



Your

Community Resource

The Woodlands Word

April 2025

The President's Report

Larry Dobias



Rivendell has 65 acres of retention Ponds that are the core component in the storm water management system in the community. These ponds are now more than 25 years old and are exceeding their expected life because of the practices put into place by the Ponds and Preserve Committees. While other communities are spending hundreds of thousands of dollars and more to mitigate shorelines and dredge ponds, Rivendell continues to keep mowers off the edges of ponds and plant aquatic plants to minimize erosion and costly repairs. These practices will continue to benefit Rivendell for years into the future while maintaining a healthy habitat for aquatic wildlife.

Rivendell is a model for how best to manage water quality and shoreline maintenance. We are a member of the Neighborhood Environmental Stewardship Team (NEST) and are

recommended by the University of Florida water management dept. Over the past 6-7 years, members of other communities have routinely visited Rivendell to review the ponds and learn about our plans and practices. The website that details the management practices for the ponds and preserves is reviewed by neighboring developments and is considered a template of the best management practices of resource management. Recently two teams of members from a nearby community visited Rivendell reviewing the ponds and practices they could apply to their pond management. They were impressed by the overall appearance of Rivendell and envious of the quality of the ponds and plantings. Hours were spent detailing what has been learned and the visitors left with a very positive impression of how the ponds looked and were being managed.



photo by Nancy Dobias

A Tennis Evening with the Rivendell Book Group

In March, the Rivendell discussed André Agassi's autobiography, *Open* at Judy Sokal's home. Carol Heckert led the discussion of this very interesting and well written book that was ghost-written by JR Moehring. Moehring also ghost-wrote *Spare*, the controversial memoir by Prince Harry. Judy provided a fun cake in the shape and color of a tennis court, with cookies that looked like tennis balls. The attendees all had a fun and tasty evening! Pictured below are Carol Heckert, Judy Sokal and Barb Gahry in front of the refreshments.



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Social Committee Events for April 2025



- Thursday, April 3rd, 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Monday, April 7th, 9 am at the Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information and to request to be added to the Facebook page for weekly updates.
- Monday, April 14th, 9 am at the Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information,
- Monday, April 21st, 10:30 am at Benderson Park. Signups needed to be completed by March 31st. Contact Lesley Glick at Lesleymg8@gmail.com for more information.
- Monday, April 14th, 7:30 pm. Rivendell Book Group. The group will be discussing *The Women* by Kristin Hannah. For more information, contact Adele Kellman at adele.kellman@gmail.com or Lesley Glick at Lesleymg8@gmail.com.
- Thursday, April 17th, 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Monday, April 21st, 9 am at the Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information.
- Wednesday, April 23rd, 12:30 pm. Ladies' Luncheon at Clever Monkey. To reserve this month, contact Maria Ilioff at milioff85@gmail.com.
- Saturday, April 26th, 5:30 – 8:00 pm. Potluck Dinner at the home of Greg and Maria Ilioff. For more information, contact Maria at milioff85@gmail.com.
- Monday, April 28th, 9 am at Rivendell Pool. Ladies Walk 'n Talk. Contact Lesley Glick at Lesleymg8@gmail.com or (973) 219-5839 for more information.



Join 665 of your fellow
Rivendell Residents on the NEXTDOOR
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Puzzle from <https://www.printable-puzzles.com/>

(solution on page 13)

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Rivendell Leads the Way on Healthy Ponds

by Bob Frank

Who is watching out for water quality in our community? We are! Rivendell participates in the Healthy Ponds Collaborative, a consortium of local organizations and communities interested in stormwater pond management here in Sarasota County. In addition to communities like ours, the Collaborative includes Sarasota County, the non-profit organizations Strategies to Avoid Red Tide (START) and Suncoast Waterkeepers, the University of Florida's Sarasota Extension Program and the Science and Environment Council of Southwest Florida. The Healthy Ponds Collaborative brings together community leaders and local experts who share the best practices that keep ponds in tip-top shape. That way the ponds can do their job of flood control, water purification and support of the

ecosystem. Rivendell has been a leader in the organization because we were early adopters of many pond management best practices. As a result, many local communities visit Rivendell to gain insight into cutting edge approaches to pond care. Rivendell Pond and Preserve Committee members participate in the annual meetings of the Collaborative and serve on expert panels for the organization. Our relationship with the Collaborative has brought thousands of dollars in grant funds to Rivendell in support of our pond management efforts. I am proud that Rivendell is viewed as a healthy pond leader, and you should be too! For more information on the Healthy Pond Collaborative, see <https://start1.org/healthy-ponds/>



Turtles enjoying a healthy pond



How You Can Avoid Being a Fraud or Scam Victim!

By Marilyn May

On March 7, Cottages' residents attended a Frauds and Scams presentation, delivered by Deputy Brian Keane of the Crime Prevention Unit, Sarasota County Sheriff's Office. The clubhouse was packed with neighbors! Everyone left with new ideas about protecting themselves from fraud, scams, phishing and identity theft.



FPL Warns of Scams Regarding Disconnection Notices

Frequently used deceptions include:

- ▶ A scammer pretending to be a Florida Power & Light Company (FPL) employee and insists your account is delinquent. Caller ID may even falsely display FPL's number by spoofing.
- ▶ The caller threatens to turn off power to your home or business within an hour if payment isn't made immediately.
- ▶ The caller demands immediate payment only with a prepaid card or wire transfer and provides a call back number that mimics our customer service line.

Deputy Keane highlighted common scams targeting residents, such as:

- Phone scams impersonating government agencies (like IRS & Social Security)
- Identity theft where they try to steal your information
- Computer viruses that threaten to hold your computer hostage unless you pay
- Phishing scams where scammers try to obtain sensitive information or data from you by pretending to be a trusted source like a utility, a store or another familiar company
- Romance scams that prey on lonely people

What can you do to protect yourself and your data? Deputy Keane suggested:

- Create strong passwords; don't use the same password for everything. Consider using a password manager (google it to learn what it is!)
- Use credit cards not debit cards – they offer you much more protection.
- Check your credit report once a year **FREE** at AnnualCreditReport.com
- Put a **FREE** credit freeze on the 3 credit reports to protect your credit. You can remove the freeze temporarily to apply for credit, if desired.
- Install the Sarasota Sheriff's Office mobile app; You can call their non-emergency number to report suspected scams: 941-316-1201

Thanks to the Sarasota County Sheriff's Office for providing this program!



April Potluck Supper

The Social Committee will be hosting the second Potluck Supper of the season at the home of Maria and Greg Ilioff (920 Scherer Way) on Saturday, April 26th from 5:30 to 8:00 pm. Please join us for this event: it's a great way to meet your neighbors, old and new, and to enjoy a delicious meal.

Paper products and plastic utensils for eating and drinking will be provided, and guests are asked to bring one of the following to share: an appetizer, a main dish, a side dish (a starch or vegetable), a salad, or a dessert. If you are planning to attend, please contact Maria at milioff85@gmail.com or (607)-427-4192 so that she can coordinate the offerings. Also, if you are willing to lend a warming tray or food warmer, please let Maria know. We would prefer you contact Maria by April 19th (to get a headcount of diners), but will welcome last minute sign ups, too. Attendees will be given the number of expected diners 4 to 5 days in advance.

We're looking forward to spending a lovely April evening with our Rivendell neighbors!

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Unofficial Meeting Minutes Rivendell

by Nancy Dobias

Should you have been unable to attend the March 19, 2025 Board of Directors' Meeting, below are my UNOFFICIAL MINUTES. They are my impressions of what I thought I heard or understood and these are not the "official record" for that meeting. There could be mistakes. If you want the official record, consult the Rivendell website for the Official Minutes.

Two Board members were there in person: Larry Dobias and Paul Zak. Because of a personal emergency, Chuck Per-tile "attended" the meeting via zoom and once Chuck signed on, quorum was achieved and business could be conducted.

To enable Chuck to leave the meeting as soon as possible, any resolutions which required a Board vote were the first order of business. Therefore, the meeting was held in an unconventional manner.

BOARD RESOLUTIONS REQUIRING A VOTE

1. Because Rick Durham had resigned, there was one seat on the Board that needed to be filled. This seat has one year left on it. The Board voted to accept **REID HARVEY**, a current member of the Pond & Preserve Committee, as a new member of the 2025 Board. Reid will have the title of 2nd Vice President.

2. Mark Giordano asked the Board to consider 2 requests from the Maintenance Committee. The Board proposed and adopted both requests.

The first request dealt with the 16 lounge chairs at the pool. The fabric was worn and needed to be replaced. In examining the lounge chairs, they found that one had a bent frame and a broken leg. Was someone jumping on it? That one will not be replaced. It was decided that they'd take in half at a time and these will be replaced with a new fabric. There'll be a 6 week wait time before the company can begin its replacement of the fabric. The MC is not sure what color of fabric will be chosen. The other color is no longer available. The cost will be no more than \$3000 for the 15 lounge chairs and the money is to come from the reserve fund.

The second request was to add additional flowers to the beds that had been recently planted. These flowers were forgotten in the previous order. The new plantings will be used to fill in the gaps of what is already there. The proposal adopted was to spend no more than \$2000 for the additional plantings.

Mark added that his Maintenance Committee report will be printed in the *Woodland Word* should owners wish to read it.

3. Several properties within Rivendell had received their requisite number of notices for their non-compliance violations and the Board had to decide whether their violations should be fined and if so, how much. All violations were fined and this means that all owners will be told they have a right to appeal their fines before the Fining Committee. The Fining Committee will decide whether to uphold or reject the Board's imposed fine. They may not change the fine.

During the discussion relevant to the imposition of fines, it was mentioned that perhaps there should be a spreadsheet that shows the violation and what the possible fine for that violation might be. It was thought that this would be trans-

parent as well as it would work to speeding up the process for imposing the fines.

Paul Zak offered to see if he could develop a spreadsheet that might do this. He would then present it at the next Board meeting. The Board thought that might be a good idea because they were also working to speed up the process for dealing with the non-compliance violations. Both could be considered at the next meeting.

It was also announced that currently the Fining Committee has not been able to meet because its members have had other obligations. They are in need of more volunteers so that when members can't attend, they do have back-up members who can take their places and the fining/appeal process can happen as scheduled. To date, they have had no volunteers for this job.

Assuming the Fining Committee can achieve quorum and be able to meet, below are the properties which have non-compliance violations and which were fined. These owners may appeal their fine to the Fining Committee. If the Fining Committee upholds the fine, the fine must be paid with 5 days and there is no further appeal at this point.

If the owner corrects the issue before the Fining Committee meets, the violation is considered "cured" and no fine is imposed. If the Fining Committee rejects the fine, the fine is not imposed.

The objective of both the Compliance Committee and the Fining Committee is to get owners to notice and correct the issues associated with their properties so that Rivendell property values are not adversely affected by negligent owners.

HOMES RECEIVING FINES:

a) A home on **Scherer Way** failed to remove 2 dead pine trees. In the past they said they couldn't remove them because there were woodpeckers in the tree and a county ordinance protected the birds; however, the birds are gone and the trees are still there. The owner was fined **\$25 days for 10 days for a total of \$250**.

Paul wondered if the fine should be \$25 per tree since the owner had promised to remove the trees once the woodpeckers left and then failed to make good on his promised action. Since no action was taken on this idea, the \$25 for the 2 trees was the one that was acted upon.

This same home was also fined for having shutters up and a trash tote visible from the street and for these additional offenses, the owner was fined **\$20 a day for 10 days for a total of \$200**.

b) A home on **Rivendell Blvd.** had some issues but because the owner is not in residence, the Board is granting another 30 days wait time for the issues to be corrected.

c) A home on **Shadow Bay Way** has hurricane panels up, lanai screen panels missing, and algae growing on the home and cage. Because they have 3 offenses, the owner was fined **\$30 a day for 10 days for a total of \$300**.

An audience member questioned why this home was being fined for things seen from the back yard. Larry answered that the violations were visible to the adjacent homeowner who is

(Continued on Pg.9)

(Unofficial Minutes continued from Pg.8)

selling his home and those looking at the home have noticed the unkept home next door and are reluctant to buy a home next to it. Larry added that he offered to help correct the issues on the offending property but the owner ignored his offer.

d) Homes on **Shadow Bay** and **Placid Lake** didn't correct the light post lights being out and both owners were fined **\$10 a day for 10 days or \$100 for each owner**.

e) A home on **Placid Lake** had a dent on the garage door that hadn't been repaired, several bags of top soil visible from the street, the garbage can stored in view of the street and there might have been pallets outside as well (not sure if I understood that). The owner was fined **\$30 a day for 10 days for a total of \$300**.

f) An **Anna Hope** home had torn lanai screens and a lanai door that was missing. The owner was fined **\$20 a day for 10 days or \$200**.

MORE RESOLUTIONS:

5. Because Gary and Kay Mruz will be moving out of state, Kay will no longer be the Chair of the Compliance Committee. Greg Volack was accepted as Kay's replacement. Larry added that Gary will continue to serve as the web master for Rivendell since he can do that from afar.

6. The Board voted to become a corporate sponsor of Oscar Scherer State Park at a cost of \$200. Larry stated that our Pond & Preserve Chairman Bob Franks is on the Board at Oscar Scherer and Paul added that Oscar Scherer is a valued neighbor for Rivendell and it was good to be one of her corporate sponsors. All agreed it was good to be supportive of the state park.

Since no other resolutions required a Board action, Chuck "left" the meeting and the normal routine took over.

MANAGER'S REPORT (Fred Marks)

Fred reported to the Board that the legislation that would have required the Board members (and other public elected officials) to give out their personal financial information was being challenged in the courts and as of March 1, it was thought to be unconstitutional. Originally it was passed to have corporate transparency but it was challenged because it was thought to be overreach to expect those in elected offices to give out their personal financial history if they wanted to serve in a public office. Currently this idea is on hold and could take years to be decided.

TREASURER'S REPORT (Larry Dobias)

Larry reported that as of the February report, Rivendell had about \$332,000 in the operating fund and about \$370,000 in reserves. This would give Rivendell \$703,241 with which to operate. As of February, we were \$8000 over what was budgeted, but for the year-to-date, we had only spent \$76,000 of the \$131,000 that was budgeted. Therefore, as of the February report, we were \$35,000 under-budget for the year. Larry further stated that we have 15-18 dead trees in Village and Crescent Park which will need removed and he added that we also have on the books \$25,000 in approved expenses that have yet to go forward. All in all, things are looking good.

COMMITTEE REPORTS

1. ARC (Larry Dobias)

Larry indicated that there were 14 requests and 4 were deferred. He said most of the deferred ones came from the Villas and I assume it's because the sub-group gives the YEA or NAY on those requests since if they involved landscape issues, they are the ones who typically would need to maintain them. I'm unclear whether they were or were not landscape issues.

2. POND & PRESERVE (Larry Dobias)

A few owners are getting letters because they have pushed their boundaries into the preserves. They may have added lights, plantings, etc. These owners first received a generic letter telling them that the preserves are off limits. The second letter will detail what must be done to correct their incursion issues. Failure to take action could result in a fine.

3. COMMUNICATION (Larry Dobias)

Because Michelle Meyer is on vacation, there's nothing definitive known about when the Directories will be delivered, but everything is at the publisher's and it's in their hands when these Directories will be completed.

4. SOCIAL (Larry Dobias)

Because the gazebo has not been erected yet, the ice cream social will be held at the community pool. It's on March 29. The committee asked whether chalk was allowed inside the pool area and the Board said NO, Chalk could be used outside the pool complex but not inside the pool complex.

MISC TOPICS

Larry mentioned that the Pine View run will be happening soon and a blast was sent out reminding residents of when that would occur. An owner wanted to know whether Larry could ask the school to take down the vines bordering Rivendell Blvd near the Old Venice exit. She felt it would be the "neighborly" thing to do. Another person added that if the school is using the Pine View trail for its run (Rivendell property), then certainly it could help us out by trimming the offending vines. Several Cottage residents had contacted Larry about 2 pine trees on Pine View land that were near the Cottage entrance. One 6" round tree was leaning toward the street and another 15" inch round tree was caught up in vines and it was dead and it too could fall into the street/bike path. They felt the trees posed a risk to those who use the bike path or Rivendell Blvd and that they should be removed. Larry said he would contact the principal of the school to let him know.

The owner who thought the vines were unsightly thought that while the dead/dangerous trees were being removed, perhaps they could also get rid of the nearby vines, especially since they were a nuisance that attracted young kids to play Tarzan and try to swing from them. She anticipated that one of these days, those vines would come loose and a child was going to get a dead branch coming down on him as he played his Tarzan games. Attractive nuisances should be one of the targets that Larry discusses when he talks to the school officials about the offending pine trees on Pine View property. It was also mentioned that good neighbors take care of their properties. They should not need their neighbors asking or coaxing them to do what is right.

(Continued on Pg.10)

(Unofficial Minutes continued from Pg.9)

Larry stated that a few years ago he spoke with an attorney about using a forestry mower to clean up some of this land that abuts Rivendell Blvd but the attorney said that it would not be "legal" to use Rivendell money to clean up school property.

An owner wanted to know if the county could be called to deal with those trees since they «threaten» the safety of those using a county street. I don't know if the Board intends to call the county. The "vine-hating homeowner" stated that there's a change in the tree law that could be on the books soon. I looked it up to see when this Florida bill might come into effect if it were passed and adopted. The effective date would be **July 1, 2025**. If you want to know what the bill states, look up **FLORIDA FALLEN TREE ACT 2025. (It's HB 599 OR SB 724.)**

What I saw was that the **OWNER of the healthy tree/shrub now must cover any damages that are caused if the tree comes down**. In the past, it was just deemed an act of God and the person whose home was damaged paid for the repair. This will no longer be the case. If your neighbor's healthy tree is blown down during a storm and it hits your home, your neighbor incurs the cost of repair to your property. In the past they made a distinction between healthy and unhealthy trees and whether the owner had been notified. This new bill will change that if it becomes a law.

Another thing I noticed is that this change does not apply to people who own more than 5 acres. When I read that, I wondered how it would apply to subdivisions. Most own more than 5 acres. Would Rivendell be responsible for trees that fell on Park Trace?

Another thing I saw was that if there's a tree/shrub on a boundary line, it can be removed and no permission is needed. If it were me, I'd make sure I had an official survey before I did that maneuver.

Tree ownership will be determined by where the roots are located.

Neighbors can still trim encroaching branches with no permission from the owner of the tree.

The key difference that I saw was in the "no fault" concept. **Fault is now assigned--the owner of the tree will absorb the monetary loss for damages incurred.**

The bill is being debated now in the Florida legislature and it came about because of all the tree damages incurred by the back-to-back hurricanes in the state. There will probably be changes/additions before it's finalized but this is a bill that you definitely want to be watching if you have big tree in or next to your property.

On another topic, Larry mentioned that the Board will be developing a more streamlined approach to the non-compliance policy. Currently it seems to take too long. Perhaps some owners think the Board will forget and this is why they're not correcting their problems. The new policy will be shortened to 30 days. The owner will be sent a letter in which he must either remediate the problems or spell out a plan for the remediation and then stick to that plan. They're hoping that this policy will be ready by the next Board meeting and the Board will be able to adopt it.

The next meeting will be APRIL 16, 2025.

Don't forget...there could be mistakes. Check with a Board member for an official version of what happened. Feel free to share with your Rivendell friends and neighbors. Sorry for any mistakes!

Nancy Dobias

Best of Venice Winner for 2024



Getting Yelled At?

Or How a Damaged Hearing Aid Affects Sound

Blair Post, HAS, BC-HIS, ACA

Board Certified Hearing Instrument Sciences
American Conference of Audioprosthology

Do you feel like people are yelling at you more than usual? You're not alone. This happened to George, who came in asking for adjustments to his hearing aids.

I asked him why, and he said, "My wife is yelling at me morning and night!"

I must have looked confused because he explained. He told me, "One morning, I was getting coffee, and my wife walked in with a booming voice. I told her I heard her and she didn't need to yell. She laughed and said, 'Well, there's a first time for everything.' But today, she said something to me, and I missed it. Then she looked me in the eyes and said loudly, 'Go ask Blair to help you... and me.'"

George thought he needed his hearing aids to be louder, but that wasn't the problem. His hearing aids were clogged with skin debris and wax. This blocked the microphone and speaker, changing how sounds came through. If the microphone is blocked, it won't pick up voices clearly. If the speaker is clogged, sounds won't come through at a normal volume, making others feel like they need to yell.

How a Damaged Hearing Aid Affects Sound

Sounds Might Be Too Quiet – If the hearing aid speaker is clogged, sounds won't be as loud as they should be.

You Might Miss Important Words – If the microphone is blocked, you might not catch every word, making conversations harder.

People May Sound Muffled – A dirty or damaged hearing aid can make voices sound like they are underwater.

You Might Hear Buzzing or Whistling – A broken hearing aid might make strange noises that can be annoying.

Others Might Have to Yell – If your hearing aid isn't working properly, people may have to speak louder to get your attention.

If you feel like everyone is yelling at you—or you are the one doing the yelling—we can help. Call us to check if your hearing aids need a cleaning, repair, or service. Clear hearing makes talking to each other easier.



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Maintenance Committee Report

March 16, 2025

Mark Giordano, Chair

Committee Members: Chuck Pertile (Board Liaison), Dave Cook, Larry Dobias, Kevin Humbert, Carole Myles, Greg Volack, Cathy Bishop (Horticulture Consultant), Chris Miller, John Krebsach. Helpers: Peter Diagnault, Jonas Meyer, Jeff Young

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 biweekly turf mowing and trimming.
2. Truscapes applied weed killer, turf and ornamental fertilization.
3. Work continued restoration of drainage ROW behind Meadow Sweet Circle. Stump Grinding by Green Topps.
4. Over 700 flowers were planted at the entrances and islands that need replacement, destroyed during Milton. Rogelio Alvarado Landscaping and the Garden Club. Mulch was added.
5. The MC continues to rake up and collect for disposal fallen limbs and palm fronds throughout the community.
6. Rogelio Landscaping performing monthly maintenance at the entrances and islands throughout the community.
7. MC presenting to the board approval for planting additional flowers.

Tree Trimming:

1. Green Topps completed trimming trees in the Stillwater common area, Rivendell Park Alley, Park Trace, Loon Lake and Turtle Pond common area, Oaks on Anna Hope Lane, Oaks and fence removal at Placid/Eagle Lake area.
2. The MC presenting to the board at February's meeting estimates for continued trimming of Viburnums along Rivendell Blvd and Cottages ROW. Removal of dead Viburnums along Rivendell Park Alley and around the irrigation pump at Placid and Eagle Isle Lakes. Also planting of new trees along the alley, ROW and Old Venice Road. Scheduled for March 17, 22 and 29th.

Irrigation System:

1. TruScapes repaired a leak at the east side of the bridge and repaired irrigation heads noted in February's inspection.

Community Pool and Clock Tower:

1. MC will present to the board a proposal from A&K Industries to replace the fabric on 16 lounge chairs at the pool.

Community Pool Pump Room:

Roadways:

1. The balance of the roadways throughout are not sched-

uled 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.
2. Cleaning of Common Area sidewalks is being evaluated. Put it on hold.
3. A new concrete sidewalk and possible relocation is needed from Rivendell Blvd to the Banyan Tree. Project on hold for further discussion.
4. The concrete curb was completed week of March 3rd.

Street Light Poles:

1. Nostalgic Lamppost's Phase 2 of the light pole replacement project was approved by the board and they were given a notice to proceed.
2. Rogelio performed cleaning the light poles.

Holiday Lighting:

1. Was removed and stored for use in 2026.

Playground, Gazebo and Benches:

1. Discussed the need for more benches throughout the community. MC will identify areas and make recommendations to the board. The MC identified several existing benches that need repair.
2. Austin Gardner is proceeding with his Eagle Scout project received final approval from the Regional Scout Board of Review. In the meantime, he completed the plans and material lists for the installation of at least 2 bat houses to be located by the ponds and preserves adjacent to the Oscar Sherer State Park. Scheduled before the summer heat. The MC will provide the foundations. Project tentative schedule for April.
3. The building permit was filed for the Gazebo replacement and estimates were received for concrete foundation installation. The board approved the low bid from All American Renovations for \$5,000 and will be installed as soon as the permit is granted.
4. Tentative Gazebo installation mid to end of April.

Bridge Landscaping:

1. Gold Mounds were replacements damaged by hurricane Milton.
2. Other areas of the community were identified to receive curbing to hold in mulch from spilling onto the sidewalk or grass areas. 677 ft was identified and estimates of \$9.00 per foot were received from 2 vendors. Curb King \$6,200. Project complete.

(Continued on Pg.13)

(Maintenance Committee continued from Pg.12)

Pine View Path

1. MC will be receiving estimates on repairs and eventual resurfacing of the path

Drainage System:

1. Notified county of the need to replace flowthrough drainage frame and grate at Golden Pond. The county and Rivendell are in dispute as to ownership.

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 and Mike Nash, Lesley Sachs, Ellen Sagalov, Dana Schroeder, Margaret Williams, Mary Kay Barton, Charles and Jean Gayre, Long Nguyen.
3. Next meeting 3/26/25 12:00 noon at the pool then a field trip to 804 Placid Lake Drive to tour the beautiful gardens of Mr. Nguyen. Some Agenda items: next few months look ahead and committee member assignments.

The next Maintenance Committee meeting will be held at 7PM on March 18 in the Cottages Clubhouse.

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.



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



ARC Meeting - Tuesday, February 25, 2025

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

Members Present: Jim Duncan, Joe Casale, Bill Borgelt

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	786 Shadow Bay Way	Ellen Sagalov	Motorized Hurricane Shutters with permanent rectangular housing above all front windows (half-moon). Windows are already have storm resistant glass. Beige (factory) color.	Denied as to three windows on front of house (already hurricane proof). Approved as to sides & rear provided housing mounted up at soffit and housing and railings painted to match house color unless they match without painting. See email		In Part	In Part
2	1197 Lost Creek	Silke & Alex Schinnen	1) Reroof tile with Eagle Concord Blend, Bel Air profile #4602 - same as 1072 Mallard Marsh. 2) Repaint SW 7008 Alabaster for body, trim, soffits, gutters; SW7068 Grizzle Gray for front door, garage doors and new decorative shutters on windows next to front door; 3) add decorative stone veneer along base of front walls, complementing roof color covering the bottom 18-24"+/-of the house walls (see 1059 Scherer Way for similar)	Stone to be submitted for review once selected		X	
3	694 Clear Creek	Kevin Humbert	Install stone edging around landscape beds. "Stones" by Curb King, Inc., dark brown, 3" x 6" x 10" more or less		X		
4	835 Golden Pond	Kirk & Lorilyn Harding	Remove mature foxtail palm from front lawn.		X		
5	1127 Mallard Marsh	James & Eliz Salimbene	Replace Cement tile roof with cement tile by Eagle Color: Dark Charcoal #4595		X		
6	715 Shadow Bay Way	Sheila/Mary Stanton	Re-landscape front; add tree and bush in rear.	referred to Villas for Review	NA		
7	782 Shadow Bay Way	Alan Craig	Remove storm-damaged (and seriously tipping) Pine in rear of property		X		
8	931 Scherer Way	Tom & Doris Hurban	Refurbish Pool Cage, including rescreen with "panorama window and paint cage bronze		X		

9	1040 Scherer Way	Paul & Adele Kellman	Install rolldown hurricane screen to cover front door and side light.	Housing mounted at or near ceiling. Housing and tracks painted same color as body of house if warranted to match	x		
10	749 Placid Lake	Richard Wheeler	Remove unsafe, 35' Oak, approx 22 yrs old. Grind out or remove stump	Approved with request to consider planting a replacement	x		
11	677 Clear Creek	Alice Cohen	Relandscape to remove mature & overgrown plants and replace with a "less is more" layout of new plants	Tables awaiting submission of actual plan			
12	672 Shadow Bay	Don & Margaret Roser	replace bark mulch in planted beds with smooth gray river rock.	Deferred to March			
13	1031 Scherer Way	Jason Morgan	Install electric heatpump for pool in rear of house adjacent to existing pool equipment, appropriately concealed with landscaping		x		
14	828 Placid Lake	Cindy Petti	re-roof existing tile roof with Eagle Moss Creek BLEND COMET Tile #39507		x		
15	1056 Scherer Way	David Cook	Plant Purple Glory (Tibouchina) tree in front yard raised landscape bed west side of house	Not reviewed. Homeowner completed the work without prior approval. Referred to Compliance Committee	NA	NA	NA
16	1086 Scherer Way	Stuart Jolly	Repaint. Body: SW 2853 New Colonial Yellow; Trim: SW0051 Classic Ivory	Deferred; awaiting paint samples			
17	738 Fordingbridge Way	Kathleen Lysak	Replace windows. Storm resistant		x		
18	494 Meadow Sweet Circle	James & Julie Bradley	Add 48" vinyl dog run fence in rear of home adjacent to garage. Approx dimensions 22' x 12' with two gates		x		
19	524 Meadow Sweet Circle	Julie Hutchins-Wilson	Extend Sheflera hedge along side of house at corner of patio for erosion control, noise abatement and security along with 3 Sea Plum plants for privacy		x		
20	831 Golden Pond	Scott Kinne	Install accordion style hurricane shutters		x		
21	1192 Mallard Marsh	Aaron & Gretchen Graham	replace windows: white framed for 4 half moon, 4 horizontal slider (not double hung) and 1 picture window.	Deferred from January so we can focus on the topic	x		

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

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

General Conditions (applicable to all approvals)

(ARC Meeting continued from Pg.15)

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 appeal the ARC's decision to the Board of Governors and/or avail yourself of the opportunity to have an independent third party mediate the dispute and take such other legal action as is provided in Florida Statute 720.311. If you appeal the ARC's decision to the Board, a member of the ARC will attend your appeal and make sure the ARC's understanding of your proposal and the ARC's reasoning are clear to you and to the Board.

Covenant & Rules Enforcement: Fines

1. The ARC does not set, impose or waive fines.
2. If you failed to seek or obtain ARC approval before starting work, or proceeded with the work without complying with the conditions of approval, the ARC must recommend a fine to the Board once the failure comes to its attention, even if your project is subsequently approved and the work brought into compliance. The Board makes all decisions related to fines, subject to review and approval by the independent Fines Committee. You will be notified and have an opportunity to challenge the fine at a hearing with the Fines Committee at least 14 days before the fine is imposed.
3. If the work undertaken would not have been approved by the ARC or approved only with specific conditions, you may incur additional fines and be required to either restore the property or take other remedial action at your own expense to comply with the conditions. Aggrieved neighbors also can seek to have the covenants enforced against you if the RCA fails to do so on their behalf.
4. Please consult Florida Statutes 720.311 for the enforcement actions (and challenges to them) that are available.