



THE NAV-LIGHT



THE COMMUNITY NEWSPAPER OF RIO VISTA
ESTABLISHED AND INCORPORATED IN 1954

Volume 11 Issue 4

December 5, 2009

Look for **your** annual fee
invoice in the mail!

In this issue you will find...

President's Letter.....	2
Seven things you always wanted to know about.....	3
Treasurer's Report.....	4
Survey Report.....	4
Landscape & Signage.....	5
Survey.....	8

RIO VISTA CELEBRATES CHRISTMAS

In 2007 and 2008 **RIO VISTA** residents lit up the neighborhood with the illumination their **Christmas decorations**. In 2007, as a tribute to their efforts Mike Estello of Lincoln, the John Prettyman family of Jackson Street and Natalie Perdon of Bush Terrace were winners and Mike Estello (again), M/M Carl Finneyfrock who live directly across the street from Mike and M/M Hunter Plog of Monroe Street won in 2008.

This year we would love to see **your** name recorded as a **winner**. Last year judging was somewhat hampered by the weather. Judging night was very rainy and foggy and because of that many residents didn't turn their decorations on. It is feared that many decorated homes were overlooked. Mark your calendars: **December 22, 2009** is this year's judging date. Please have decorations on by **5:30 P.M.** **Categories are:** Most Illumination, Most Beautiful, Most Creative and Best Overall.

One minor change: this year we ask for the same effort and originality, but your reward will be a **certificate** signed by President Judy and **bragging rights** until at least December, 2010. **GOOD LUCK! MERRY CHRISTMAS**

RIO VISTA LOSSES



RIO VISTA residents were saddened by the losses of two long time friends: **Mrs. Rachel Marsh**, 607 Cove Road and **Mrs. Peggy Barnhart**, 1114 Riverview Terrace.

Miss Rachel, 96, lived a very long and busy life and was known and loved throughout the area. She was born at 412 Water St., St. Michaels and graduated from St. Michaels High School in 1930.

She met and married Milford Seymour who became owner and Captain of "Original Floating Theater" where Edna Ferber gathered material for the book "Showboat". The Showboat plied the waters of the Chesapeake Bay and Inland Waterway putting on plays and concerts for local townspeople, including St. Michaels. Miss Rachel sold tickets, acted and danced on the Showboat for ten years.

In the '40s she returned to St. Michaels and worked for Senator Marvel and later for the Controller of the Treasure, J. Millard Tawes. It was there that she met Benjamin F. Marsh, Chief of the Income Tax Division for the State of Maryland, whom she married in 1961. Soon after they built their home on Cove Road.

Miss Rachel was the oldest member of St. Luke's United Methodist Church where she sang in the choir, was in charge of the acolytes and served on many committees.

She is survived by a daughter Rachel Jane Brown of 412 Water St., St. Michaels and many grandchildren, and great grandchildren, nieces and nephews. Strangely enough Miss Rachel passed away on November 15th at 412 Water St., the present home of her daughter and the house she was born in. She will always be remembered for the smile on her face and the little chuckle that was always there.



Peggy Barnhart, 73, was born in and spent her childhood near Hagerstown, MD, graduating from Hagerstown High School in 1954. Following her marriage to Richard L. Barnhart, a Natural Resources Officer, they moved to St. Michaels and to Riverview Terrace in **Rio Vista**.

She was the Mother of four sons and one daughter. As an active mother she was president of the St. Michaels P.T.A. and was active in the P.T.A on the state level.

She was a very involved member of the St. Luke's United Methodist Church serving on the St. Luke's Nursery School Board, working as Church Secretary, flower arranger and active in the United Methodist Women.

Peggy was very visible in **Rio Vista** and is missed as a friend and a fellow volunteer.

From the President's Desk.....

Our General Meeting on November 7 was well attended and short! We reviewed the **2010 budget**, received updates from Jack Davis on **shoreline erosion activities**, updates from Jan Swigert on **the entrance signs** and feedback from your responses to our **survey**. All of these topics are discussed in this newsletter so please read on. We also received lots of good feedback and suggestions from your neighbors. And we enjoyed hotdogs, chips and cider in the parking lot on that beautiful sunny day.

Another important issue presented at the meeting was the **background, purpose and process involved in the Extension of our Deed & Agreement**. We started with the purpose of our Association, reviewed what the Extension extends and the benefits of extending. Everyone received a handout with all of the Restrictions and Conditions that we will be extending. If you were not there, you missed the discussion but **all of the information is in this issue** of the Nav-Light.

This continuing discussion of the Extension reminds me of the fund raising campaigns conducted by Public Television and National Public Radio. If people respond, the constant interruptions to your favorite programs end. And the faster everyone responds, the sooner you can get back to enjoying the normal programming.

We are starting this Extension process early because we anticipate that it will be difficult to reach everyone. We truly hope that this does not become a constant interruption to our normal activities. **YOU CAN HELP** by contacting us (Jan Burke 410-745-9768), letting us answer your questions and scheduling a brief visit (when you and all the parties to your deed are present) to sign the consent form and have it notarized. **The whole process takes less than 10 minutes**. Make that your Christmas present to Rio Vista or your New Year's resolution.

We are having our Holiday Light Extravaganza (see article in this issue) and we hope everyone will walk around the neighborhood or pile into the car and see what creative neighbors you have. Merry Christmas!

Judy Sandground



Seven Things You've Wanted to Know About the Establishment of Rio Vista AND the Extension But Were Afraid to Ask

1. Why was Rio Vista Community Association established?

- To enforce reservations, provisions and restrictions outlined in Deed & Agreement (D&A)
- To own and manage the community lands

To perform these responsibilities, we follow the directives in the D&A and in the Articles of Incorporation.

2. What are the Key Rio Vista Governing Documents?

<u>Document</u>	<u>Date Filed</u>	<u>Where Filed</u>
Deed & Agreement	4/24/54	Talbot County Land Records
Articles of Incorporation	9/03/54	Md. Dept of Assess & Taxation
First Extension	12/27/73	Talbot County Land Records
Second Extension	12/29/93	Talbot County Land Records

3. What is the Extension Process all About?

- Satisfies provision in D&A to renew every 20 years
- Extension affects ONLY D&A
- Rio Vista Community Association, Inc. remains unchanged

4. What Happens When D&A is Extended:

- Restrictions and Conditions continue for 20 years
- Does not affect Deed conveying land to RVCA
- Does not affect corporation, its procedures, responsibilities and powers

5. What Are the Restrictions & Conditions?

- Rules governing owners of lots in Rio Vista
 - Found in D&A filed in Talbot County Land Records
- See the next article for a complete listing of all the Restrictions & Conditions.

6. What are the Benefits of Extending the D&A?

- Review process for new construction is continued
- Changes and additions to properties continue to be managed to preserve the character of Rio Vista
- Spacious lots and consistency is maintained by following original set back rules
- Process for maintaining appearance to preserve property values continues
- Rio Vista is preserved as a residential community – limits commercial, short term and vacation rentals

7. Why Are We Starting the Extension Process Now If It Is Not Due Until December 2013?

- There are 224 residential and 9 commercial lots in Rio Vista
- Signatures required of all owners representing 2/3 of the land area of Rio Vista
- Signatures must be notarized and witnessed

Rio Vista Community Association, Inc.

Summary of General Restrictions and Conditions from Deed and Agreement

(Full text can be found in Talbot County Land Records Liber 312 starting on Page 399.)

10. No more than one dwelling per lot
 - Multi-family or duplex to accommodate two families permitted
 - Garage or guest house for personal non-rentable use permitted
11. Hotel, boarding house, cabin, camp, factory or any commercial enterprise prohibited
12. No commercial raising of poultry or livestock; no swine or goats kept or raised commercially or otherwise
13. Setbacks as specified on the Map of Rio Vista apply to all lots (25 feet from any road including paper roads, 100 feet from the setback line on the waterfront)
 - Ten foot setback applies at all lot boundary lines
14. Plans and specs for new construction and additions or Architectural changes must be submitted and approved prior to start; project must begin within 6 months of approval
15. Owners shall maintain lots in neat, clean, safe and sanitary manner; unsightly rubbish must be kept from public view and removed at intervals not to exceed 3 days
16. Rights of way granted to public utilities
 - Strip of land between Route 33 and Washington Drive not intended for public use
17. Easements in strips of land 5 feet wide are reserved along boundary lines and roads for public utilities
18. Failure to enforce is not a waiver
19. Violations give Association right to abate and remove violation at owner's expense
20. Restrictions, conditions, covenants, agreements, easements, reservations must be extended every 20 years by consent of owners of not less than 2/3 in area of the land exclusive of streets and recreation areas
21. Rights, powers, titles, easements may be assigned to corporation or association giving same rights, powers, obligations and duties as Theodore Fletcher had

Shoreline Preservation/Erosion Control: Shoreline preservation is the largest annual dollar budget line item for our association. In 2009 175+ feet of new rip rap was put into place along the cove side of the boat dock road to prevent further deterioration of the boat dock access road.



Crusher run stone was placed in the boat launch area to improve the ease of use and to stabilize the launch site.

The board has budgeted funds to further stabilize the boat dock area during 2010. There are plans to replenish and restore the existing rip rap along the Miles River shoreline at the boat dock road and to replenish the marsh grass beyond the boat dock parking area.



Additionally, the Erosion Committee has attended Talbot County Council meetings to get support in resurfacing Landing Road and to replenish the rip rap along Landing Road.



The County has approved the project, but has yet to provide funds to complete the work. The Talbot County Public Works department is reviewing the project to determine cost.



Our Treasurer, Jack Davis, reports that our Community Association finances are in good shape and that we will begin the new year on January 1st with all bills paid and with money in the bank.

Association fee invoices for 2010 should be arriving at your homes during the month of December. Association fees make up the largest income portion of the annual budget with shoreline preservation and erosion control, and grounds maintenance being among the largest expenditures.

The 2010 budget was reviewed at the annual community meeting in November. Shoreline preservation and erosion control are again the largest dollar budget items. Financial projections for 2010 indicate another balanced budget will be experienced



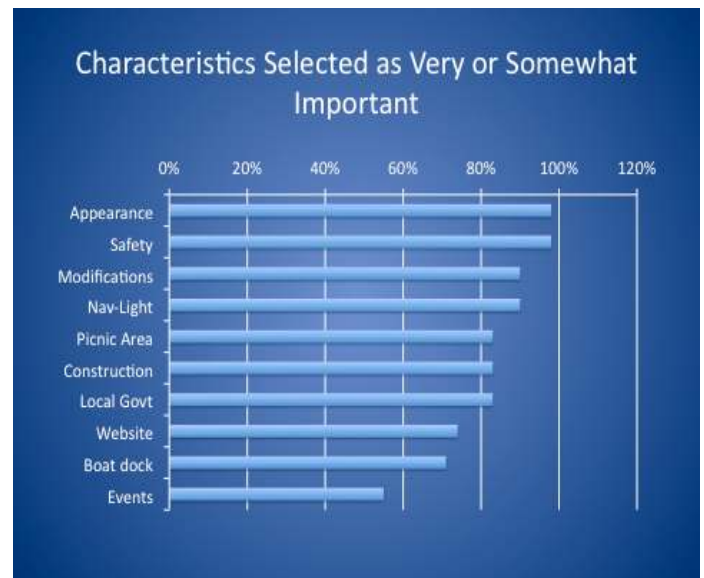
Remember the Survey in the October Nav-Light?

Well, as of the first of November, we had 42 responses – that's 19% of our residential lots.

If you haven't responded, you still can – we'd like to collect as much input as we can.

The survey is on the web riovistacom.org and on the last page of this issue. Most respondents have lived in Rio Vista 19 or less years, are adult households living here full time and owners.

Things that attracted them to Rio Vista are water access, proximity to St. Michaels, nice development, well kept and friendly neighbors. The chart below indicates percent of respondents ranking various characteristics.



Our conclusion is that based on responses received so far, the board focus is on track with community preferences with the exception of community events.

We also received a number of suggestions which we will review in the coming months. Thanks to those of you who responded.



Disappearing garbage can?

Be aware that Rio Vista is experiencing some vandalism of trash containers. The sheriff's office is investigating removal and destruction of commercial trash containers the evening of November 18th. Manning Trash Service and Waste Management are reporting destruction of their containers.

If you have experienced a problem or have any information to share please contact the Talbot County Sheriff's office at 410-822-1020 **IMMEDIATELY!**

All reports can be made anonymously as per our Neighborhood Watch agreement.



Mosquito Problems?

We are investigating non-toxic (except to mosquitoes) spraying for Rio Vista. We are also looking into Purple Martin houses and the doughnuts that are put into standing water to kill the larvae. Spraying options include spraying only from the street or individual lot spraying. The individual lot spraying is the most effective because it treats a larger area.

Costs are based on the number of participants.

10 to 25 properties	\$40 per month (May thru October) per property
26 to 75 properties	\$25 per month per property
75 to 140 properties	\$12 per month per property

If you are interested, please email us your name and address so we can determine the number of properties and the cost. The email does not obligate you – we just need to see how much interest there is. riovistamd@verizon.net

You can also call 410-745-5118. Thank you. We'll be in touch.



Architectural News

To many residents of **Rio Vista** the **Architectural Committee** is the single, most effective force in presenting the neatness and attractiveness which lured us to move in and call this, "**Home**". Without this committee there would be no uniformity. Size and set backs could vary from house to house. Fences and sheds would appear, occasionally in complete disregard for neighbors and the remainder of the Community.

Your **Board** urges you to check with **Barry Burke**, committee chairman before constructing additions, sheds, fences and making other changes, particularly those which would alter appearances. Applications to make architectural changes can be obtained from our web-site www.riovistacom.org or from **Barry**. Recently there has been one application approved by the committee: a shed, moved to a residence on Cove Road.

A Touch of Rio Vista.....a stroll through the past

A special thanks to the many long time residents who have been gathering pictures and information of Rio Vista's History which is being displayed on the Rio Vista web site. Just one example is 1954 map of Rio Vista shown below.

If you have any materials or information to add to this history, please contact: Sandi Droege sdroege@bluecrab.org or call 410-745-6572

Rio Vista Community and
Community Landing Recreation Area - 1954

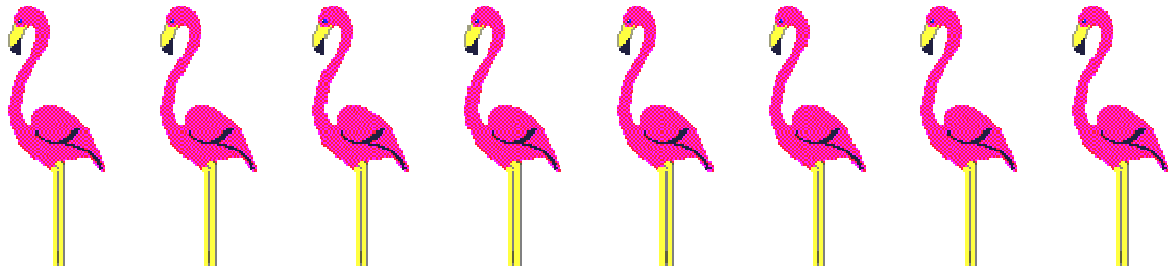


Landscape and Signage

At the November meeting, an update on getting new signs for Rio Vista was given. Several people made suggestions regarding options for the signs - these will be investigated and brought to the board at the beginning of 2010. The plan is to get new signs hung at the entrances of Madison, Lincoln and at the Bentley Hay/Rio Vista line by June 2010.

The Landscape Committee is looking for volunteers to help with the Spring clean up for the areas at Madison/St. Michaels Rd and the triangle at Riverview Terrace and Tenant Circle. Call Jan Swigert, 410-745-9822, if you are interested in helping to clean up/spruce up these community areas.





They Are Coming

..... ARE you ready?

St. Michaels Middle High School Drama/Choir Department is raising money for their next production by saying that....

You could be flocked by
The Pink Flamingos

You can buy insurance to not be "flocked" for \$20.00
Or, flock a friend for \$15.00

However, if you are flocked, it will cost \$10.00 for the removal of the flock.

If you are flocked, look closely at the birds for
you may have been "blessed" with a free ticket to the
play of Jekyll and Hyde on February 12, 13, 14, 19 & 20 2010.

The MEGAFLOCK FEE of \$50.00 is, bird for bird, the best bargain offered.



Megaflock yourself, or a friend or neighbor
Flocking of your yard or theirs, and removal of the flock 24 hours later is covered by this **all-inclusive fee.**

All proceeds go to the St. Michaels Middle High School production of Jekyll and Hyde

Need more information? Please contact a drama/choir member or call Carol (443) 785-786-7959

RIO VISTA COMMUNITY DIRECTORY

BOARD OF GOVERNORS

Judy Sandground (410) 745-5118
President

Jack Davis (410) 745-2461
Treasurer

Jan Burke (410) 745-9768
Secretary

Ken Bridges (410) 745-5980
NAV-LIGHT

Barry Burke (410) 745-5338

Tom Mendenhall (410) 745-6864
Vice President

Jan Swigert (410) 745-9822

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Doug Gibson Patrick Kennedy

Community Events , Chair

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Judy Sandground, Chair

Jan Burke Ken Bridges
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Landscape

Jan Swigert, Chair

Jan Burke
Volunteers, OPEN

Communications

Ken Bridges, Chair

Sandi Droege

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Ken Bridges, Jan Burke, Co-chairs

Volunteers, OPEN

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Jack Davis, Chair

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Jack Davis, Chair

Volunteers OPEN

Neighborhood Watch

Judy Sandground, Chair

Volunteers Still Needed

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Carol Ashman

Ken Bridges

Roger & Marla Burt

Dick Cooper

Frank Deak

Sandi Droege

Paul Florkewicz

Trish Finneyfrock

Doug Gibson

Sybilla Heim

Sue Mullaney

Guy Reeser

Judy Sandground

Todd Sickles

Jim Swigert

CONTACT US!

E-Mail riovistamd@verizon.net.

Website www.riovistacom.org.



WE'D LIKE YOUR FEEDBACK!

There are three ways to complete this survey:

- 1. Online by going to our website, riovistacom.org
Provide your answers on the form and click "Submit" at the bottom of the page**
- 2. If you are on the Rio Vista email list, the survey will be emailed to you. You can click "Reply", provide your answers and click "Send"**
- 3. If you are not on our email list, provide your answers on this page of the paper copy of your Nav-Light and mail it to Rio Vista Community Association, PO Box 254, St. Michaels, MD 21663**

Using the scale below, please indicate how important each of the following is to you.

- 1 = very important
- 2 = somewhat important
- 3 = slightly important
- 4 = not important
- 5 = not applicable

1. Ability to access picnic area and Miles River.....___
2. Ability to access boat dock area and Miles River.....___
3. Appearance of your neighborhood.....___
4. Rules to manage new construction.....___
5. Rules to manage modifications and additions to existing homes.....___
6. Community events (Annual Picnic, Holiday Light Extravaganza).....___
7. Focus on safety and security in our neighborhood.....___
8. Communication of community information through the Nav-Light.....___
9. Information found on the Rio Vista website.....___
10. Monitoring local government activity and addressing community interests with local government entities.....___

Please tell us about any other services or issues that are important to you.

Please share a little information about yourself.

1. How long have you lived in Rio Vista?
2. What first attracted you to Rio Vista?
-
3. Please place an "X" next to all of the following that apply to you:
 - We are a family with children
 - We are/I am an adult household
 - Full time resident
 - Part time resident
 - Owner
 - Remote owner
 - Renter
