendsLeah@gmail.com or 585-370-3054

SUDOKU

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

8		4			9			
	2					9		4
	7			5	6			8
6		9		4			3	5
								6
4	8	5				2	1	
		6		3	2	8		
	9		1				4	
			7					3

(Solution on page 11)

Your
MANUFACTURED & MOBILE HOME
Insurance Specialist

Manufactured • Mobile
Park Model • Cars
Boats • Golf Carts

Great Options...Great Prices

BASSINE INSURANCE AGENCY, LLC

909 Pondella Road., N. Ft. Myers, FL 33903
at the corner of Pondella Rd. & Orange Grove Blvd.

Phone 239-995-0333
E-mail: mh@bassineinsurance.com

Cottages' Men's Breakfast is a Weekly Affair

By Jim May

If you stop by Max's Table any Wednesday morning after 9AM, you can always find a group of guys from the Cottages enjoying breakfast while engaged in lively discussion. The weekly Meadow Sweet Circle "Men's Breakfast" has been a tradition for nearly twenty years. The restaurant locations have changed and for the most part, the participants have changed with the times, but the tradition still carries on today. Joe Casale is the current organizer, but the process has remained the same. Just show up and join your colleagues for a tasty meal and an hour or so of lively conversation. Why do they meet? For connection, comradery and friendship. What do they talk about? Whatever is on their minds. It could be neighborhood events, cars, hobbies, or sharing ideas for getting a job done, because everybody "knows a guy" they would either recommend or not. Attendance averages about eight but can stretch from four to a dozen. As long as there is a breakfast restaurant open in the area, men from the Cottages will be there enjoying their conversation along with their coffee and tea.

Nextdoor

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

Are you seeking a service provider recommendation?
Do you have an item to sell?
Do you have any questions about Rivendell or
other topics residents can help with?

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

FLO-TECH SERVICES
Plumbing and Air Conditioning

AIR CONDITIONING
• Servicing All Brands
• Emergency Service
• Maintenance Agreements Available
•Licenced Technicians

FLO-TECH SERVICES, INC.

PLUMBING
• Emergency Service
• Remodeling Bath & Kitchen Fixtures
• REPIPE PRO'S
•Water Heaters

State Certified
#CFC1426781
#CAC1817540

A Full Service Contractor
For all your service needs, call 941.426.3664
flo-techservicesinc.com

FREE Estimates

YORK INSTALL CONFIDENCE.
Ask about our York HVAC equipment 10 year labor warranty.
AMERICAN QUALITY

Pond and Preserve Lovers- we are looking for a few good Pond Stewards

by Bob Frank Ponds and Preserves Committee

Rivendell Ponds and Preserves Committee needs your help. The committee is recruiting residents to monitor our stormwater ponds. **Pond stewards** will help us identify pond problems so that appropriate action can be taken quickly. Pond stewards will be assigned specific ponds to monitor for erosion, algae, invasive plants, the state of the no mower zones and the health of native plants we have installed along shorelines. The Ponds and Preserves Committee will provide the orientation and training that Pond Stewards need. All residents are invited to become pond stewards, and for residents who live on a pond, monitoring the state of a pond will be easy. The reports of pond stewards will greatly enhance our community's ability to oversee the work of our landscaping, pond and preserve contractors. For more information about becoming a pond steward please contact Bob Frank at frank@ohio.edu or (859) 240-1360. Thanks in advance for helping to keep Rivendell safe and beautiful!

Vine Annihilators Are Making A Difference

By Nancy Dobias

Should you not have noticed, Greg Volack and his Merry Band of Vine Annihilators have taken on the task of dealing with the unsightly vines that have been strangling the trees located along the Rivendell Blvd wood-line across from the Cottages.

Because a few of the trees were having their lives choked out of them from the overwhelming number of vines sucking the life out of them, this group decided it was time to take action.

There also was concern about the safety of the "young Tarzans" who thought it would be great fun to swing from the low-hanging branches or vines, not realizing that their chosen vine or branch was no longer attached to the tree but merely entangled in all the debris. At what point would the branches/vines succumb to this unexpected swinging weight? Would a child drop down into the path of some vehicle?

If that weren't enough, a few noticed that when vines are hanging too low over a bike lane, taller bicyclists could get an unexpected "whip lashing" in the face that might cause them to veer over into the path of those exiting Rivendell and present another safety issue for residents.

With all of this in mind, the Merry Band of Vine Annihilators have been doing weekly forays into the wood-line to hopefully affect a change and bring about a much cleaner and safer feel to this area. Many of the offending branches/vines have been removed. As a result, trees are expected be healthier, the ground-scape of the woods should become greener and more vibrant with life, and as such provide protected habitat for the critters that call this woods home...

...and hopefully the wannabe Tarzans of the world can find a much safer environment in which to play their games.

(Continued on Pg.11)

(Vine Annihilators continued)

Thanks to all the volunteers who have worked on this project. Should you want to deliver a personal thanks to members of this Merry Band of Vine Annihilators, you could give them a "toot" of the horn as you see them working on many a Monday morning.

SUDOKU
SOLUTION

8	6	4	3	2	9	5	7	1
5	2	3	8	1	7	9	6	4
9	7	1	4	5	6	3	2	8
6	1	9	2	4	8	7	3	5
7	3	2	5	9	1	4	8	6
4	8	5	6	7	3	2	1	9
1	4	6	9	3	2	8	5	7
3	9	7	1	8	5	6	4	2
2	5	8	7	6	4	1	9	3

Rivendell Ice Cream Social

Be sure to join us the last Saturday in March at the Rivendell Pool for FREE ice cream, fun and fellowship with your neighbors! The whole community is welcome, especially kids! We will have gluten free, nut free, lactose free and non-chocolate options. No pets please.

This event will be held on **Saturday, March 28, 2:30 to 4:30 pm**. This year, thanks to Rivendell resident Amir Mahmoud and his company, Pino's Air Conditioning and Heating, we will have a visit from the Sunny Days Ice Cream truck who will be serving the ice cream treats!

Please come to sit and enjoy music, games, swimming, conversation and dessert and to meet your neighbors.

If you would like to volunteer to help with this event or if you have any questions, please contact Adele Kellman at adele.kellman@gmail.com or (908) 464-7003.

We would also like to borrow a corn hole game, some traffic cones, and a microphone or karaoke machine. Let Adele know ASAP if you are willing to loan things to us. Your help is appreciated!

TARGET YOUR MARKET!
Call us today to get your ad
in one of our community newsletters!
941-723-5003
ON TRAC PUBLISHING
P.O. Box 161
Ellenton, FL 34222
A subsidiary of PCI Communications
www.ontracnewsletters.com email: valerie@ontracnewsletters.com
EXPERIENCED • PROFESSIONAL • COURTEOUS

RIVENDELL

ARC Meeting - Wednesday, January 21, 2026

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

Members Present: Rivendell Board of Directors voted to approve all 7 ARC applications.

Others Present:

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

No.	Address	Name	Description	Comments & Specific Conditions of Approval (See Notes below)	Approved as submitted (See General Conditions)	Approved with Specific Conditions	Denied (See Notes)
1	928 Eagle Isle Court	John Greco	Remove dead Queen Palm next to garage. Tree diseased with Ganoderma Zonatum fungus.		X		
2	750 Anna Hope Lane	Van Salt	Repaint House and Door. Front Door Robust Orange SW H6SW6628: Body and Garage door- Irish Cream, Trim - White		X		
3	918 Scherer Way	Leah Friends	Repave existing driveway w/new pavers	Color- Chocolate 358363 Picture in Google Drive	X		
4	824 Placid Lake Dr	Bill Bloom	Remove 2 Crepe Myrtles		X		
5	694 Clear Creek Dr	Kevin Humbert	New Replacement windows. White Frames, same as existing on sides and back of house		X		
7	708 Anna Hope Lane	Yuan Zhang	Repaint House: SW7029 Agreeable Gray, SW7005 Pure White, SW6244 Naval		X		
8	727 Shadow Bay Way	John Krebsbach	Bird Bath in front yard, not allowed per ARC Guidelines				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
3. If you need further information in order to comply with them, please let the ARC know (ARCRivendell@gmail.com) and it will

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
2. If you use contractors, they should be licensed and insured; you are responsible for damage caused to the property of others
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.

(Continued on Pg.13)

(ARC Meeting continued from Pg.13)

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
8. You have read the RCA's Standing Rules and ARC Guidelines and will make sure the work done conforms with them.

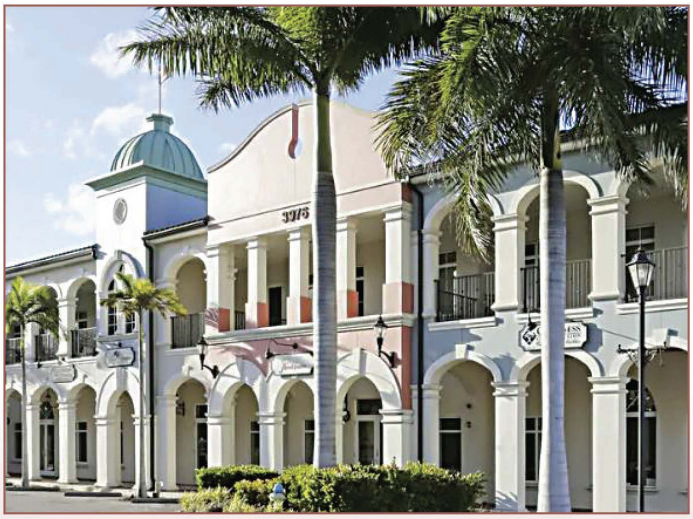
Denials
If the ARC denied your request, the reasons are set forth under Comments.

Reviews, Appeals, Mediation, Litigation
If your proposal has been denied or you are unwilling to comply with the General or Specific Conditions of Approval, you should

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
3. If the work undertaken would not have been approved by the ARC or approved only with specific conditions, you may incur
4. Please consult Florida Statues 720.311 for the enforcement actions (and challenges to them) that are available.

WE WANT TO BE YOUR JEWELER!

Unlike big chain stores, Diamond Bay Jewelers is a locally owned, family business offering the most complete in-house repair services backed by over 30 years of experience.



What we offer:

- Jewelry and watch appraisals by a GIA certified Gemologist
- Laser jewelry repairs: unlike traditional fire torch use, repairs can be done with modern laser technology on even the most delicate gemstones.
- Custom design and redesign services: create new pieces or breathe new life into your old pieces.

On Site appraisals while you wait: make an appointment to come in and get an updated value on your jewelry by one of our very experienced GIA gemologists. It's very important to update the valuable pieces in your jewelry collection especially since all precious metals, diamonds, and colored stones have gone up dramatically in the last few years. We aim at becoming your trusted go-to family jeweler.

We carry a vast selection of diamonds and colored stone jewelry and are proud to carry the new fresh & trendy Imperial Pearls Collection.

We look forward to serving Sarasota, Osprey, and Venice from the beautiful Bay Street Plaza.

3976 Destination Dr., Unit 105 • Osprey, FL
941-786-1013 • DiamondBayJewelers.com

$10 OFF
ANY REPAIR SERVICE OF $50 OR MORE
(LIMIT 1 PER CUSTOMER. EXPIRES 3/31/26)

RIVENDELL

ARC Meeting - Wednesday, February 18, 2026

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

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	934 Eagle Isle Ct	Barry McClure	Remove 3 diseased foxtails and 1 dead tree		X		
2	934 Eagle Isle Ct	Barry McClure	Retile Roof - Westlake Espresso blend 1GOCS3260		X		
3	1104 Millpond Ct	Art Kalaka	Retile Roof - Eagle, Dark Charcoal Range, Malibu 2595W		X		
4	1196 Mallard Marsh	Kevin Boggess	Replace Windows and Front Door		X		
5	1196 Mallard Marsh	Kevin Boggess	Retile Roof - Eagle Roofing, Bel Air profile, Blend of Charcoal and Tan, Classic collection		X		
6	786 Placid Lake Dr	Jane Martucci	Repaint House - SW Creamy Body, SW Eaglet Beige Trim, SW Fairfax Brown - Front Door and Garage Door		X		
7	940 Scherer Way	John Fitzgibbon	Retile Roof - Eagle, Bridgeport Blend Copper SRB 8828, flat tile.		X		
8	1168 Mallard Marsh Dr	Thad and Deb Jones	Replace Windows and Front Door		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.

(Continued on Pg.15)

(ARC Meeting continued from Pg.14)

RIVENDELL

ARC Meeting - Wednesday, February 18, 2026

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

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)

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

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 Statues 720.311 for the enforcement actions (and challenges to them) that are available.

Maintenance Committee Report - February 18, 2026

Mark Giordano, Chair

Committee Members: Chuck Pertile, 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 bi-weekly turf mowing and trimming.
2. Truscapes applied weed killer, turf and ornamental fertilization and weeded.
3. The MC continued to clean up debris and trimmed vines and brush along Rivendell Blvd entrance.
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. Raked out topsoil, seed and hay backing up the new sidewalk installation.
6. The MC trimmed bushes and cleaned up debris on the north side of Rivendell Blvd and Old Venice Road.

Tree Trimming:

Irrigation System:

1. Green Topps performed irrigation inspections for January and February: and made the necessary repairs.
2. The main Irrigation Pump in Rivendell Lake is tripping the breaker after a couple of days use so Water Equipment Technologies will be contacted to trouble shoot.

Rivendell Lake Fountain:

1. The pump motor and cable need replacing. Solitude Lake Management. $3,080.99. Installation scheduled for February 18.

Community Pool and Clock Tower:

1. Wee Kleen is performing twice per week service at the pool.
2. Wee Kleen resealed the deck for second time at no charge as they weren't satisfied with the first attempt.

Community Pool Pump Room:

1. Southwest Pools performed the weekly pool servicing.
2. Healthy Pools installed a new pump suction line from the wet well to the pump bypassing the existing defective suction line to increase recycling flow to the pool as directed by the Health Dept. Also installed 2 new flow meters.

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. Low Bid: Gorilla Kleen $7,320. Scheduled to start on February 17.
3. Gorilla Clean submitted a bid to seal the brick wall and columns once cleaned. $2,395. This will be voted on the March board meeting.

Street Light Poles:

1. Nostalgic Lamppost's conducting bimonthly service and inspection.

Holiday Lighting:

Playground, Gazebo and Benches:

Pine View Path

1. Asphalt Repair Services completed repairs.

Drainage System:

1. Two cast aluminum grates are needed to be replaced on the Cottages ROW.

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, Mike Nash, Lesley Sachs, Ellen Sagalov, Dana Schroeder, Margaret Williams, Mary Kay Barton, Charles and Jean Gayre, Long Nguyan.

Next MC Meeting is March 17, 2026

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.

COMMUNITY ROOFING OF FLORIDA, INC.

Free Estimates

A+ Rated ACCREDITED BUSINESS BBB

Lic# CCC1330642

"Proudly Serving Your Community" • Family Owned and Operated

100% Maintenance Free Roofs!

We Do All
Roof Overs, Roof Coatings, Roof Repairs & Inspections on all Manufactured Homes

800-511-2517

Lifetime Warranty on Labor & Materials!

www.CommunityRoof.com