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Community Resource*

# The Woodlands Word

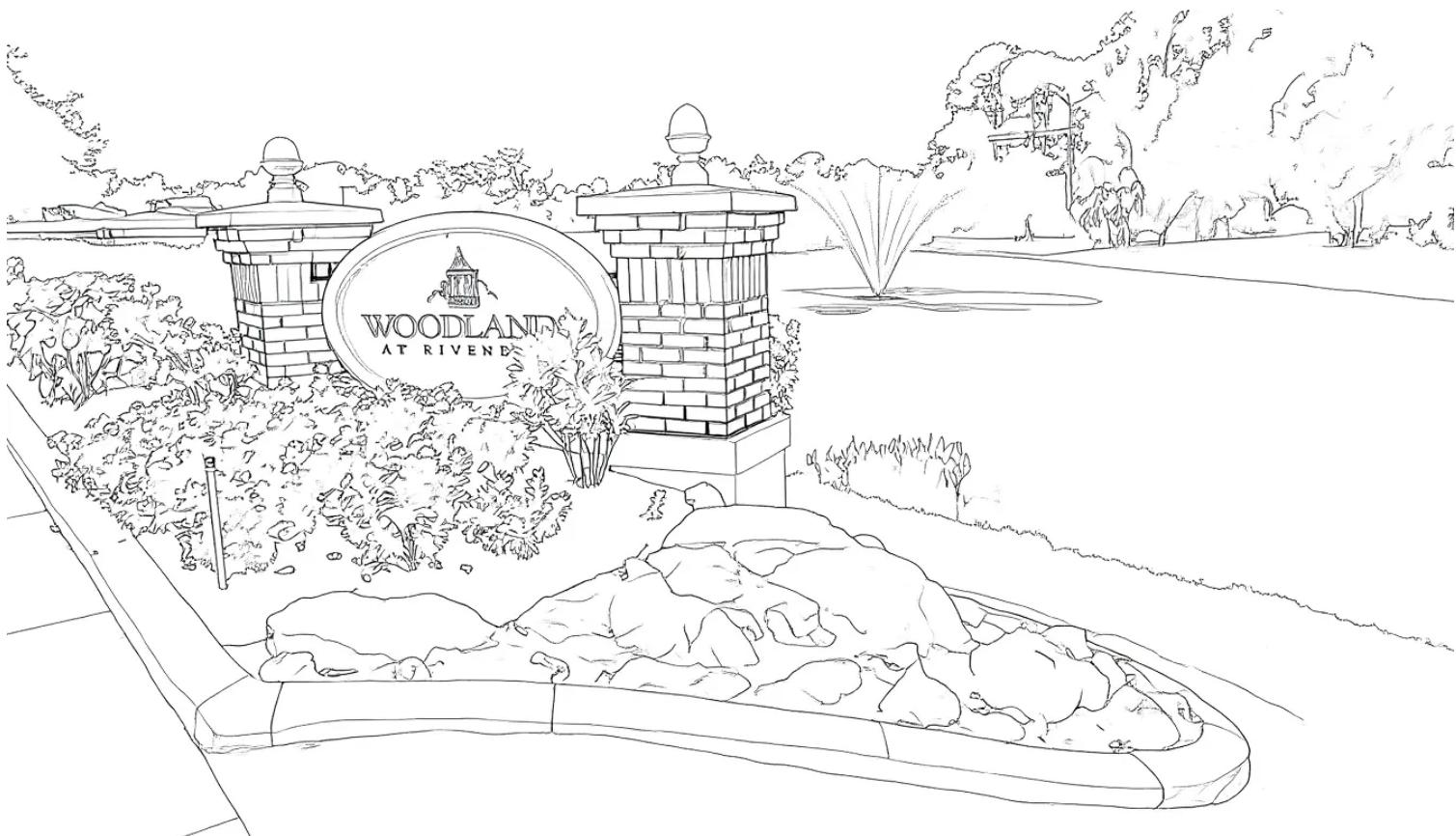
February 2026

## The President's Report

*Larry Dobias*

Over the last ten years of my time in Rivendell, I have been on the Board for eight of those years. Initially I wanted to be the treasurer to have a greater understanding of the income, the expenses and the best practice to manage the Reserves. The financial aspect is in a solid place at this time and after numerous hurricanes without any special assessments. I have been the President of the community for 4 out of the past five years. It is time for me to move on and transition the responsibility to a new group of members with their ideas on how to continue to make Rivendell a great community.

Significant changes have been made in my time on the Board, all in an attempt to update and improve the quality of the assets. The projects completed over this time are too numerous to mention but from my perspective they have all elevated Rivendell. This was not done alone and other Board members, numerous folks on committees, volunteers and helpers, and those who are the eyes of the community to keep on track have all contributed to the progress. I owe a tremendous debt of gratitude to everyone who has participated in any way to make the community a great place to call home. THANK YOU



*Rivendell Color page, created by Gemini*

# Best of Venice Winner



## I Love My Hearing Aids

**Blair Post, HAS, BC-HIS, ACA**

Board Certified Hearing Instrument Sciences  
American Conference of Audioprosthology

Being a small business owner, it's important for us to know how new clients find us. So, whenever someone new comes in, we always ask, "How did you find us?"

During COVID-19, most people said they found us "online" since we couldn't meet in person. Now that we can be together again, many new clients are saying things like, "My neighbor told me I should see you because I wasn't hearing well."

One of my favorite stories came from a new client, Betty. When I asked her how she found us, she said, "I overheard my friend, Shirley, saying she loves her hearing aids." Betty said this because Shirley talked about her hearing aids in a positive way, which made Betty want to try them, too.

Betty explained that she often heard people complain about their hearing aids, especially when they had trouble understanding conversations in groups. But Shirley was at a line-dancing class and, while talking to someone else, said, "I love my hearing aids." This made Betty curious.

So, Betty walked over to Shirley and asked, "Who helps you with your hearing aids?"

When I heard this story, I felt so happy to know that Shirley's hearing aids worked well for her. Our goal is to help people hear clearly in groups. Knowing we helped Shirley hear well enough to enjoy a dance class and even tell others she loves her hearing aids is a huge success for us.

If you have trouble hearing conversations clearly in crowds, give us a call to try a free hearing aid demo. You might even find ones that you love.



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## Upcoming Potluck Dinner in February

The Social Committee will be hosting the first Potluck dinner of the 2026 season at the home of Holly and Reid Harvey (1108 Mallard Marsh Drive) on Saturday, February 28<sup>th</sup> from 5:30 to 8:00 pm. Please join us for this event: it's a great way to meet your neighbors, 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 Holly at [holly.hrv@gmail.com](mailto:holly.hrv@gmail.com) or (703) 593-2830 so that she can coordinate the offerings. Also, if you are willing to lend a warming tray or food warmer, please let Holly know. To help Holly get a headcount of diners and plan effectively, you should contact Holly by Monday, February 23<sup>rd</sup>. Attendees will be given the number of expected diners 4 to 5 days in advance. It's always fun to see what dishes our Rivendell diners have prepared, and you should be prepared to exchange your favorite recipes. And please let Holly know if you or your family members have any allergies!



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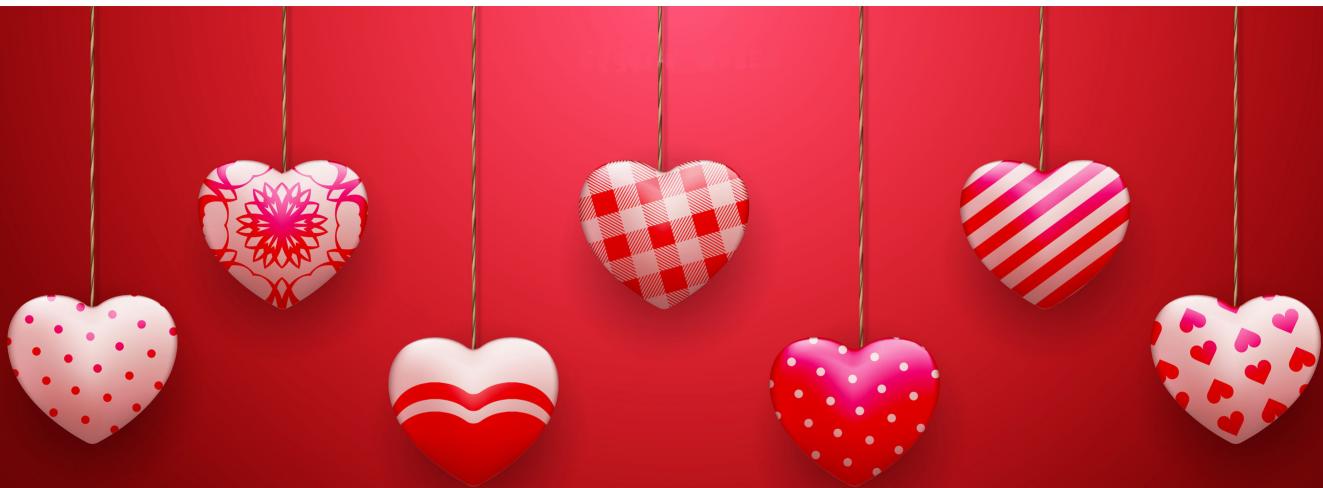


## Social Committee Activities for February 2026



Offered WEEKLY: Ladies Walk 'n Talk. Meet at the Rivendell Pool. Contact Lesley Glick at [Lesleymg8@gmail.com](mailto: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, February 2nd, from 2:00 to 4:00 pm. Mah Jongg. To attend, contact Maria Iliooff at (607) 427-4192 (texts only).
- Thursday, February 5<sup>th</sup>, from 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Monday, February 9<sup>th</sup>, from 2:00 to 4:00 pm. Mah Jongg. To attend, contact Maria Iliooff at (607) 427-4192 (texts only).
- Monday, February 9<sup>th</sup>, 7:30 pm. Rivendell Book Group. For more information, contact Adele Kellman at (908) 464-7003 or Lesley Glick at (973) 219-5839.
- Wednesday, February 11<sup>th</sup>, 12:30 pm. Wednesday Ladies' Luncheon Group. To join, contact Helen McClure at [mcclurenash@gmail.com](mailto:mcclurenash@gmail.com).
- Monday, February 16<sup>th</sup>, from 2:00 to 4:00 pm. Mah Jongg. To attend, contact Maria Iliooff at (607) 427-4192 (texts only).
- Thursday, February 19th, from 1 to 4 pm. Bridge Club. To join, contact Barb Loe at (651) 398-2256.
- Monday, February 23rd, from 2:00 to 4:00 pm. Mah Jongg. To attend, contact Maria Iliooff at (607) 437-4192 (texts only).
- Saturday, February 28<sup>th</sup>, from 5:30 to 8:00 pm, Potluck Dinner. To attend, contact Holly Harvey at [holly.hrv@gmail.com](mailto:holly.hrv@gmail.com) or (703) 593-2830 by February 23<sup>rd</sup>.



### *Happy Valentine's Day*

FEBRUARY 14<sup>TH</sup>

## Yikes! Take care when emptying your pool!

By Bob Frank, Ponds & Preserves

I was surprised and dismayed to discover that a large section of pond bank had collapsed after we drained our pool for a renovation project (see photo). The water had been pumped out of the pool and into the no mower zone (LMZ) behind our house, well away from the edge of the pond. We lost about a foot of land behind our house! I had instructed the contractor to drain the water well back from the pond's edge rather than allow the pumped water to create a ditch as it entered the pond, having seen this ditch-creating

effect occur at other Rivendell properties. Well, apparently the water soaked a section of shoreline sufficiently to cause the bank to collapse. It is not a problem for pool water to go into a pond so. However, a pond cannot fulfill its flood control function if it fills up with eroding sand. If you drain your pool, direct the water several feet out into the pond away from the pond's shoreline or drain the water into a street storm drain. Remember to tell your pool contractor that pond banks erode very easily.



## **Rivendell, Who She is Today**

**By Nancy Dobias**

A while back I happened upon a quote in an old article describing Osprey as a sleepy fishing village. The author had been lamenting the loss of that era due to all the development that had come to Osprey.

Although Larry and I never experienced that era in Osprey, we do remember how it felt when we "found" Rivendell. For some reason it did not feel as though the homes were sitting on top of one another. It felt "country." It felt "normal." Whatever it was that spoke to us, it worked. The grace of Rivendell's gently curving beautiful tree-lined streets, the prehistoric startling calls of Rivendell's "gigantic" birds, the mysterious sleepy-eyed alligators lazily cruising in her ponds, or the impenetrable jungle-like preserve that was delicately draped in Spanish moss...whatever that unknown was, Rivendell had it all.



A few years have passed since we first moved to Rivendell but still her uniqueness is something that we and others still value. Although "sleepy" is not an adjective that might be appropriate today, "quaint," "charming," and "picturesque" are words that could still sum up who she is today.



Dog-walkers greeting one another as they stroll down the sidewalks, brightly-clad bicyclists intent on getting over to Legacy Trail to get in their miles, an occasional golf cart or two dodging the squirrels who seem to can't decide which acorns meet their fancy, and even park benches conveniently located in parks, or overlooking lakes are there to welcome any who might want to sit a spell and watch the world go by...this is who Rivendell is today.



*(Continued on Pg.7)*



(Rivendell, Who She Is Continued)

She is a community that is home to residents who might be a bit trying at times.



She is a community home to the just-married or to those with young families.



She is a community home to those who are as different as night and day.



(Continued on Pg.8)

*(Rivendell, Who She Is Continued)*

Rivendell is a community of individuals who are all over the map in personality types, from those who'd rather be left alone to those who seemingly flit from party to party...in love with life, maybe with themselves, but definitely with their fellow neighbors.



...but somehow in all that mix, whoever they are or however they act, Rivendell has been able to make it work.



May the future of Rivendell continue to be and always be that COMMUNITY LIKE NO OTHER, a community that recognizes the harmonic chords that make her who she is, a community whose melody is a song of respect for ALL who call Rivendell home....

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## Dining Out in January

The Dining Out group went for dinner at Waterfront Too on Friday, January 23<sup>rd</sup>. We all enjoyed good food, and a convivial evening. If you would like to attend a future dinner, please contact Adele Kellman at (908) 464-7003 or [adele.kellman@gmail.com](mailto:adele.kellman@gmail.com) to be added to the mailing list. The next dinner will be scheduled for a Friday evening in March. Below is a photo of the group who came.





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## Ladies Luncheon at Unique Cuisine

In January, the Ladies' Luncheon group went to a new restaurant in Venice, Unique Cuisine on 200 N. Tamiami Trail. In February, the group will be having lunch on February 11<sup>th</sup> at 12:30 pm at Venice Café, 101 W. Venice Avenue in Venice. To join the group, please contact Helen McClure at [mcclurenash@gmail.com](mailto:mcclurenash@gmail.com) at least a week before the date. Below is a photo of the group who gathered in January.



# Creativity in the Cottages Clubhouse

by Marylin and Jim May

2026 not only brought a new year, but a continued focus on creativity in the Cottages Clubhouse.

In early January, as part of the Artists Studio series, Michelle Winnie lead a hand-building clay class. Each of the participants chose to

form a bowl, a cup or a mug. Working with clay, everyone crafted a unique piece of artwork. The group will meet again once the pieces have been fired.



(Continued on Pg. 13)

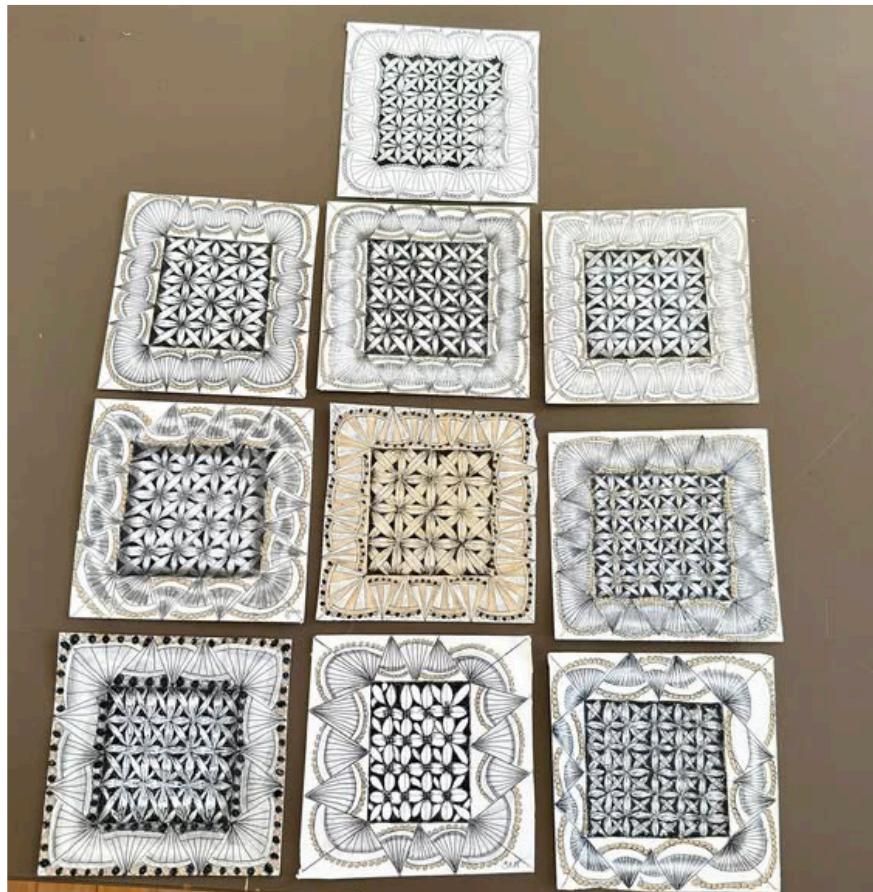
*(Creativity in the Cottages continued)*

Later in January, Cottages residents were invited to participate in creating a Zentangle. What is a Zentangle, you may ask? It's the product when using the Zentangle Method -- an easy-to-learn, relaxing, and fun way to create beautiful images by drawing structured patterns. These patterns are called tangles, and you

create tangles with combinations of dots, lines, simple curves, S-curves and orbs. In January, the group was challenged to use a 5 x 5 tile to create new tangles. A ruler, a pencil and an eraser were their basic tools. Linda and Carole Jones provided direction and encouragement.



While the Cottages Clubhouse is often used for social gatherings, in January creativity reigned.





## ARC Applications - Wednesday, December 31, 2025

Time/Place: No December meeting due to holidays and transition of committee members. Approvals will be formally voted on at the January Board Meeting on 1/21/2026.

**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	688 Stillwater Ct	Scott and Lynn Rich	Reroof tile - Pelican Roofing, Westlake, Color: Sand dollar		X		
2	682 Clear Creek	Shuai Shao	House repaint Body color: SW7008 Alabaster Trim color: SW7069 Iron Ore Garage door color: SW Iron Ore		X		
3	1065 Mallard Marsh Dr	Pat & Richard Hehmeyer	Plant 3 Viburnum Shrubs	such plantings would not interfere with any neighbor's pond views.	X		
4	975 Scherer Way	Ed Lihan	Reroof barrel to flat tile - Newpoint tile, westlake Espresso blend, Saxony 900 slate.		X		
5	812 Shadow Bay Way	Joseph Locala	Emergency Removal of dying/diseased palm tree, debris, and trunk at front yard.		X		
6	1111 Mallard Marsh Dr.	Susan Redgrave	Reroof Tile - Knox Roofing: Eagle, Terracambra range, Capistrano 3664.		X		
7	1185 Lost Creek Ct	Warren Spalding	Remove dead tree from back yard		X		
8	735 Shadow Bay Way	John and Jamie Barron	Repaint - 3rd submission with updated color choices		X		
10	586 Meadow Sweet Circle	Christopher Smith & Debra Holton-Smith	Replace windows and doors w/impact		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.

(ARC Meeting continued from Pg.14)

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

#### **General Conditions (applicable to all approvals)**

1. Please complete the project within one year from the date above and in accordance with the general and specific conditions that apply.
2. If you use contractors, they should be licensed and insured; you are responsible for damage caused to the property of others or to the common areas.
3. You are responsible for any permits required and that the work complies with local zoning and building regulations.
4. When pressure washing is part of the scope of work, please use non-chlorine cleaners.
5. When windows are being replaced, those in the front of your house must have "grids" (aka muttins or grills).
6. When trees and bushes are to be removed, the stumps must be ground down to a min of 3" below grade.
7. The roof color & material and/or paint colors you submitted (and the only ones the ARC approved) are noted in the Description above.
8. You have read the RCA's Standing Rules and ARC Guidelines and will make sure the work done conforms with them.

#### **Denials**

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

#### **Reviews, Appeals, Mediation, Litigation**

If your proposal has been denied or you are unwilling to comply with the General or Specific Conditions of Approval, you should not start work until the matter is resolved. You may ask the ARC to review its decision based on any new information you can make available. You may also ask that the Board of Governors to review the ARC's decision (which it may or may not do) and/or avail yourself of the opportunity to have an independent third party mediate the dispute. You may also take such other legal action as is provided in Florida Statute 720.311. If the Board agrees to review the ARC's decision, it will ask you to state in writing in what ways the ARC's decision is unreasonable.

#### **Covenant & Rules Enforcement; Fines**

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

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# Maintenance Committee Report - January 14, 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 Krebsbach. Helpers: Peter Dagnault, 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:

1. Areas behind Crane Pond and Pine Pond need trimming and brush removal. Green Topps. \$7,004.

## Irrigation System:

1. Green Topps is now performing our irrigation inspections and repairs. Truscapes has issued a monthly credit for not performing irrigation inspections as part of their contract.

## Rivendell Lake Fountain:

1. The pump motor and cable need replacing. Solitude Lake Management. \$3,080.99.

## Community Pool and Clock Tower:

1. Wee Kleen is performing twice per week service at the pool.
2. AKA industries delivered the newly recovered pool deck chairs.

## 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.

## 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.
3. A new concrete sidewalk and relocation is complete from Rivendell Blvd to the Cottages Park. 4 additional slabs were replaced. Adam Case Concrete.

## Street Light Poles:

Nostalgic Lamppost's conducted bimonthly service and inspection.

**Holiday Lighting:** The MC removed holiday lights and decorations.

## Playground, Gazebo and Benches:

### Pine View Path

1. MC waiting for the contractor to schedule repairs sometime this month.

## 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](mailto:cbutton99@icloud.com)
2. Carol McDonald, Helen McClure, Mike Nash, Lesley Sachs, Ellen Sagalov, Dana Schroeder, Margaret Williams, Mary Kay Barton, Charles and Jean Gayre, Long Nguyen.

## Next MC Meeting is January 20, 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 3<sup>rd</sup> 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](mailto:mjg283@gmail.com).

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