

# OUR CIRCLE REPORT

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www.thecottagesofrivendell.com

OCTOBER 2007

VOL.1 NO. 7

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## YOUR DOCUMENTS

It is of the utmost importance that all residents living, or owning homes, in a deed restricted community have access to a copy of their Covenants and Restrictions. better known as "C & Rs". The residents and owners of homes in the Cottages are no exception.

All to often you pick up the local newspaper and read of a resident/owner in a deed restricted community who's in "hot water" over one issue or another. In some cases, it might appear he, or she, may have a legitimate case but in virtually all cases had the person taken the time to read their C & Rs the problem could have been avoided all together.

All resident/owners should have received a copy of the C & Rs at closing. To those resident/renters, the owner of the house should have provided you with a copy when you signed your lease. In either case, if you **DO NOT HAVE A COPY**, you may obtain your **FREE** copy by e-mailing your request to [unit1maintenance@yahoo.com](mailto:unit1maintenance@yahoo.com)

Please, for the betterment of the entire community, take the time to read, and be familiar with, our Covenants and Restrictions. Remember, whether an owner or renter, **ALL RESIDENTS MUST ABIDE BY OUR DOCUMENTS.**

## ASSOCIATION DUES

A final reminder for all owners, your Unit #1 Neighborhood Association dues for the final quarter of 2007 were due, and payable, on October 1st. The fee is \$436.61.

Remember, there was no "coupon book" for this last payment, just a statement from the accounting department of Polaris Property Management. Those owners who pay by bank deductions, yours was done as usual, automatically.

However, all owners, please note you will be receiving a coupon book for 2008 in early December. Our 2008 payment due dates will remain the same: Jan 1, April 1, July 1 and October 1.

## 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 meeting was called to order at 7:00pm on Wednesday, September 13th. Four (4) Board members were present, absent was John Huwiler. Twenty (20) homeowners attended the meeting.

Homeowner comments and questions at the meeting were generally aimed at the landscape services being provided. Among them, the schedule for tree timing, removal of dead or dying trees and which association (RCA or Unit #1) is responsible for which trees. Also, the edging schedule was explained as was the "face-to-face" dialog with the ValleyCrest crews.

In addition, other landscaping issues discussed included the on-going battle with the chinch bug, sod replacement, mowing procedures and general lawn care.

Parking violations were noted, such as cars parking on the grass and extended overnight street parking. As stated in our C&Rs, both of these are strictly forbidden. It was suggested those residents who appear to be in violation be sent a letter of violation by Lighthouse Property Management.

Under new business, a motion was made, and seconded, we install a "cap" of \$2,500 for tree removals. Trees to be removed include some Queen Palms, Washingtonians and Oak trees. A bid by Homefront Builders of \$4,395 to make repairs to the structure of the Club House be accepted. Motion made and seconded. The plastic chairs in the Club House will be replaced by a more "sturdy" aluminum chair. A motion was made, and seconded, to purchase these chairs from Leaders.

The Finance Committee met on September 19th.

Next Board meeting will be held on October 18th at 7:00pm.

## GROWING ON YOU

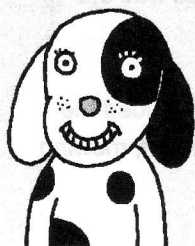


For a slight change of pace, it might be interesting to point out some highlights from a recent article in the Sarasota Herald Tribune.

As we like to say, "up north you can see, and feel, the change in seasons but here in our part of Florida, it's just "another day in Paradise". But did you know we do have fall color? For instance, poison ivy turns red ( Mother Nature's warning sign?) and there's purple in the paintbrush, deer tongue and blazing star. How about the yellows of the goldenrod, golden aster and yellow top. Then there's the grasses, the best of which is the lopsided Indiangrass blooming.

While the window of opportunity to see our fall "color" is relatively short (last week of September, first week of October), one of the places to view the color and associated wildlife is right next door in Oscar Scherer State Park. One of the best spots to view the fall wild flowers in our area is the Ranch House Road trail in Myakka River State Park . Both are walking tours and there is a small vehicle admission charge.

## FIDO FINDINGS



Yes, neighbors, there are copies of all the previous newsletters available! And, what do the May '01, August '01 and November '01 Rivendell Reminders have in common with the June '03 and March '04 Meadow Sweet Circulars? Answer: all contained requests, reminders, pleas, directives, call them what you want, for **ALL DOG OWNERS** to "pick up" after Fido. This issue of OUR CIRCLE REPORT joins that group!

When walking through the neighborhood "Fido findings" are as easy to spot as a Gecko! Don't be mislead, "F-I-D-O" does not refer to the pet's name but rather "F-I-D-O" is an acronym .

**FIDO #1** - First time you see a violator a **Friendly Informing Dog Owner** to please "pick up" should do.

**FIDO #2** - Next time you see the same violator a more **Firmly Instructed Dog Owner** approach to "pick up" is required.

**FIDO#3** will be the pets owner receiving a letter from Lighthouse Management **Finally Instigating Detailed Orders** to "pick up" or face financial penalties! Feel free to report "violators" via our e-mail at **unit1maintenance@yahoo.com**. The Maintenance Group will take it from there.

All pet "walkers" , **please pick up after your dog**, no matter what its name is.

## WHAT'S COOKING ?

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Here's a recipe that came from Sun City West, Arizona. Many thanks to Judy Wilson. If you have a favorite recipe, please send it along to: **cottagenews84@yahoo.com** .



### **Mustard-Crusted Salmon**

<b>3 1/2 teaspoons</b> cider vinegar	<b>1 tablespoon</b> sugar
<b>1 tablespoon</b> Dijon mustard	<b>1/4 teaspoon</b> dried thyme
<b>2 salmon fillets</b> (6 ounces each)	<b>1/4 teaspoon</b> salt
<b>3/4 teaspoon</b> ground mustard	<b>1/8 teaspoon</b> pepper
<b>2 tablespoons</b> vegetable oil	<b>1/2 cup</b> soft bread crumbs

In a blender, combine the vinegar, sugar and mustards:cover and process until smooth. While processing, gradually add oil in a steady stream. Place salmon, skin side down, in a greased 8-in.square baking dish. Sprinkle with thyme, salt and pepper.

Spread mustard mixture over fillets: gently press bread crumbs on top. Bake, uncovered, at 375 degrees for 20-25 minutes or until fish flakes easily with a fork.

**Yield: 2 servings**

## FENCING

For those owners who have any type of white fencing on their property it may be time for you to check the appearance of the fence.



Throughout the neighborhood there are fences that need attention. In some cases a bucket of water, some type of cleaner and a soft brush will do the trick. In others, where the mildew has built up, a stronger cleaning solution along with a pressure washer may be required.

If an owner is unable to do the cleaning, or would prefer professional assistance, please notify the Maintenance group at **unit1maintenance@yahoo.com** and they will give you the names of reliable cleaning companies.

## TRICK or TREATERS



Wednesday, October 31st, the residents of the Cottages have the opportunity to welcome all the trick or treaters.

If you wish to welcome "a ghost or goblin, a wicked witch", or may be "Spiderman" at your door, please leave your outside lights ON. A darkened entry way will send them on their way.

## ACTIVITIES CALENDAR



The summer season is drawing to a close and that means two things. First, our neighbors who go "north" will be returning. Secondly, it's time to mark your social calendar for the upcoming season. All activities are held in the Club House unless otherwise noted.

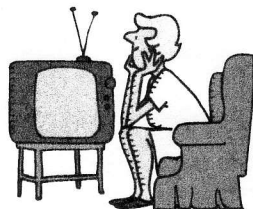
October 31 - Halloween costume party  
 November 11 - Welcome Brunch 11am - 1pm  
 December 9 - Christmas Party, Ospery Inn  
 January 19 - Wine Tasting  
 February 9 - Valentine Bingo  
 March 15 - St. Patrick's Day Diner

For the months of April and May the exact date and activity will be announced later.

The Sunday morning coffee will resume in mid-October. Your Activities Committee is looking for volunteers to host the coffee hour. If you are interested, please **contact Jane Lettich (966-0856 or knjlet@comcast.net)** for further information.

## CABLE TV ADVISORY

In the last issue of OUR CIRCLE REPORT it was reported the residents of the Cottages may soon have a "choice" as to which cable company they may prefer to provide service to their home.



While the flyers and related information are still reaching us by mail, any signs of actual laying of new cable in our neighborhood is not apparent.

When the time does come to make your "choice", please keep this in mind. Should you choose to change cable provider make sure the new company DOES NOT remove your old cable wiring. Have them install "their" cable in parallel with the existing cable. There's two good reasons for this! Let's say you go with the "new guy" and, for what ever reason, you want to go back to your original provider, you'll have to pay big bucks for re-wiring what you once had. Secondly, and probably the reason you want the old guy back, once your new provider has his wiring in place and that "low-ball" introductory price has expired, all of a sudden that low price is going up, and up, and up.

When the time comes, choose your cable provider wisely.

## NITROGEN IN TIRES

While filling your cars tires with nitrogen rather than air has been around for some time, lately more and more garages are making it available at a one-time cost ranging from \$25 to \$40 per set. Refills are free. Whether you think nitrogen is best for you, only you can answer that. However, you might want to consider this.



Recently a neighbor completed a 1,360 mile roundtrip using the exact same vehicle, same driving habits and routes as were used for a similar trip last January. Observing posted speed limits (sort of) the gas mileage per mile increased by 3.8 per mile. The difference? This last trip the tires were filled with nitrogen. City driving this car the gas mileage is up too. Better than 1.5 miles per gallon.



### BOARD of DIRECTORS & COMMITTEES

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

Contacts: Todd Gates [toddgates@mgmt.tv](mailto:toddgates@mgmt.tv) or Kyanne Merrill

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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.*