



The Woodlands Word @ Rivendell

*Your
Community Resource*

August 2022

On a Personal Note

By Larry Dobias

When considering a move to Florida, Nancy and I wanted nothing to do with an HOA. We were living in the country in Ohio with few neighbors and the thought of having someone telling us what we could and could not do with our property was unacceptable. It was a surprise and disappointment when we saw our first Florida homes that were not in an HOA.

One home was particularly memorable. It was a very nice-looking home on the outside. The realtor asked if we wanted to look at the inside. Before accepting that opportunity, we looked around at the neighboring properties. One had a "creative but functional" blue tarp as a garage door. Another had miscellaneous junk scattered about in the yard. Landscape on the neighboring properties was a hit and miss with more misses than hits. Needless to say, we declined the offer to look inside and asked to see another non-HOA home. On to the next listing we went, still hopeful that we would find our dream home but unfortunately, that was not to be. We would find a nice home in our price range but there was no protection as to what we could expect to see around us. It didn't take long before we came to the realization that perhaps an HOA was not so bad after all.

The Benefits of ARC

One of the aspects of an HOA that minimizes or prevents real estate horror stories is the establishment of the Architectural Review Committee or ARC. Contrary to some opinions, the ARC is not established to make your life miserable by unnecessary overreach and ridiculous paperwork. They are not a police unit to make sure everyone lives up to unrealistic expectations. The purpose of the ARC is to establish guidelines to ensure the appearance of the community meets expected community standards. These standards protect property values. The majority of Rivendell members live up to or exceed these standards.

In Rivendell, ARC is a very active committee. They receive 20-30 requests each month for proposed changes to homeowners' properties. This means that Rivendell owners are paying attention to their properties. More than 95% of the submitted requests are approved within a short time. The other 5% are generally approved with minor modifications. This level of activity bodes well for Rivendell in that homeowners are invested in the maintenance and appearance of their homes and properties and this investment is reflected in the fact that property values in Rivendell are rising faster than those of neighboring communities.

To continue to maintain this level of desirability and attractiveness, it's important to help make the job of ARC more manageable.

It's Easy to Request

ARC requests can be found on the website. To give ARC the time to assess the requested changes being submitted, it's important to complete these forms far enough in advance to provide the committee the necessary time to ensure that the changes are in line with the documents. Changes must be in line with our documents. You might want a purple house to match your favorite sports' team, but your neighbors might not....There IS a reason for conformity with the documents.

Also, it's important to note that what is not a change to you could be a change under the language of our documents. For example, removing a tree, changing the landscape, changing the color of the home...since all impact the appearance of the property, there is language in the document that governs this and thus all require an ARC request to ensure nothing is too over-the-top.

It's also important to be timely with requests. The time to submit a request for removing a tree is not when the arborist is oiling the chain saw in preparation to cut the tree down. Plan ahead and give the ARC time to do its job.

The Board appreciates those who adhere to the documents and gives the ARC as much advance notice as possible. This system works well if everyone thinks and plans ahead. Thanks for your consideration in this matter and for your respect to our ARC volunteers.

Keep Cool
this summer.....



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REAL ESTATE CORNER:

Surface vs. Subsurface property rights

By Barbara Gahry

If you've ever considered purchasing property, then it is important to know what rights are included. There are 2 types of land ownership: surface and subsurface. Generally, both are conveyed to a new owner however, in some situations, surface rights may be severed from subsurface rights, allowing another owner to use the underground resources however they choose (unless zoning prohibits them from doing so).

Surface rights include everything on the surface of the land: all structures, trees, plants and possibly, water. Surface owners may also have the right to dig down a certain depth to install a septic tank or propane tank. Subsurface rights include underground resources, such as oil, gas, minerals (gold, silver, copper, iron, etc). or groundwater. In Florida, precedence has been given to the owner of subsurface rights. Subsurface owners may sell off their ownership to others. In the case of an owner's death, one or more heirs may inherit these rights.

Once subsurface rights have been severed from surface rights, they remain that way. If you are considering purchasing property, make sure you understand which rights are included before making any decisions or you may find an unpleasant surprise down the road. You may think you are buying both surface and surface rights, only to discover that the previous owner has sold the subsurface rights to a third party. If you already own land and are not sure what's yours, check your property deed or mortgage paperwork. You may think that living in an HOA or in a planned subdivision, you have all these rights but, recently, I noted on one legal description (not in Rivendell) that the home was sold, "less mineral rights and other resources". Also, remember that a title policy will not cover subsurface rights that belong to someone else.



A Note from the Editor

Imagine my disgust when I walked past the newly constructed signs along the northeastern preserve adjacent to Mallard Marsh. The signs indicate that the preserve is reserved for nature, as in natural things. Natural things don't include trash like yard clippings, dead cut flowers, water bottles, etc. – things which had become routine in that preserve. Thus, signs had to be erected to remind people walking or driving by to keep their trash to themselves. Alas, to make their point, someone who didn't agree with the content of the sign decided to dump at the foot of the sign empty mini bottle of spring water. The expensive kind, too.

Love It, or List It

Boiling mad, I ran into my neighbor Jim Duncan and ended my story with something like, "You love this place, or you *&(*^ list your house." Moments later, Jim called to tell me that he had just run into Frank and Jean Freestone, the subjects of the story on page 6, who were in the process of making their morning run and were removing the water bottles.

I was thrilled when Nancy Giordano told me the Freestones were the subject of this month's Neighbor's column. Thank you Nancy and THANK YOU Frank and Jean and the many others in Rivendell who LOVE IT.

KN

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Wildlife Window - Common Gallinules & Purple Gallinules Familiar Rivendell Pond Visitors

By Sue Remy, Ponds & Preserves Committee

In June, the Ponds & Preserves Committee oversaw a large planting project of native aquatic plants along our Rivendell pond shorelines. This action resulted from months of research and individual pond inspections to develop a plan for the best planting success and growth. While the LMZs and plantings along shorelines are designed to help control erosion and absorb excess nutrients, they also improve water quality and create habitats for our wildlife friends, such as the Gallinules.

Common Gallinules (or Moorhens) thrive in freshwater and brackish marshes, ponds, and lakes, that have a mix of submerged, floating, and emergent aquatic vegetation and are open water year-round. They use shoreline plants for nesting, food and shelter, feeding on vegetation, seeds, snails, and insects. During our recent pond inspections, we observed many Common Gallinules, and even a mother with her baby chicks.

Let's learn more about our Gallinules visitors.

The **Common Gallinule** (*Gallinula chloropus*) swims like a duck and walks atop floating vegetation with its long, slender toes. Mostly charcoal gray in color, the forehead is boldly marked with a brilliant red shield over the bill that makes it easy to identify. It also has a white racing stripe down its side. It squawks and whinnies from thick cover in marshes and ponds, peeking in and out of vegetation. They stride through water pumping their head forward with tail held horizontally and wings held up over the back.

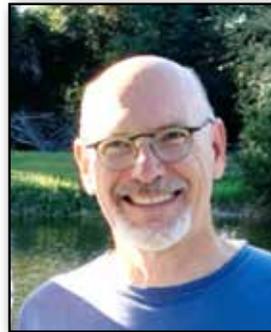
A rarer sight, the **American Purple Gallinule** (*Porphyrio martinica*), is a beautiful bird. Sporting vivid body colors of red, blue, green, aquamarine, and violet, with bright yellow legs, its color palette blends surprisingly well in our subtropical wetlands. Like the Common Gallinules, these long-legged, long-toed birds are seen stepping gingerly across water lilies and other floating vegetation. They hunt frogs and invertebrates or pick at tubers for food. Purple Gallinules are remarkable fliers; unlike their Common Gallinules counterparts who seldom fly and flight is labored.



Common Gallinules are frequent visitors to our Rivendell ponds. This adorable family was observed during our recent pond-by-pond inspections. Gallinules use the LMZs and shoreline plants as a food source, for shelter, and nesting. (Photos by Bob Frank.)

While Gallinules are common in Rivendell, their populations are constantly threatened with declining habitats with over-development, loss of vegetation, and excessive use of pesticides. Our LMZs and shorelines plantings improve our pond wildlife habitats, as well as control erosion damage. Working together, we can keep our ponds healthy and vibrant. Our wildlife friends thank you for your support by visiting our community ponds. All of us benefit from the beauty and vibrancy of nature in our community – it is why we moved here.

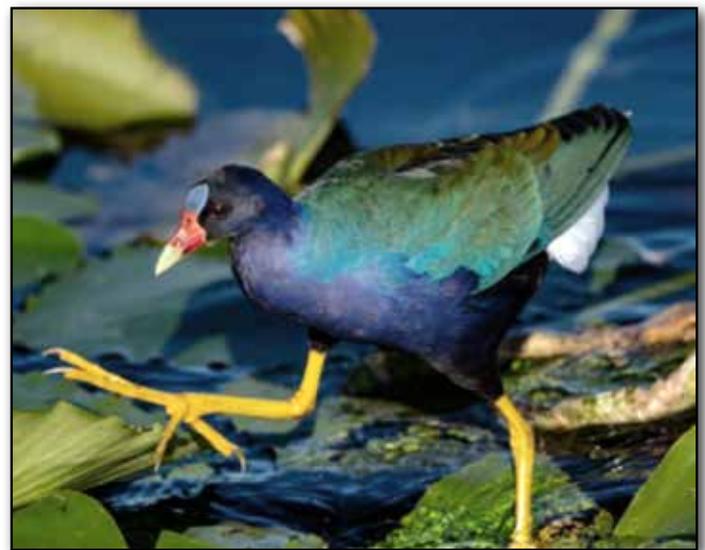
Evidence of the Beneficial Impact of Ponds Plantings on Wildlife.



Bob Frank, P&P Chair, spends many hours observing and photographing wildlife in and around our area. Recently he remarked, "I have noticed "resident" Gallinules (Moorhens) on Placid Lake and Eagle Lake in the past 6 months as the shoreline plantings have taken hold. I had not seen them anywhere prior except around the littoral zone adjacent to Rivendell

Lake (East and West) where there was already a good bit of vegetation growing into the water.

I think the birds have moved in because the plants have created new habitat for them. They like to hang out in the areas where there is a water-vegetation-shoreline interface. That is where I see them all over Florida. **For me, this is the first tangible evidence of the positive impact of the pond plantings on our wildlife."**



The Purple Gallinule is a rare and exciting sight! Their vibrant colors are a vision of beauty. Thank you for your support to keep our ponds healthy for all our wildlife friends. We all benefit from the beauty and vibrancy of nature in our community – it is why we moved here.

The Dog Days of August Rivendell Loves Its Canines

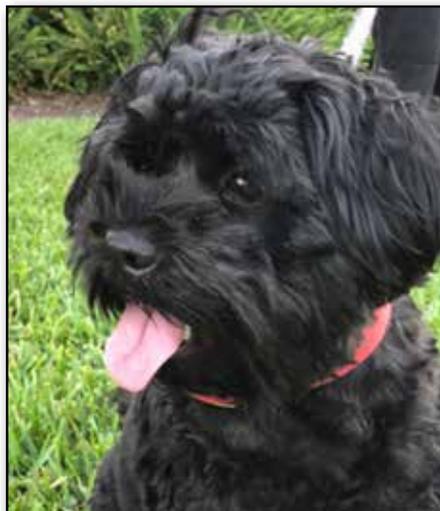


From Rottweiler puppies to octogenarian Papillons, walk the streets on any day in Rivendell and you're sure to see dogs of all shapes, sizes, temperaments and, hopefully, their owners carrying little baggies filled with the remains of last night's dinner.



The assortment is amazing. There are dogs whose ancestors were the royal dog of Madagascar (can you guess which one); dogs whose forebears were highly skilled water dogs; dogs who were bred and revitalized out of the only 11 dogs who escaped the Cuban Revolution in 1959; charming and energetic hybrids; rescued pups; a golf cart riding maintenance assistant; and three Henry's living within three blocks! And, many many more.

We salute all Rivendell dogs all year long, but especially during these Dog Days.





Reader's Choice Winner for 2021



Blair Post, HAS, BC-HIS, ACA
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American Conference of Audioprosthology

Hearty Referral

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 identify 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 the gentleman sitting behind her saying "huh" and "what" quite 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. Since a stranger said, "you are showing signs that you need to go see Blair". He realized he might have a bigger loss than he thought.

Since he was admitting he might have a loss, I was able to help him hear better. Now, his wife is happier when they go out to dinner.



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Paddlemaniac; Quilter Extraordinaire; Litter-ary Society

By Nancy Giordano

Hmmmm...what could these words possibly have in common? Why, they paint a picture of Frank and Jean Freestone and just some of their interests.



From Maine to Key West and along Florida's coasts went the Freestone travel trailer express over a six-year period, 1999 to 2005, in search of a retirement home that would check off the necessary boxes. Frank Freestone enjoyed kayaking and his wife Jean had a passion for quilting, and they both appreciated outdoor living. With its parklike setting, numerous ponds, and active wildlife, Rivendell has proven to be the perfect location for the Freestones.

Once a friend and former colleague of Frank's at the Office of Research and Development of the Environmental Protection Agency moved into Rivendell, it called for a visit from Frank and Jean on their next trip. Frank recalled their bicycle ride through Rivendell streets. For fun (Frank's an engineer...) they inventoried the homes that they would want to live in... and then went on their way.

One year later, they revisited and took the same bicycle ride. A For Sale sign caught Frank's eye. As it turned out, the home, which they now call their home, was on top of the list they had made the year before. And Osprey's location was close to two Quilt Guilds and, according to Frank, "within an hour's drive of 100 places to launch a kayak!" Check, Check, and SOLD!

The Freestones retired their well-worn and loved travel trailer as they focused on local activities. Frank paddled with Lemon Bay Kayakers and others and it's safe to say probably launched from all 100 of those nearby kayaking locations! Hesitant to provide his "favorite" location, he mentioned the Ichetucknee River and Silver River State Park as good Florida spots. Typically, Frank would be positioned as the "Sweep" boat, usually held by an experienced paddler who can ride herd and bring up the rear!

Frank was the early organizer of Rivendell's Ponds and Preserves Committee in 2017 into the spring of 2018 when it was formally established. The mission of the committee is to make evidence-based and financially sound recommendations to Rivendell's Board regarding ponds and preserves management, including overseeing necessary steps to meet regulatory requirements and making recommendations for managing the ponds and preserves as practical, aesthetic, and valuable assets. The committee's work has been and continues to be invaluable to the community.

A retired kindergarten teacher, Jean also has enjoyed kayaking but the first place to look for her is in her home quilting studio where she has created numerous award-winning quilts. A personal favorite and a "Best of Show" award winner is a pictorial quilt which carries great memories for them and embodies the essence of their passions, skills, and talents - *Silver River Serenity Quilt*.



A picture is worth a thousand words...even in a quilt. Simply beautiful.

A newer mission for the Freestone's is their very own Litter-ary Society, which they started in 2018. Anyone is welcome to join; one needs only a stick and a bag! In a morning's walk around the community, they can fill a bag with litter. Sometimes, however, what they find defies explanation. So, for more fun, they also create stories around the unusual litter: a perfectly fine bouquet of ½ dozen roses (she must have said "no"); a dress form mannequin (was her eye on a house in the Cottages?) But then again, as already established here, a picture is worth a thousand words...



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WELCOME TO RIVENDELL

The many recreational offerings and country feel of The Woodlands at Rivendell make it a highly desirable community. Located in Orange Florida, just minutes from downtown Sarasota, the suburban-style neighborhood features many parks, lakes, nature trails and more to fulfill the Florida lifestyle. The Woodlands at Rivendell offers residential choices from village, estate and executive homes to maintenance-free patio homes. Nestled among 400 acres of lakes, preserves and open spaces, the community was carefully planned to highlight and blend with its natural surroundings. The Woodlands at Rivendell is also directly adjacent to the popular Pine View School, a highly acclaimed educational facility for internationally gifted students grades 2 through 12. Nature lovers will appreciate the proximity to Oscar Scheiner State Park, located just south of the community and viewable from many homes.

The Rivendell Community Web Site is available at
WWW.RIVENDELLCOMMUNITY.COM
Please contact Lighthouse Property Management for the password to the RESIDENTS / INFORMATION section.

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More Shoreline Plantings in Rivendell Ponds Helps Control Erosion. Enhances Wildlife Habitats & Beauty in Our Community.

By Sue Remy, Ponds & Preserves Committee

The Ponds & Preserves Committee spent many months planning for Rivendell's large-scale pond shoreline planting project. In mid-June, you likely noticed crews were busy around our community ponds planting more aquatic vegetation. This is a continuation of a multi-year program to install "Rivendell Natural Shorelines" along our ponds. These native plants, along with our low-maintenance zones (LMZs), help control erosion and absorb nutrient runoff to improve water quality. LMZs and plantings also create vital habitats to attract more wildlife providing shelter and food sources.

Thanks to all the volunteers and neighbors who have continued to support these efforts. While the pond planting was completed in June, it was the culmination of many activities this year. Inspired by three P&P members completing a County-sponsored Healthy Pond Workshop, individual pond inspections were conducted, followed by key discussions with pond experts to help us finetune and implement the best strategy for success across our community ponds.

Several groups of P&P volunteers walked and inspected each of Rivendell's 23 ponds & lakes to observe and document the health of the LMZs, presence and condition of plantings, plus any other observations. Individual pond reports were created which included a schematic of current shoreline plantings, photos, and written observations.

Next, we met with our Pond consultant, Ron Hart, and Solitude (planting contractor) to review our individual

pond results and identify problem areas. Individual pond plans were created and plantings were implemented based on these observations.

More of the three natives have been planted: Spikerush, Pickerelweed, and Duckpotato. Plus we added a few new native species that might survive better in some of our more difficult locations, plus add a pop of color and variety to our pond shorelines. They include: **Golden Canna Lily, Blue Flag Iris, and Fire Flag/Thalia** (see details below).

These native emergent aquatic plants were chosen for their deep roots to help stabilize the bank, hold soil in place, absorb excess nutrients, and reduce wind-wave action that cause erosion damage. These plants not only adapt to our fluctuating seasonal water levels, they offer vital shelter, nesting, and food sources for wildlife.

Plus, over the past year, the P&P team has also helped Rivendell earn \$13,000 in grant monies to help offset costs for these 2022 plantings.

Your Actions Make a Difference! Every resident can help keep our community vibrant and attractive to wildlife. Follow Sarasota County's rules for applying fertilizer to reduce nutrient runoff in our ponds. Reduce water usage where possible. Irrigate only on your assigned day. Inspect your sprinkler system regularly, making repairs as needed. Healthier ponds attract more buyers to our community, increase our quality of life, and keep property values strong.



More Aquatic Pond Plants for Rivendell. Native aquatic plants are selected for deep roots that stabilize the soil. Plants will grow along shorelines in waters up to 12 inches – they do not spread further into the pond, but will increase in density to better control erosion.



Thanks to all the volunteers! Overseeing the large-scale planting project, were **Bob Frank, Larry Dobias and consultant, Ron Hart** (l-r).



Blue Flag Iris is a Florida native that grows in standing water. This truly blue-flowering plant is a perennial that grows two to four feet tall. Great blue color in the spring, the deep-green leaves of this plant also provide architectural interest year-round.



Several P&P members joined the Pond Survey Teams including (l-r): **Sue Remy, Larry Dobias & Bob Frank**, along with **Frank Freestone, Allie Sandow, Tom Hurban, and Alwyn Ralphs** (not shown).



Golden Canna Lily is a native herbaceous perennial wetland plant. As an emergent plant, it only needs to have "wet feet" (damp soil). The bright-yellow flowers of golden canna measure up to 3 inches across. (Plant images: UF/IFAS)



Fire flag (Thalia) is a large emergent plant that blooms from summer to fall and grows in wetlands. Large simple leaves on long stalks are among its most notable features. Multiple small purple flowers hang from the bracts; each flower has three petals.



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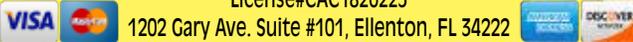
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ARC Meeting Notes for June

Architectural Review Committee Report Meeting Tues June 28 2022 - 4:30PM Meeting called to order 4:30 PM Adjourned: 5:01 Meeting held via Online Conference call.

Quorum present: Greg Warner, Joe Casale, Rich Bunce, Jim Duncan, Joe Zwerling Board Member: Greg Volack

Request

Smokey Taupe, White Dove, & Sweet Rosy Brown	X	552	Meadow Sweet			Approved
Cement Slab	Yes	1201	Clear Creek			Approved
Replace Mexicam Petunia with Dune Sunflower	Yes	937	Scherer Way			Approved
Paint House - BM 1131, 906, PM2	X	835	Golden Pond			Approved
Repaint Same Colors - Alabaster Off White - Approved by Villas	X	733	Crane Prairie			Approved
Replant Jathraphy Bridal Banquet Viburnums	No	1060	Scherer Way			Approved
Roof	X	1027	Oak Meadow			Approved
Remove Hedge between Houses	No	782	Shadow Bay Way	Greg	Rich	Approved to Clear out pls submit planting - remove Stumps
Remove trees on East side of House replace with Foxtail	NO	782	Shadow Bay Way	Greg	Rich	Approved remove stumps
Remove Bush @ Verizon Box replace copper leaf	NO	782	Shadow Bay Way	Greg	Rich	Approved
Fence	Yes	1011	Oak Meadow	Greg	Rich	Approved - Fence on public pool side - 2 ft inside
Remove Palm	NO	920	Scherer Way	Greg	Jim	Approve
Remove 4 Trees 2 Shrubs	NO	1124	Mallard Marsh	Greg	Rich	All Approved except tree near the lake
Walkway - Completed - No ARC	No	1184	Mallard Marsh	Jim	Greg	Fining Committee
Door - Completed Not Painted - No ARC	X	1184	Mallard Marsh	Jim	Greg	Denied - The door is not approved - Pls resubmit with new door and color
5 Trees - Removal Completed - No ARC request	NO	1085	Mallard Marsh	Rich	Greg	Sent to fining committee

Rivendell Community Contacts

<p>Committees</p> <p>Block Captain Committee Chair: Rachel North Zipay (mobilerach@verizon.net) Board Liaison: George Smith</p> <p>CERT Committee Chair: Paul Englert (paule253@hotmail.com) Board Liaison: Cathy Daignault Members: Need Volunteers. Please contact Paul if interested.</p> <p>Communication Committee Chair: Kristine Nickel (kristine@nickelcommunications.com) Board Liaison: Larry Dobias Newsletter: Kristine Nickel, Nancy Giordano, Barbara Gahry Directory: Christopher Smith and Kristine Nickel Webmaster: Gary Mruz At large: Marylin and Jim May</p> <p>Architectural Review Committee (ARC) Chair: Greg Warner Board Liaison: Greg Volack Questions or Submissions: rivendell@mgmt.tv Members: Greg Warner, Joe Casale, Rich Bunce, Jim Duncan, Joe Zwerling Board Member: Greg Volack</p> <p>Fine Administration Committee (FAC) Chair: Robert Thierfelder (rcthierfelder@gmail.com) Board Liaison: George Smith Members: Ken Alerie, Bill Bloom, Mary Kennedy</p> <p>Maintenance Committee (MC) Chair: Chuck Pertile (noplans12@gmail.com) Board Liaison: Greg Volack (gregvolack@gmail.com) Members: Carole Myles, Mark Giordano, Dave Cook, Kevin Humbert</p> <p>Ponds & Preserves Committee Chair: Bob Frank (frank@ohio.edu) Board Liaison: Larry Dobias Members: Dave Gill, Ken Heckert, Tom Hurban, Sue Remy, Norma Lee Rhines, Allie Sandow, Melle Lee Warren</p> <p>Social Committee Chair: Maria Ilioff Board Liaison: George Smith Members: Lisa Boggs, Annie Francis, Kathy Halaiko, Carolyn Kennedy, Adele Kellman, Kathy Lysak, Jennifer Parker, Allie Sandow, Jane Stevens</p>	<p>Rivendell Board of Directors</p> <p>Larry Dobias, President, dobiasle@gmail.com</p> <p>Greg Volack, Vice President, gregvolack@gmail.com</p> <p>Cathy Daignault, Treasurer, catdaignault@yahoo.com</p> <p>Kevin Boggess, Secretary, kbogg@msn.com</p> <p>George Smith, Director at Large, georgeandnadia@gmail.com</p> <p>Sub-Association Boards of Directors</p> <p>The Cottages: Marilee Casale, President, (marileecasale@gmail.com); Bob Metelko, 1st Vice President, (bob@csdsinc.net); Carole Myles, 2nd Vice President, Kathi Webber, Secretary, (kathi.travel@gmail.com); Jim May, Treasurer.</p> <p>Patio Homes: Bob Thierfelder, President; Dan Tavares, Secretary; Dave Rollinson, Treasurer.</p> <p>The Villas: Dianne Enger, President; Sherry Sholtis, Vice President and Secretary; Barbara Loe, Treasurer.</p> <p>Lighthouse Property Management: 941-460-5560 Ext. 225 Property Manager: Steven DeHart (SteveDeHart@mgmt.tv)</p> <p>Rivendell Website www.rivendellcommunity.com Contact Lighthouse Management for password to RESIDENTS section.</p> <div style="border: 2px solid black; padding: 10px; text-align: center;"> <p>Coming Soon... Your Rivendell Directory</p> </div>
<p>Woodlands Word Deadline: Submit articles and information to Kristine Nickel (kristine@nickelcommunications.com) by the tenth of the month.</p> <p>Updates to the Contacts Page: Kristine Nickel (kristine@nickelcommunications.com)</p>	<p>Nuisance Alligator Call Florida Fish & Wildlife - SNAP 866-392-4286 Do Not Call Lighthouse Property Management</p> <p>Sarasota County Sheriff Non-emergency Number: 941-316-1201 Please use this number for non-emergencies</p>