



*Your
Community Resource*

The Woodlands Word @ Rivendell

RIVENDELL 2013



Vinny Barone



Gwen Stepien

New Board members Barone and Stepien appointed to fill resignation, vacancy slots By Mike Bergman

The Board of Directors appointed two new Directors to fill the vacancies on the Board, one prompted by the recent resignation of Nancy Schubert and one longstanding vacancy. At the October 10 Emergency Board of Directors meeting, the Board named Vincent Barone and Gwen Stepien to the two vacant positions. Both will need to seek re-election at the February 2014 Annual Meeting.

(Continued on pg. 2)

Candidates Sought for Board of Directors by Carol Heckert

Nominations are still being sought for the Board of Directors. If you are interested in becoming a candidate, please submit a Letter of Intent. The letter should consist of two paragraphs, with a word count of 250-350 words. The first paragraph should briefly describe your background plus any experience that qualifies you as a candidate. The second paragraph should describe what you want to accomplish for the community as a member of the Board.

The Letter of Intent should be sent to our property manager (kyannemerrill@mgmt.tv)

(Continued on pg. 3)

Highlights of November 4 Board of Directors Meeting by Carol Heckert and reviewed by Bobby Merrill

Editor's Note: The Highlights are not the approved Board minutes.

A Budget and Board of Directors Meeting took place on November 4, 2013. Present were all five Board members: Curt Kennedy, Vinny Barone, Walter Perkowski, Bobby Merrill, and Gwen Stepien.

Meeting highlights were:

- The 2014 Budget was approved. Semi-annual dues will be \$297 for the Cottages and \$331 for the other units. This is a slight decrease from 2013. A motion was approved to transfer the funds in the general contingency reserve to the line item for pool parking lot repairs and maintenance.
- The standing rule for trucks will be reviewed by Director Barone. Suggestions for updating the rule will be discussed at the January meeting.

(Continued on pg. 4)

Rivendell Website by Gary Mruz

We are excited to report that on December 1st the new Rivendell Community website went online at WWW.RIVENDELLCOMMUNITY.COM. You can access the new website quickly and easily as it does not require a password. Check it out by typing that address into your favorite web browser!

The purpose of the Rivendell website is to enhance communication and information exchange within and outside the community. The website will highlight the things we love about Rivendell and will provide residents with helpful resources.

The website launched with events, bulletins, news, Board and committee information, docu-

(Continued on pg. 3)

(New Board Members continued from pg.1)

Barone

Vinny Barone and his wife Phyllis moved to Rivendell about a year and a half ago to be closer to their daughter and her children. As it turns out, this was a good thing for our community. Vinny’s varied and interesting business background will lend itself well to his new position on our governing board.

Vinny grew up in Harlem, NY. As a young man, he and his family moved to Long Island, where he became a rising star in the aerospace industry. He worked for Maxson Electronics and later Grumman Aerospace industries, supervising the sale and servicing of some very high tech aircraft and electronics. Later Vinny decided he’d like to use his business acumen working for himself, so he started a landscape and irrigation company in Long Island. Along the way, he took on a high level position in Nelson Rockefeller’s second gubernatorial campaign.

In 1989 Vinny and Phyllis moved to the Sunshine State in Boca Raton. It wasn’t long before he started up new irrigation and landscape businesses, along with several restaurants. He also helped out on several HOA boards on Florida’s east coast. Finally the Barones moved to Rivendell, where Vinny learned he could put his expertise to good use. Vinny knows contracts. And he knows irrigation and landscaping. So he volunteered to become a board member. In his short tenure here, he’s done us proud. He believes in competitive bidding to ensure our vendors’ and suppliers’ pricing arrangements are fair and reasonable, and that they have the capability and capacity to meet our needs. Vinny believes strongly in regular dialogue with homeowners to share their constructive views, and to earn their appreciation for our hardworking management team’s efforts. Thanks Vinny, for your support of our community.

Stepien

“Would anyone present like to volunteer to be on the Board?” The offer went out to the community members assembled at a recent HOA meeting. No one replied. Then Gwen Stepien came forward and said, “I’ll do it if it helps the community get on with its business.” And the Board once again had a quorum.

Gwen is well suited to take on her new role. She’s been on ARC for seven years, serving as Chairper-

son the past two years. She’ll use her knowledge of the Covenants and Standing rules as a guide to solve problems that arise, and to help run the day to day business of the community. She’ll also serve as liaison to the ARC. It doesn’t hurt that her husband, Jim, heads up the Maintenance Committee. That gives Gwen first-hand knowledge of the landscape, environmental, and pool issues that are tackled to keep Rivendell looking good and running smoothly. Our development is unique with its many ponds, wetlands and upland preserves which provide a beautiful natural setting for our homes. Gwen aims to keep it that way.

Her primary rule is to follow the covenants, be considerate of your neighbors, don’t impose your landscaping on adjacent properties, stay within your property lines, and consider the mature size of anything that you plant. Also, our common areas have to be neatly maintained, our ponds kept environmentally sensitive, and our wetlands in compliance with local, county, and state rules. We need to budget wisely for the community’s needs, and spend the money judiciously, and use competitive bidding wherever appropriate.

Welcome to the Board, Gwen. Continue to use good common sense to keep Rivendell a community that we can be proud of.

Board Highlights.....	1
New Board Members Named	1
Candidates Sought for Board.....	1
New Rivendell Website	1
Philippines Disaster	3
Cleaning Shingled Roofs	4
Maintenance Report	5
Bicycle Safety in Rivendell	7
Restaurant Review	8
Brohard Paw Park, Venice	8
Book Group Schedule.....	9
Holiday Festival	9
Residents Helping Residents	10
ARC Report	11
Board Minutes.....	12
Who We Are.....	19

(Candidates Sought continued from pg.1)
and her assistant (shannbanks@mgmt.tv) at Lighthouse Management Company. Please also send a copy to judysoak@gmail.com so that your letter can appear in the January edition of the Woodlands Word. It should be sent to all parties before December 10. If you have any questions, the Lighthouse phone number is 966-6844.

If there are more candidates than open positions, a Candidates Night will be held sometime in January. This will give homeowners the opportunity to meet and ask questions of all of the candidates.

(Rivendell website continued from pg.1)
ments and contacts. Quality photos and information throughout the website showcase Rivendell's features for current residents, our distant families, and potential new homeowners.

Future enhancements to the website will include a password protected section to allow us to securely post board meeting minutes, the community directory, annual budget information, and a classified section. The classified section will allow residents to share service provider recommendations, items for sale, and a lost and found. You will hear more about the password protection section within a future Woodlands Word and on the website.

Rivendell Board Meeting
January 13, 2014
at 6:00 pm
at Historic Spanish Point

Dates, times, and locations of Board and Committee meetings are based on the information available at the time of publication.

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Philippines Disaster

Anyone wanting to help the Philippines recover from their recent disaster can donate to Shelter-Box Philippines. Donations will provide tents for emergency shelter. Clothing donations will also be accepted. Checks can be sent to ShelterBox USA, 8374 Market Street, #203, Lakewood Ranch, FL 34202 or they can be given to our neighbor Dr. Gloria Champer, who will forward them to the ShelterBox Program. You can also donate by going online to www.shelterboxusa.org/donate, or by calling the Lakewood Ranch office at (941) 907-6036. Please remember to specify that your donation is for the Philippines. Questions can be directed to Dr. Champer at (941) 966-3113.



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Sarasota, FL 34238

Director's Circle Award Winner

Experience Exceptional Service

(Highlights of Board Meeting continued from pg.1)

- The new website, Rivendellcommunity.com, will be available as of December 1. The website will be open to homeowners and the public. A password-protected section, available to homeowners only, will follow later.
- Pineview School requested permission for a 5K run to pass through Rivendell sometime in April. Permission granted.
- The Nominating Committee will be formed and nominees for directors sought.
- The Annual Meeting will take place on Monday, February 3.

Committee Reports

ARC: The ARC has one new member – Cindy Caria. The committee approved all 14 requests at their October meeting.

Maintenance:

1. Mulch for the common areas was delivered and will be spread by Sun State where needed.
2. The oak trees on Rivendell Blvd. and Rainbow Point Way will be trimmed by Dean's Tree Service during the week of December 2.
3. Aquatic Systems will plant plants in the littoral zones at the front of the community once the lakes recede further.
4. The grass bordering several lakes will be cut to enable Aquatic Systems to spray the lakes from the banks.
5. The pool leak was found and repaired. Our excessive water bills should end.
6. Irrigation is being considered for the grass in front of several ponds currently without irrigation: Pine, Golden, Eagle, Placid and Crane. Cleary Electric will give an estimate for bringing electricity to pumps and up-lighting the palm clusters, as well as installing up-lighting at Ibis Pond. There will be an effort to use as much of the unused solar equipment as possible.

Communication: The new website was discussed. The Board wishes the following sections to be password protected: Board minutes, financial information, community directory, classified ads.

Next meeting:

The next Board of Directors meeting will take place on January 13 at Historic Spanish Point.

Mailbox Light Bulbs

When you replace your mailbox light, it is suggested that you use a 7 to 15 watt CFL (compact fluorescent lamp) light bulb. The color should be "Warm." This will provide uniformity in lighting throughout the community.

Cleaning Shingled Roofs

Last month we talked about cleaning tiled roofs; this month we'll give you some information on cleaning shingled roofs.

Roof mold is an airborne organism that feeds on the limestone filler that manufacturers use to increase shingle strength and weight. Rain can cause the mold to spread and eventually leave unsightly black streaks. Besides being an eyesore, mold, in time, will eat away at shingles decreasing the life of your roof, and perhaps the value of your home.

Kevin Reichenbach, owner of a respected local power washing company, has these suggestions:

Hire a company that uses light or no pressure. High pressure will remove shingle coatings, thus reducing the life of your roof. Make sure they cover all plants and bushes during the chemical process and rinse your house when they are done. It would be a great time to clean pools cages, driveways, and walkways also: most companies will give a good discount for cleaning everything as they will have to rinse them anyway.

Remember not to schedule roof cleaning on the same day as your grass is being cut. Also do not trim trees or bushes before cleaning because it could make them more receptive to damage from any chemicals that might be used during the cleaning.



Maintenance Committee Report November 6, 2013 By Jim Stepien, Chair

There have been no major issues to report.

•At our November 6, 2013 meeting we reviewed the status of the following projects:

- Irrigation and lighting needs throughout the community. Various options are being considered with our landscape company, FPL and an electrician.
- A committee member has gathered information for replacing existing park and lake/pond signs. The entire MC has reviewed and asked for more detailed information as well as obtaining a sample sign.

Landscape Status:

- Mulching throughout various areas of the community should be completed by December.
- Oak tree trimming along Rivendell Blvd and Rainbow Point Way will begin the week of December 2nd and should be completed by the end of the week. Please drive carefully along these streets, as there may be many vehicles and workers in the area.
- Lake/pond bank mowing on various lakes/ponds is proceeding and should be completed in December. Earlier this year the MC completed the same work on our front lakes/ponds, lakes/ponds on Scherer Way and the two land brid-

es at these locations. Only inappropriate plants were removed. Please review the photos with this report to see what has been accomplished to date.

Pool Status:

- A water leak under the concrete floor in the women’s restroom was repaired. Touch up work and painting is scheduled.
- The shower valve has been replaced. Touch up painting is scheduled.

Lakes/Ponds Status:

No issues.

Preserves/Wetlands Status:

No issues

Other Status:

- Potholes at the entrance and on Rivendell Blvd were repaired by the county.
- We are still on the county’s schedule to have our road markings redone.

I encourage all homeowners to attend our monthly meetings for accurate information on any of our ongoing projects. Also, I have accumulated a large number of photographs of the community, past and present that I will gladly share with any homeowner. Please contact me. Please report any problems you notice to Lighthouse Property Management.

Next MC meeting: December 4, 2013 at 7pm in the Cottages Clubhouse.



Placid Lake and Eagle Lake land bridge



Placid Lake bank



Rivendell Lake land bridge

**Maintenance Committee
Meets the first Wednesday of
each month at 7pm in the
Cottages Clubhouse**

**Volunteers are needed for the ARC
(Architectural Review Committee).**

**Anyone who wishes to volunteer should
contact Joe Sefack at 918-2375 or email
jdsefack@comcast.net**



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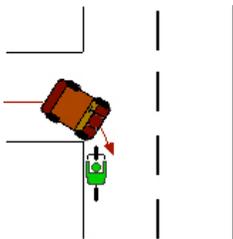
Bicycle Safety in Rivendell: A Letter From A Concerned Resident

Dear Readers-

Please read the letter to the editor below and obey the law. We are lucky that we have never had a fatality from an accident of the type mentioned in the letter below. **Bicyclists - ride with traffic, and pedestrians, use the sidewalks. That's what they are there for.**

We live on Clear Creek Drive, and have had MANY near misses with pedestrians, runners and bicyclists as we exit our street turning right. There is a blind corner to our left, and a number of drivers do not slow down. When we have an opening and start to pull out, someone inevitably appears in the bike lane to our right – going the wrong way on Rivendell Blvd. Perhaps we are not the only blind corner in the neighborhood that experiences this. Here is a great article on bicycle safety. Collision Type #4 shows our current situation. Please also mention that this applies to walkers and runners too! Would very much appreciate it.

Thank you.



Collision Type #4: The Wrong-Way Wreck

You're riding the wrong way (against traffic, on the left-hand side of the street). A car makes a right turn from a side street, driveway, or parking lot, right into you. They didn't see you because they were looking for traffic only on their left, not on their right. They had no reason to expect that someone would be coming at them from the wrong direction.

Even worse, you could be hit by a car on the same road coming at you from straight ahead of you. They had less time to see you and take evasive action because they're approaching you faster than normal (because you're going towards them rather than away from them). How to avoid this collision:

Don't ride against traffic. Ride *with* traffic, in the same direction.

Riding against traffic may seem like a good idea because you can see the cars that are passing you, but it's not. Here's why:

1. Cars which pull out of driveways, parking lots, and cross streets (ahead of you and to the left), which are making a right onto your street, aren't expecting traffic to be coming at them from the wrong way. They won't see you, and they'll plow right into you.
2. How the heck are you going to make a right turn?
3. Cars will approach you at a much higher relative speed. If you're going 15mph, then a car passing you from behind doing 35 approaches you at a speed of only 20 (35-15). But if you're on the wrong side of the road, then the car approaches you at 50 (35+15), which is more than twice as fast! Since they're approaching you faster, both you and the driver have lots less time to react. And if a collision does occur, it's going to be at a faster relative speed.
4. Riding the wrong way is against the law and you can get ticketed for it.

One study showed that riding the wrong way was three times as dangerous as riding the right way, and for kids, the risk is seven times greater.

Nearly one-fourth of crashes involve cyclists riding the wrong way. Some readers have challenged this, saying if 25% of crashes are from going the wrong way, then riding the right way is more dangerous because it accounts for 75% of crashes. That idea is just wrong. First off, only 8% of cyclists ride the wrong way, yet nearly 25% of them get hit -- meaning wrong-way cyclists really are three times more likely to get hit than those who ride the proper way. Second, the problem with wrong-way biking is that it *promotes* crashes, while right-way biking does not. For example, cyclists running stop signs or red lights account for 17% of their crashes.

<http://www.bicyclinglife.com/Library/riskfactors.htm>
<http://bicyclesafe.com/-wrongway>

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EGGS-TRAordinary Breakfast and Lunch Café

By Judy Sokal



Jon had wanted to try the new breakfast place in Mama Leone's Plaza for a long time, so we set off one Sunday morning to see the place. It was

much larger on the inside than it appeared from the outside, with two attractive rooms for indoor dining as well as some tables outside. It felt good to know we could probably get in and be seated

even during "season." The décor was very cheerful with painted walls and knick-knacks of mostly Florida themes. The staff were very friendly and the service excellent. Jon tried a build your own omelet and enjoyed it very much. My scrambled eggs were a little too well done, but the grits were delicious, and over all, it was a nice place for breakfast. And for you coffee lovers, the brew was excellent. EGGS-TRAordinary serves breakfast all day, and also has a very nice, reasonably priced lunch menu that includes burgers, sandwiches, wraps, paninis and salads. It is open from 7am to 3pm seven days a week. It is located at 2282 Tamiami Trail in Nokomis; phone 941-966-6652.



If you are looking for a place that you and your canine companion can enjoy together, then jump in the car and head to Brohard Paw Park.

The only beach in Sarasota County that allows dogs, Brohard Paw Park is located just down the road from Sharkey's at 1600 S. Harbor Dr. in Venice. Open daily from 7 a.m. to dusk, the park offers two shaded, fenced play areas for large and small dogs. Other dog-friendly amenities include drinking fountains and showers designed for dogs, plus fire hydrants and leash posts. Picnic tables are available for the humans, as well as restrooms and showers just outside the park entrance. Signs will lead you to the beach portion of the dog park. There is a designated area for the dogs on the beach but it is quite large and they have plenty of room to run.

While we don't own a dog, we do enjoy going to Brohard Paw Park. It is fun to sit and watch all the different types of dogs running, playing and swimming. The people are friendly and they do a good job of watching over and picking up after their dogs. I made a mental note of a few things that will make your day at the beach a perfect one. Make sure you don't leave home without fresh drinking water and a bowl for your dog. I've witnessed what too much

Through The Lens By Kay Mruz Brohard Paw Park, Venice

salt water does to dogs. Bring enough disposable doggie bags for the day. Also, be sure to bring your camera, sunscreen and plenty of towels for the trip home.

With or without a dog, Brohard Paw Park is an enjoyable place to spend some time. You meet really nice people and get to enjoy free entertainment thanks to a bunch of beach and water loving canines.

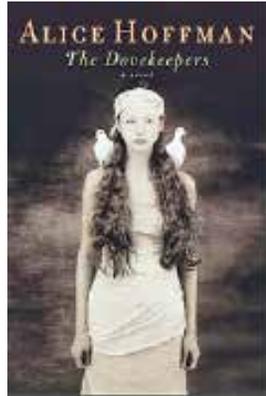




Book Group Schedule By Marilyn Probert

The Book Group will meet on Monday, December 9 to discuss *The Dovekeepers*, a

historical novel by Alice Hoffman. Set nearly two thousand years ago at Masada, a mountain fortress in the Judean desert, four women meet and bond as they and about 900 compatriots hold off the onslaught of a determined Roman army. According to Josephus, a Roman historian, only 2 women and 5 children are believed to have survived the attack. Two of the novel's protagonists are among the survivors. Barbara Gahry will moderate the discussion at Carol Heckert's home at 808 Placid Lake Drive. Please call Carol at 941-918-9528 if you'd like to attend.



On January 13, 2014, the topic will be John Irving's novel *A Widow for One Year*. Section 1 begins with Ruth Cole's life in 1956 when she is four years old and living with parents who love her but not each other. In 2004 this section was made into a movie titled *The Door in the Floor*. (For those interested, the screenplay is available at the library.) In section 2 it is now 1990 and Ruth is 36 years old and a successful novelist with a rather less successful love life. She is in Amsterdam researching its world of prostitution when she witnesses a murder. In section 3 she meets the detective who had solved the murder. One thing leads to another, and Ruth's love life undergoes unanticipated changes. Barbara Gahry will host the group at her home at 699 Rivendell Boulevard, phone 966-5828.

The topic in February will be *The Lemon Tree* by Sandy Tolan. This is a nonfiction account of a Siberian family's struggles to fulfill their dying son's last wish. The boy had raised a lemon seed that he had found floating in his tea, and now the tree is to be transported to Israel to be planted in an orchard there.

All Rivendell residents are welcome at Book Group meetings. We meet at 7:30 p.m. on the second Monday of the month. Please call the month's hostess if you plan to participate.



Holiday Festival

The Osprey-Nokomis Chamber of Commerce has announced that there will be a Holiday Festival on Saturday, December 7, from 11:00 am until 2:00 pm at Blackburn Point Plaza in Osprey. Look for the small mall on the west side of Tamiami Trail near Blackburn Point Road where *Frankie's Pizza* and *Cove Cleaners*, among others, are located. Activities will include crafts and a raffle for new bicycles and helmets.

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<http://ospreynokomisflorida.com>



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Residents Helping Residents

CAT SITTER: **Kay Adams**, a longtime resident of Rivendell and a stay-at-home mom, offers cat-sitting service to Rivendell residents. Kay is very responsible and loves cats. Reasonable rate. Call **941-966-2939** or email kayadamsart@gmail.com.

BABYSITTER: 13 year-old Rivendell Pine View student has certified American Red Cross Babysitter's Training with Pediatric First Aid and CPR. I absolutely love kids! Call **Zoe Gavette** at **941-918-8200**.

BABYSITTER: **Natasha Nielsen**, Pine View School sophomore, can watch your children while you go out. I can also help with homework. I am polite and responsible and am CPR certified through the American Red Cross. Call **941-966-1419**.

COMPUTER REPAIR AND INSTRUCTION: Very reasonable flat charge and hourly rates, Rivendell Resident **Gary Mruz** has thirty years computer experience. Call **941-786-6019** or email gary.mruz@gmail.com

GUITAR LESSONS: **Daniel Yohann**, a Pine View senior, is offering private guitar lessons. Daniel is an accomplished guitarist and experienced teacher. One-half hour or one hour lessons are available. Reasonable rates. Call **941-375-1242**.

LAMPPOST REPAIR: Rivendell Resident **Bill Bloom** is offering lamppost repair services. Is your lamppost light staying on? Charge is \$40 for parts, labor and cleaning. Replacing a burned out bulb is \$12, and this includes new bulb and cleaning. Call **941-918-8386**.

MOTHER'S HELPER/BABYSITTER: **Sivan Yohann**, **941-966-7766**, a Pine View sophomore, would love to play with your toddlers after school while you're trying to get dinner ready, or babysit your kids so you can have a well-deserved evening out! I am extremely friendly and responsible!

BIKE REPAIRS, KAYAK AND BIKE RENTALS: **Mike and Sheila Lewis** offer free delivery and pick-up to Rivendell residents for bike and kayak rentals, bike repairs and maintenance. Call **941-346-1797**-or email ssrentals@aol.com or visit their web site at www.siestasportsrentals.com

Rivendell Residents:

Please send your name, phone number, and a description of the service you can provide to other Rivendell residents.

Email your information to:
Marilyn at tpro38@yahoo.com

The Architectural Review Committee (ARC)

meets the **last Tuesday** of each month at 6:00pm Location: Cottages Clubhouse
Applications are due to Lighthouse Management by the **third Tuesday** of each month.

NOTE: The ARC recommends that applications be received one week before the next meeting.
Applications received after the monthly date will have to wait until following month.

REMINDER: If you are submitting an ARC Application Form for Landscape changes, you must attach a copy of your Site Plan (also called a Survey of Lot or Plot Plan or Plat). Your application will NOT be reviewed without a copy and this would delay your work. The Site Plan should show names of specific plants and locations for proposed landscaping or fencing.

Dates, times, and locations of Board and Committee meetings are based on the information available at the time of publication.

Architectural Review Committee Report

10/29/2013

Attendees: Joe Sefack - Committee Chair, Mickie Konner, Cindy Caria, Gwenda Stepien - Board Liaison

The ARC meeting was called to order at 6:00 PM with a quorum of Committee members present.

The following applications were reviewed and decided for action.

ITEM	ADDRESS	WORKPLAN	RESOLUTION
1.	765 Placid Lake Drive	Repaint house and trim same color	Resolved: Approved Motion: Joe Sefack 2 nd : Cindy Caria
2.	966 Scherer Way	Paint rear cutters to match existing pool cage	Resolved: Approved Motion: Joe Sefack 2 nd : Mickie Konner
3.	685 Clear Creek Drive	Repaint front door and frame Sage Green	Resolved: Approved Motion: Cindy Caria 2 nd : Mickie Konner
4.	808 Golden Pond Court	Replace 3 exterior garage fixtures	Resolved: Approved Motion: Mickie Konner 2 nd : Cindy Caria
5.	1065 Mallard Marsh	Remove Pine tree	Resolved: Approved Motion: Cindy Caria 2 nd : Joe Sefack
6.	512 Meadow Sweet Circle	Repaint house Winter Wheat Repaint front door Sienna	Resolved: Approved Motion: Joe Sefack 2 nd : Cindy Caria Also approved by Cottages
7.	637 Meadow Sweet Circle	Remove 3 Washingtonia Palms and replace with 3 Foxtail Palms	Resolved: Approved Motion: Mickie Konner 2 nd : Cindy Caria Also approved by Cottages
8.	1088 Mallard Marsh Drive	Paint house Sw7045 Trim Sw7042 Door Sw6544	Resolved: Approved Motion: Mickie Konner 2 nd : Joe Sefack
9.	1101 Mallard Marsh Drive	Replace rear bedroom window	Resolved: Approved Motion: Joe Sefack 2 nd : Mickie Konner
10.	820 Placid Lake Drive	Replace buckling exterior stucco and repaint house same color	Resolved: Approved Motion: Mickie Konner 2 nd : Joe Sefack
11.	940 Scherer Way	Repaint house same color	Resolved: Approved Motion: Mickie Konner 2 nd : Cindy Caria
12.	759 Shadow Bay Way	Replace existing concrete driveway and mulch edging	Resolved: Approved Motion: Mickie Konner 2 nd : Cindy Caria
13.	747 Fordingbridge Way	Repaint house same color	Resolved: Approved Motion: Joe Sefack 2 nd : Mickie Konner
14.	1000 Scherer Way	Repaint house same color	Resolved: Approved Motion: Cindy Caria 2 nd : Mickie Konner

ARC meeting adjourned at 6:45 pm.

The December meeting is presently scheduled for December 31.

Editors' Note: The following are the official minutes of the Rivendell Board of Directors. As such, they are published as they were received. The Woodlands Word is not responsible for any errors in spelling, grammar, or content. The official Board Minutes can also be viewed on-line through the Rivendell website.

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS October 16, 2013

A **REGULAR MEETING** of the Board of Directors was scheduled to be held at 6:00 P.M., at the Historic Spanish Point at 337 N. Tamiami Trail, Osprey, Florida.

The meeting was called to order at 6:00 P.M., by the Kyanne Merrill of Lighthouse Property Management.

The Board agreed to address Agenda item 9.K as the first item of Business. A motion was made by Mr. Perkowski and seconded by Mr. Merrill:

MOTION 13-24: to appoint Vincent Barone as Vice President. Motion passed.

A motion was made by Mr. Perkowski and seconded by Mr. Merrill:

MOTION 13-25: to appoint Gwen Stepien as Director at Large. Motion passed.

Notice of the meeting was delivered to each Director and posted on the property prior meeting, in accordance with the requirements of the Association Documents and Florida Statutes.

The following Directors were present: Bobby Merrill, Walter Perkowski, Vincent Barone, Gwen Stepien.

Curt Kennedy was absent.

A quorum was declared to be present.

On matters relating to the minutes of the previous meeting a motion was made by Mr. Perkowski and seconded by Mr. Merrill to approve the June 13, 2013 and October 10th, 2013. The motion was passed.

REPORTS OF OFFICERS,

Manager's Report, Ms. Merrill provided a report (see attachment #1).

Treasurer's Report, Mr. Merrill provided a report of the most recent financials. The past due receivables are improving somewhat.

Committee Reports,

ARC, Ms. Stepien reported since June there are have been 43 applications. There is one of the applications on hold and 1 was disapproved. If anyone is interested in volunteering on the Committee please contact Gwen before the October 29th ARC meeting. The Committee drafted guidelines for exterior tanks.

A motion was made by Ms. Stepien and seconded by Mr. Merrill:

MOTION 13-26: to approve the (attached guideline) for propane storage tank/other exterior tanks.

Maintenance Committee, Mr. Stepien submitted a report, (see attachment #3). Per the MC's recommendations:

Pool: the mirrors, electric hand dryers, soap dispensers, light sensors, not to exceed \$3,000. A motion was made by Mr. Perkowski and seconded Mr. Barone:

MOTION 13-27: to approve the pool area upgrades in the amount not to exceed \$3,000. Motion passed.

Mulching for the community area, some areas need the mulch just to be turned over. A motion was made by Mr. Perkowski and seconded by Ms. Stepien:

MOTION 13-28: to approve the mulching in the amount of \$10,045. Motion passed.

Oak Trees, several bids were obtained; a motion was made by Mr. Barone and seconded by Merrill:

MOTION 13-29: to approve an amount not to exceed \$10,000 for Oak Tree trimming. Motion passed.

Lake Bank Cleaning, clearing around the lakes. A motion was made by Mr. Perkowski and seconded by Mr. Barone:

MOTION 13-30: to approve the expense of clearing the lake banks. \$8,450. Motion passed.

Communications, Ms. Heckert reported the announcement of the Board Positions will be in the December Woodlands Word instead of the November issue.

Old Business,

Mr. Perkowski asked Management if there had been any further correspondence from the County regarding the plantings matters. There was nothing further received and the matter was considered closed.

New Business,

Park Trace Entrance, Ms. Merrill reported a correspondence was received from an owner inquiring as to when this area will be irrigated. Mr. Stepien reported the matter is being worked on and hopefully will be addressed in the 2013.

Dirty Roof Exemptions, Ms. Merrill reported an owner was sent a letter requesting that the roof be cleaned. The owner responded in writing as directed and requested that an exemption be made for cleaning his roof as it was a shingle roof and a company he had provided in writing his opinion that the roof could not be cleaned. The owner was in attendance and spoke on the matter and expressed his concerns that this matter was not addressed in a timely manner. The Board reviewed the timeline and after discussion a motion was made by Mr. Perkowski and seconded by Mr. Barone:

MOTION 13-31: to deny the request for roof cleaning exemptions at 496 Meadow Sweet Circle. Motion passed.

Violation for 759 Fordingbridge Way, Ms. Merrill reported letters have been sent accordingly for the dead lawn and Palm fronds. A motion was made by Mr. Perkowski and seconded by Mr. Merrill:

MOTION 13-32: to approve the fine in the amount of \$1000 for 759 Fordingbridge Way for Dead Lawn and failure to trim palms. Motion passed.

Violation for 1201 Lost Creek, Ms. Merrill reported letters have been sent accordingly and the owner responded in writing and provided medical documentation indicating the need for the trampoline. A motion was made by Mr. Perkowski and seconded by Mr. Merrill:

MOTION 13-33: to approve the matter relating to 1201 Lost Creek to be turned over to the attorney for a legal opinion. Motion passed.

Violation for 1076 Mallard Marsh, a motion was made by Ms. Stepien and seconded by Mr. Merrill:

MOTION 13-34: to approve the fine in the amount of \$1000 for 1076 Mallard Marsh for failure to trim palms. Motion passed.

Website, the Board previously reviewed a demo website. Ms. Carol Heckert from the Communications Committee advised of the cost per month and domain name registry costs. After discussion, the Board agreed to move forward with a trial period of one year with the new website and agreed all website content must be approved by the Board.

Financial Audit, Ms. Merrill reported the Engagement for the audit has been signed and approved for the 2013 Audit.

Owner Comments

An owner inquired about the posting of the October 10th meeting. Management advised the meeting was posted in accordance with the Association documents and Florida Statutes.

An owner cautioned the Board against authorizing a resident to administer the community website.

The next meeting was scheduled for November 4, 2013.

With no further business before the Board, a motion made and seconded, the meeting adjourned at 7:59 P.M.

Kyanne Merrill, CAM

Dated: This 28th day of October, 2013.

Manager's Report

On Site/Maintenance-

- Compliance drives through community monthly
- Requested street light repairs as needed.
- Coordinated install of pool shower push valve option. (Done)
- Coordinated install of water fountain. (Pending Receipt of the fountain)
- Contacted county in regards to painting crosswalks & medians (Pending County Budget Approval)

Administrative-

- Forwarded financials to Board for review.
- Forwarded draft agenda to board for review.
- Forwarded draft minutes for review.
- Forwarded ARC requests to committee.
- Approved minutes posted to website.
- Forwarded approved minutes to Ms. Babbit for publishing in the newsletter.
- Posted newsletter to website.
- Send out email blast in regards to BOD meeting.
- Annual/ Budget Meeting Preparations (A: 2/3/13 @ 5:30 & B: 11/4/13 @ 5:30)

Correspondence-

- Letters sent to homeowners regarding submitted ARC forms.
- Letters sent to homeowners with compliance violations.
- Email Correspondences.

Compliance-

- Compliance letters mailed to homeowners since last meeting.
Letters mailed: 20

Roof/Fence/Structure	21
Yard Condition/Weeds	11
Mailbox Lights	24
Pets	1
B. Ball Hoop	1
Signs	1
Vehicles	7
Trash	2
Unapproved Items in Common Area	1
Unapproved Modification	1

Kyanne Merrill, CAM
Managing Agent

replace the deteriorating condition of the mirrors in the restrooms, replacement of inappropriate lights in the seating area of the pool, removal of the non-functioning motion detector lights, replacement of the defective water fountain and the repair of the shower control unit.

Lakes/Pond Status, Lakes/Ponds are looking good. The Board approved \$12,000 for replanting of the littoral areas at the front of the community in Rivendell Lake and Gator Lake south. The plants being recommended include a significant amount of pickerel weed (blue flowering), arrowhead, canna, bull rush, duck potato, etc. that will meet the County requirements for our littoral areas while enhancing the appearance along the community's main boulevard. Our lake contractor will begin work as soon as the water levels drop to the necessary levels to insure the success of any new plantings.

The Board approved \$500 for restocking fish in Scherer Lake to help control an unusually large outbreak of midge flies in the area. STATUS – Completed in June. This effort appears to be having beneficial results. During a recent visit to the area a noticeable reduction/elimination of the midge fly outbreak was identified.

Preserves/Wetlands Status: There are no problems to report and our contractor continues our efforts to maintain our preserves and wetlands in accordance with County guidelines. We will be obtaining County approval to plant some palmettos and pine trees in a preserve area behind homes in the 1000 block of Scherer Way.

Other Status: A variety of maintenance repair issues with the street lights are scheduled, i.e., broken glass panels, sensor problems, and touchup painting. We are still waiting for the County to begin work on the road markings throughout the community.

MC RECOMMENDATIONS:

Landscape;

1. Oak tree trimming along Rivendell Blvd. and Rainbow Point Way to comply with County height requirements.

2. Mulching throughout the community.

3. Lake Bank mowing/restoration at the following lake/ponds - Eagle, Scherer, Millpond, Mallard, Bobcat, Turtle and Otter.

4. Extend irrigation to all common areas not currently irrigated (we will attempt to use pumps, piping and heads already). Installed under the discontinued solar effort).

5. Landscape lighting at our previously installed sabal palm plantings on various lakes to increase safety and enhance our community's appearance.

Pool;

1. Restrooms - install electric hand dryers for sanitary and economical reasons, auto hand soap dispensers, auto on/off toilet/urinal controls, a baby changing station and motion sensors light/fan controls.

2. Pool entry - install electronic lock for after closing security.

GUIDELINES

PROPANE STORAGE TANKS / OTHER EXTERIOR TANKS

ABOVE GROUND TANKS

- No higher than 48 inches
- No wider 15 inches or 47 inches in circumference
- Installed on concrete pad
- Screened from the street and adjoining properties by shrubs or fence
- Located at rear or side of house

BELOW GROUND TANKS

- No larger than 250 gallons
- All tanks must conform to Sarasota County regulations and receive necessary permits

Maintenance Report

Landscape Status:

Routine maintenance including hedge trimming and ornamental grass trimming has been completed. We had a problem with the main irrigation pump that required a new part that was installed and the system is again functioning normally. The Board approved \$10,000 for the planting of a variety of new trees throughout the community. These trees have been placed in areas where we have lost trees to disease/decay and also to rest the lower level plantings areas as a result of the maturing of the community's original plantings.
STATUS - completed in July.

The Board approved \$1,250 for the removal of a large palm tree and the redesign of plantings at the traffic island at the intersection of Rivendell Blvd. and Placid Lake Dr.
STATUS - Completed in August.

Pool Status:

We have encountered a recurring problem with the auto fill system at the pool. We are in the process of obtaining information regarding the problem and what is needed to correct the problem. The committee will also be making some necessary repairs to

Editors' Note: The following are the official minutes of the Rivendell Board of Directors. As such, they are published as they were received. The Woodlands Word is not responsible for any errors in spelling, grammar, or content. The official Board Minutes can also be viewed on-line through the Rivendell website.

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
October 10, 2013

A SPECIAL MEETING of the Board of Directors was scheduled to be held at 4:00 P.M., at Lighthouse Property Management at 16 Church Street, Osprey, Florida.

The meeting was called to order at 4:01 P.M., by the President Curt Kennedy.

Notice of the meeting was delivered to each Director and posted on the property prior meeting, in accordance with the requirements of the Association Documents and Florida Statutes.

The following Directors were present: Bobby Merrill, Curt Kennedy, Walter Perkowski
A quorum was declared to be present.

On the matter of resignation of a Board Member, Board Members have reviewed and acknowledged receipt of a letter of resignation from Nancy Schubert advising her retirement.

On matters relating to appointment of vacant board positions Mr. Perkowski made a motion and Mr. Merrill seconded:

MOTION 13-22: To appoint Vincent Barone to the Board of Directors. Motion passed.

Mr. Perkowski made a motion and Mr. Merrill seconded:

MOTION 13-23: To appoint Gwen Stepien to the Board of Directors. Motion passed.

The next meeting was scheduled for October 16th 2013.

With no further business before the Board, a motion was made and seconded, the meeting adjourned at 4:25 P.M.

Walter Perkowski, Secretary
Dated: This 10th day of October, 2013.



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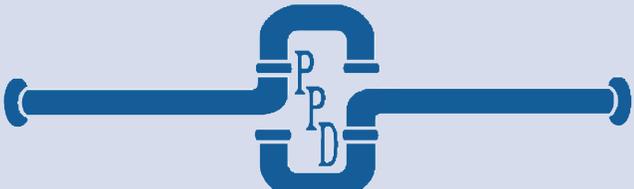


FYI - No trash collections will be done on Christmas Day or New Year's Day when they fall on a Monday through Friday.

Collections will be delayed one day from the holiday continuing throughout the rest of the holiday week.

Any regular Friday collections delayed by a holiday will be done on Saturday.

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The oak trees on Rivendell Blvd and Rainbow Point Way will be trimmed the week of December 6th



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Rivendell
RESIDENT & AGENT

RIVENDELL RESIDENT DIRECTORY 2014

ALL CHANGES MUST BE RECEIVED BY FEB. 15th 2014



The Rivendell community directory for 2014 is underway. In order to provide accurate entries, please use the form listed in the directory to update any information to be published. We publish owner names and addresses, home phone numbers and email addresses. If you would like to opt out of having any of this information in the directory, you can indicate this on the form. If you only want certain information to be published, this can be noted. You also have the opportunity to provide a cell phone number(s) or an additional email address for inclusion. If you already have an entry in the 2013 directory and do not have any changes, it will be used again.

All owners of record will be published in the directory, even if the home is used as a rental property. We encourage all residents to make any changes as soon as possible. Publication is slated for the end of March with delivery in April. This year, the theme of the directory will be Rivendell's Wildlife (4 legged only!). Please send your **HIGH RESOLUTION** photos to Barb Gahry at bgahry@aol.com for inclusion into the directory.

There is limited space for these photos and the publisher will choose the best of the photos. When sending, please identify the subject of photo and the photographer's name.

Information Please

Your email address or phone numbers will not be distributed to any outside agency.

Association Master Individual Record

CIRCLE if you DO NOT WISH TO BE PUBLISHED IN THE DIRECTORY

Last Name: _____

First Name: _____

Last Name: _____

First Name: _____

Home Phone 1: _____

Home Phone 2: _____

Address: _____

Fax: _____

Work Phone: _____

Cell Phone: _____

Do Not Publish Home Phone 1

Do Not Publish Home Phone 2

Do Not Publish Fax

Do Not Publish Work Phone

Do Not Publish Cell Phone

E-Mail 1: _____

E-Mail 2: _____

E-Mail 3: _____

Do Not Publish E-Mail 1

Do Not Publish E-Mail 2

Do Not Publish E-Mail 3

CHECK ONE ONLY:

Resident Owner: _____

Non-Resident Owner: _____

Renter: _____

Please send completed form to:

Barb Gahry, 699 Rivendell Blvd.

or email any additions, changes, to:

bgahry@aol.com

NO CHANGES from previous Directory Listing: _____

RCA Committees 12/2013

Communications

(carolheckert@verizon.net)

Board Liaison, Bobby Merrill

Chair, Carol Heckert

Directory, Barb Gahry

Block Captains, Cindy Schmidl

Newsletter: Linda Pearlstein, Judy Sokal, Kay Mruz, Marilyn Probert, Norma Lee Rhines, and Mike Bergman - Reporter Representative

Reporters: Mary Kennedy, Ed Lin, Pam Babbitt, Catherine Middleton

Architectural Review (ARC)

(jdsefack@comcast.net)

Board Liaison, Gwen Stepien

Chair, Joe Sefack

Mickie Konner, Mary Marryott, Cindy Caria

Maintenance Committee (combining Landscape/Environmental & Pool)

(jimstepien@gmail.com)

Board Liaison, Walter Perkowski

Chair, Jim Stepien

Bill Bloom, Nigel Day, Dave Gill, Sallie Hawkins, Carol Heckert, Carole Myles, Carl Schubert, Nancy Schubert

Access the Rivendell website at:

<http://www.rivendellcommunity.com>

Your input and feedback are always encouraged and welcomed.

Deadline: Submit articles and information to Judy Sokal (judysokal@gmail.com) by the tenth of the month.

Rivendell Board of Directors

Curt Kennedy, president

(curtkennedy@hotmail.com)

Vinny Barone, vice-president

(vabarone5@gmail.com)

Walter Perkowski, secretary

(walter@SRQmoves.com)

Liaison to Maintenance

Bobby Merrill, treasurer

(bobbymerrill3@aol.com)

Liaison to Communications

Gwen Stepien, member

(gwendaarc@gmail.com)

Liaison to Architectural Review (ARC)

Sub-Association Officers

The Cottages Board of Directors

RU1NA = Rivendell Unit 1 Neighborhood Association

Mickie Konner, President

Carole Myles, 1st Vice President

Bill Vanik, 2nd Vice President

Margery Arendt, Treasurer

Mike Georgopolis, Secretary

Patio Homes Board of Directors

Edward Diggs, President

Jayne Irene, Secretary

Bruce Whalen, Treasurer

The Villas Board of Directors

Dianne Enger, President

Ruth Sellick, Vice-President

Sherry Sholtis, Secretary-Treasurer

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Sarasota County Sherrif

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Property Manager: Kyanne Merrill,

kyannemerrill@mgmt.tv

Assistant: Shannon Banks, shannonbanks@mgmt.tv

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