



Meadow Sweet Circular



NEWSLETTER FOR THE COTTAGES AT RIVENDELL

RIVENDELL UNIT #1 OCTOBER, 2009 EDITION

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For Newsletter and Community info when you're out of town, visit: www.thecottagesofrivendell.com

PROPERTY MAINTENANCE CORNER

"PROJECT: LET IT POUR"

Mac Segar

For the past several months a rather intense (to say the least) project has been underway to have our property irrigation perform at its maximum best. While the path to success has been winding and infested with potholes and at times it appeared progress was being measured by how many steps backward were needed to go forward we're now seeing "water at the end of the line".

Not necessarily in this exact order but the following tasks have been accomplished. With the co-operation of the Master Association the pumping system was inspected and, if applicable, adjusted or repaired to insure the best possible pressure for each property being irrigated. The ValleyCrest irrigation team working from instructions provided by RU1NA has completed 100% inspection and adjusting of each sprinkler head. In addition, per the request of our board, they have supplied a written report for each property with their recommendations for replacing any sprinkler assemblies that do not function properly or the installation of "raisers". It should be noted that by having ValleyCrest do the work on "Project: Let It Pour" during regular monthly "visits" (per the contract) RU1NA did not spend one dime extra to get all this accomplished!

Starting in October ValleyCrest will begin replacing the older sprinkler assemblies. RU1NA will supply the parts meaning another huge cost savings because we "buy" them for \$3.85 each and "their" price is over \$10 each "installed".

The winding, pothole path has now led us to the actual irrigation schedule for each property in The Cottages. To maximize the pressure required for "good coverage" it has been recommended we irrigate no more than three (3) properties at one time and, if possible, put as much "space" between yards being irrigated during any forty-five (45) minute cycle. In order to accomplish this "less for more" (less yards, more pressure) schedule it will mean approximately fifteen (15) properties will be irrigated after 8PM each Tuesday and Thursday. A complete list of the new irrigation schedule is posted on the Club House and at right, and will be avail-

able on The Cottages At Rivendell website. If you have any specific questions about this or any other irrigation related matter, please send an e-mail to mscdetail@yahoo.com. It will be answered within 24 hours, guaranteed!

IRRIGATION SCHEDULE

DAY	START	OFF	YARD	YARD	YARD
TUESDAY	12mid	12:45 AM	490	587	538
	12:45 AM	1:30 AM	564	514	551
	1:30 AM	2:15 AM	574	562	571
	2:15 AM	3:00 AM	535	494	522
	3:00 AM	3:45 AM	539	510	583
	3:45 AM	4:30 AM	542	555	570
	4:30 AM	5:15 AM	543	578	590
	5:15 AM	6:00 AM	550	518	559
	6:00 AM	6:45 AM	563	546	498
	8:00 PM	8:45 PM	526	531	586
	8:45 PM	9:30 PM	534	575	582
	9:30 PM	10:15 PM	502	554	547
	10:15 PM	11:00 PM	579	530	527
	11:00 PM	11:45 PM	506	567	558
11:45 PM	12:30 AM	591			
DAY	START	OFF	YARD	YARD	YARD
THURSDAY	12mid	12:45 AM	492	577	540
	12:45 AM	1:30 AM	564	516	549
	1:30 AM	2:15 AM	525	504	524
	2:15 AM	3:00 AM	548	576	573
	3:00 AM	3:45 AM	553	529	496
	3:45 AM	4:30 AM	520	544	584
	4:30 AM	5:15 AM	581	528	545
	5:15 AM	6:00 AM	508	561	552
	6:00 AM	6:45 AM	568	589	557
	8:00 PM	8:45 PM	533	500	536
	8:45 PM	9:30 PM	560	580	585
	9:30 PM	10:15 PM	565	541	512
	10:15 PM	11:00 PM	532	556	572
	11:00 PM	11:45 PM	588	569	537

PERHAPS YOU WONDERED?

...About the rivendell unit 1 assoc. Financial status, given the foreclosed and bankrupt properties in the circle. Well... The board is sure our numbers are in good shape and we are thinking our 'managed surplus' position will see us through 2009, without any special assessments. We will be able to 'cover' the delinquencies of these properties for now.

However, we will be planning for an upward adjustment to our quarterly fees for 2010, in part to cover off the 'shared costs' of these properties for their lack of dues payments, etc. You'll be receiving details on this in the 2010 budget mailing to come soon. Meantime all members should make it a point to pay the upcoming october quarterly fee -on time-. It's important!
Your MSC board.

WALKERS REACH MILESTONE



The Saturday Morning Walk group was recently recognized by Venice Area Beautification, Inc. for collectively walking 11,000 miles. The group was treated to breakfast at the Venice Arboretum at Blalock Park. Holding the sign marking the occasion is MSC resident and Board president Jane Lettich. MSC residents June Curtin and Linda O'Neil were among the honorees as well. Congratulations all!

DATES TO FLY THE FLAG



October 12 - Columbus Day

November 3 - Election Day

November 11 - Veterans' Day

November 26 - Thanksgiving Day.

“Be at war with your vices, at peace with your neighbors, and let every new year find you a better man.

Benjamin Franklin

OCTOBER KUDOS

The MSC Community would like to recognize the following residents for their contributions to our quality of life:

Ken Alarie • Terry Sweeney • Mary Kella • Barbara and Maurie Tragar.

Peter Wilson, Bob Gilleland & Bobby Merrill - Big Rivendell

CALENDAR OF UP-COMING EVENTS



October 4 Sunday-10 AM

Coffee
Sweeney & Martin

October 24 Saturday-5PM

Octoberfest

Trager, Martin, Kella, Sweeney, et. al.



November 14 Saturday- 5PM

Thankful Day
Pafumi & Bly

December 5 -Saturday- 5PM

Holiday Party

Arendt & Bly



BOOK CLUB

The cottages book club is held the 2nd Tuesday of each month at 3:00 pm. Meetings are held at the homes of participating members who take turns. Books are chosen by the hostess of the next meeting. Book to be discussed on October 8th is "The Distant Land of My Father" by Bo Caldwell.

All cottage residents are welcome to join. Call Mary Kella at 918-1972.



BOARD CONTACT

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