

# OUR CIRCLE REPORT

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www.thecottagesofrivendell.com

**MARCH - APRIL 2008**

**VOL.2 NO.1**

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## **ANNUAL MEETING**

The annual meeting for the Unit1 Homeowners Association will be held at our Club House on Thursday, February 28 at 7:00pm.

In addition to the election of three (3) Board Members whose current terms expire discussions may include shrub replacement, a proposed increase in quarterly dues and the sale and removing of the Washintonians.

## **BOARD CANDIDATES**

The three (3) Board Members whose terms are expiring, Bob Axiom, Jane Letich and Carol Myles, all have submitted their names for re-election for another two (2) years. At the present time there are no other residents who have officially expressed an interest to serve on the Board. However, at the annual meeting nominations can be made and seconded from the floor. The person nominated from the floor **must be** present to accept the nomination!

All owners should have received their election ballot envelope. If you didn't receive a ballot, please contact a Board Member.

## **SECURITY TIPS**

At the recent Board Meeting a concerned neighbor emphasized the need to keep your doors, windows and garages locked. Great suggestion!

Some of you may not know but there has been a rash of "entries" (of the unwanted kind) in "Big Rivendell". Some, if not all, have been during daylight hours when the resident is absent from their home. Most have been petty thefts and destructive vandalism. As of yet there are no "firm" leads to the culprits but several areas are being investigated.

The residents in the Cottages have been very fortunate (so far) and this type of activity hasn't happened but if you see anything suspicious, don't hesitate to call the Sheriff's Dept.

## **NEWS FROM YOUR BOARD**

The following is highlight news from the most recent Board Meeting and **is not official** until they are approved at the next meeting.

The February 12th meeting was called to order at 7:00pm at the Club House. All five (5) Board members were present along with twelve (12) homeowners.

Representatives from Middleton Lawn & Pest Control gave a presentation on their proposal to treat 78,000 square feet of Cottage lawns. (See article on page 3).

**Comments & Questions** from homeowners included:

1. Schedule for clean-up, removal of dead plants and trimming in backyards along Rivendell Blvd. (Contract has been set and work should start in the next week or two).
2. How to resolve the lack of growing grass in shady yards.

### **Old Business**

1. The minutes from the previous Board meeting (1/10) as presented for publication in OUR CIRCLE REPORT were incomplete. Motion made to approve last months minutes was withdrawn.

### **Committee Reports**

**Buildings/Grounds:** ValleyCrest has changed our mowing day to Friday.

**Finance:** The Board Financial Official suggested a 15% increase in quarterly dues in 2009 **IF** more money is needed for sod replacement and lawn maintenance. Finance Committee reports all financial records are in order.

### **New Business**

1. Board Maintenance Official led a discussion regarding a fair compensation for time and effort by our dependable resident maintenance volunteer. Motion was made, seconded and approved to wave HOA quarterly dues for this service.
2. Board President requested a Maintenance Committee be established to oversee landscape problems. Jane Lettich was appointed chair and volunteers are needed.
3. Verizon cable activities and services (See article on page 2)
4. Neighborhood clean-up (See article on page 2)

Next meeting will be the annual meeting.

## GROWING ON YOU

While winter isn't officially over it feels like it is here in Paradise. Our mild winter resulted in little frost damage. The plants that were damaged will be cut back and new growth will develop.



Our daylight hours are getting longer each day and Daylight Savings arrives March 9th.

For those who want to plant some colorful plants good choices are Geraniums, Impatiens, Petunias, Pentas and Blue Daze. Remember to water new plantings everyday until they are well established.

## MORE VERIZON INFO

The actual wiring for the Cottages is near completion which means sometime in the near future representatives from Verizon will be in our neighborhood going door-to-door campaigning to have residents sign up for their service(s) or package deals.

The August-September and October issues of OUR CIRCLE REPORT (page 3, both issues) contained some very valuable information regarding the pros/cons of one cable provider versus another. If you'd like to review this information and do not have your copies, please send an e-mail request to:

[cottagenews84@yahoo.com](mailto:cottagenews84@yahoo.com)

Another source of information about cable providers is in the most recent issue of Consumers Report (Mar 2008, page 28). Before making any decisions, Comcast or Verizon, it's in your best interest to be as informed as possible.

If you'd like a copy of the Consumers Report article, please send an e-mail to the above address too.

## DEED RESTRICTIONS

Probably the single most important document **all residents**, and **this includes renters** need to be familiar with is our HOA Deed Restrictions. The biggest benefit from strict deed enforcement is maintaining property values! Ride through any community and you can tell at a glance which ones are deed restricted. The Cottages needs 100% of the residents to be aware of our restrictions and 100% of the residents following them. A summary of The Rivendell Deed Restrictions can be found in the new Rivendell Directory which every home should have. If you don't have a copy contact [cottagenews84@yahoo.com](mailto:cottagenews84@yahoo.com) for yours.

## WHAT'S COOKING ?

Have you a favorite recipe you'd like to share with your neighbors? If you do, please send it to: What's Cooking at [cottagenews84@yahoo.com](mailto:cottagenews84@yahoo.com).

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### Cherry Cobbler

**1 cup** canned pitted tart cherries\*      **1/4 cup** milk  
**1/3 cup plus 3** tablespoons sugar, divided  
**1/2 cup** all-purpose flour                      **1 tablespoon** cold butter  
**1/2 teaspoon** baking powder

\* Berries, peaches or any fruit can be used.

In a small saucepan over medium heat, bring cherries and 1/3 cup sugar to a boil. Remove from heat; set aside.

In a small bowl, combine the flour, baking powder and remaining sugar. Cut in butter until mixture resembles coarse crumbs. Stir in milk just until moistened. Spread into greased 3-cup baking dish; pour cherries over top.

Bake at 375 degrees for 25-30 minutes or until bubbly and edges are golden brown. Serve warm. For an added touch, top off with a scoop of vanilla ice cream. **Yield: 3 servings**

## NEIGHBORHOOD CLEANUP

As clearly written in our Woodlands at Rivendell Deed Restrictions, all residents and/or homeowners are obligated to maintain the exteriors of the house which include the sides, facias, roof, doors, etc. and related objects such as but limited to any fencing.

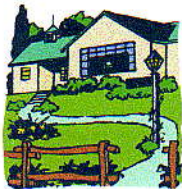


Our management company, Lighthouse Management, has noted several areas where the resident or owner have neglected to maintain their properties in an acceptable manor. Those people have (or will be) notified of the violations. If you see a home or an area that needs to be 'spruced up', for prompt action **please notify** Kyanne Merrill at **Lighthouse Management**, 16 Church St, Osprey, 34229. Kyanne can be reach at **966-6844**. **DO NOT CALL** a member of our Board.

## REMINDER

The warmer weather is just around the corner and as a friendly reminder, please, when you use our community pool remember to pickup after yourself and your guests. Replace the chairs and take any food wrappers or drink containers home with you. Your cooperation will be appreciated.

## COTTAGE LAWNS



It has become quite apparent our lawns are in need of some, no not "some" but a lot of help! Good, professional attention by a qualified land care company.

Over the past several years our association has relied on the company that mowed and trimmed to also be responsible for "treatment". Times have changed and so have the regulations as to what land care companies can do or can't do. Especially as to what chemicals and pesticides they are licensed to apply. Our present land care company can not (by law) apply what's desperately needed to restore our lawns.

After weighing all the pros and cons as to what we expect our land care company to do, the Board has decided it may be in the best interest of the Cottages to hire a company to exclusively treat the lawns. In other words, hire mowers to mow and hire a land specialist company to treat for the fertilization, weed, fungicide and pesticide control.

Financially the estimated cost for this service can be covered (in full or in part) by the reduction in a renegotiated contract price with our current service company. At the present time the land care is included in the yearly contract price of \$70,884.

It should be noted the concept of having a separate company doing the land care is not new in the Cottages. The very first company which provided mowing and lawn care service did, in fact, sub-contract the land care to a company which did only that type of work.

The contract with ValleyCrest for all our lawn services is renewable in the next few weeks so a decision as to whether we keep the "status quo" or split the land care should be made soon.

If you have any questions, ideas or concerns about which direction you feel is in our best interests, please contact the Board as soon as possible. Your input will be appreciated.

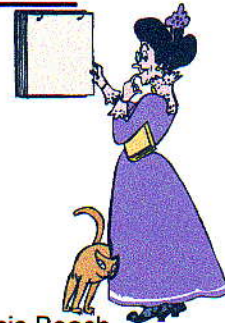
***THERE WILL BE NO ISSUE OF  
OUR CIRCLE REPORT FOR APRIL.***

***THE NEXT ISSUE WILL BE MAY 1.***

## ACTIVITIES CALENDAR

All activities are held in the Club House unless otherwise noted.

- March 1 - 5th Annual Garage Sale
- March 15 - St.Patrick's Day Dinner
- April 12 - Breakfast At The Jetty, Nokomis Beach
- May 3 - Cinco de Mayo



Please **contact Jane Lettich (966-0856 or [jlet@comcast.net](mailto:jlet@comcast.net))** for further information.



### **BOARD of DIRECTORS & COMMITTEES**

**BOB AXSIOM - 1ST VICE PRES, Maintenance Back-Up**

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**LIGHTHOUSE PROPERTY MGT - (941)966-6844**

Contact:: Kyanne Merrill [kyannemerrill@mgmt.tv](mailto:kyannemerrill@mgmt.tv)

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### **CONTACTING US VIA E-MAIL**

Problems with Maintenance, Street Lights or Irrigation

[unit1maintenance@yahoo.com](mailto:unit1maintenance@yahoo.com)

News Items or Comments For OUR CIRCLE REPORT

[cottagenews84@yahoo.com](mailto:cottagenews84@yahoo.com)

**PLEASE, IF YOU SEE ANY PROBLEM IN THE COTTAGES,  
REPORT IT ASAP BY PHONE OR E-MAIL. DO NOT WAIT !**

*OUR CIRCLE REPORT is not responsible for any errors  
which may alter the original intent of the written material.*