



THE NAV-LIGHT



THE COMMUNITY NEWSPAPER OF RIO VISTA
ESTABLISHED AND INCORPORATED IN 1954

Happy St. Patrick's Day

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RIO VISTA CELEBRATES 2009 CHRISTMAS LIGHTS

Christmas '09 turned out to be a real "beaut". **RIO VISTA** had experienced the largest snowstorm in a number of years which piled up on the lawns and shrubs and created a crystalline glow throughout the neighborhood. It was cold as Christmas should be and the little girls and boys who walked the snow-covered streets were dressed in brightly colored, bulky coats which reflected the season. The neighborhood "pooches" frolicked in the snow-covered yards which bordered the streets.

All of this turned out to be the perfect setting for the **Annual Rio Vista Holiday Light Extravaganza**. A few days before Christmas members of the **Rio Vista Board of Governors** criss-crossed the neighborhood making determinations on the winners of the contest. After several hours of "looking" and several more hours of "discussing" the following residents were declared the winners:

- Most Illuminated: Mike Estrella AGAIN!
at 409 Lincoln
- Most Beautiful: Debbie Merriken
at 245 Madison
Joseph Pollio
at 301 Cove View
- Most Creative: Hunter Plog
at 1019 Monroe
- Best Overall: Carl & Trish Finneyfrock
at 404 Lincoln
- Best Street: Jackson
- Best Board Member: Jan Burke
at 1023 Riverview

Honorable Mentions:

- Wallace Robinson
at 1109 Jefferson
- Todd & Kathy Sickles
at 210 Madison
- Sean Guschke
at 1119 South Talbot
- David & Esther Caplan
at 507 Tenant (best traditional)
- Fritz Herkel
at 215 Tyler (very tasteful)

There were many close runner-ups making our decisions very difficult. **Thank you** to all of our neighbors who again helped make **RIO VISTA** festively beautiful.

HAPPY NEW YEAR

From the President's Desk.....

Guess What? Annual Fees Are Due!

Actually, almost everyone has paid and we have had a wonderful response to our request for voluntary extra contributions to our association. If you have paid (and donated), we thank you very much. If you haven't yet paid (or made a donation), a payment voucher is included in your newsletter. And if you are reading this on the website and need the voucher, please email us at riovistamd@verizon.net to request one.

Think Spring

It's difficult to imagine boating with all this snow everywhere – but soon it will be time to get the boats in the water. If you are a boat owner and you leased a slip last year, you should have received your new rental agreement by now. To maintain your slip, the new agreement is due by May 1. Any resident who did not have a slip last year and would like a slip, contact Dock Master, Don Parks. The fee for a seasonal rental remains at \$150 for Rio Vista Residents. After May 1, slips can be assigned to new renters. If you are interested in a slip at our boat dock, please contact Don Parks at (410) 745-0468.

Promises, Promises

In the December Nav-Light, I wrote about the requirement for us to extend the restrictions and conditions in our Deed & Agreement every 20 years. I noted that we must continue to pursue this until we reach our goal of obtaining signatures from owners representing 2/3 of the land area of Rio Vista. **And I promised that the faster everyone responds, the sooner we move on.**

We are starting the extension process now (signatures are to be filed in the Talbot County Land Records office by December 31, 2013) because we anticipate that it will be difficult to reach everyone. **If you are reading this and have not yet contacted Jan Burke (410-745-9076) please do so NOW.** Jan can arrange to answer your questions and schedule 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.**

Information about the extension is on the following pages.

We have had an amazing response from many of you who have contributed more than the \$50 annual fee to our association. **Thank you very much for supporting Rio Vista.** A full report of the total contributions and where they will be used will appear in the May Nav-Light. Some donations were given to specific projects and others were given to be applied where needed. We will honor all requests.

And thank you to all who made our community such a bright and merry place by decorating your homes in December. Congratulations to the 11 winners who are listed in the Holiday article in this issue.

Good luck to all on digging out and managing the melting process. Think ahead to **June 12** (remember how hot it was last year?) for our **Annual Picnic**. Hope to see you there in the sun!

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 are 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.)

- 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
- Hotel, boarding house, cabin, camp, factory or any commercial enterprise prohibited
- No commercial raising of poultry or livestock; no swine or goats kept or raised commercially or otherwise
- 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
- 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
- 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
- Rights of way granted to public utilities
 - Strip of land between Route 33 and Washington Drive not intended for public use
- Easements in strips of land 5 feet wide are reserved along boundary lines and roads for public utilities
- Failure to enforce is not a waiver
- Violations give Association right to abate and remove violation at owner's expense
- 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
- Rights, powers, titles, easements may be assigned to corporation or association giving same rights, powers, obligations and duties as Theodore Fletcher had

ARE YOU IN A HURRY?



Motorists, please remind yourselves that the **speed limit in Rio Vista is 25 miles per hour**. At the posted limit you can drive through **Rio Vista** in a little over **2 minutes**. By doubling your speed to **50 miles per hour** you can save about a minute. Is it worth a minute to kill someone's pet, injure a pedestrian or cause damage to someone's property?

TRASH MANAGEMENT



RIO VISTA is presently being served by at least six Trash Management companies. Casual conversation among Board Members and neighbors reveals that there is a substantial difference in the rates charged by these companies and therefore prompted the following survey.

ALLIED WASTE:	\$115.00 per quarter Supplies 90 gallon container/ once a week pick-up.
CHESAPEAKE WASTE	\$ 54.00 per quarter Supplies 90 gallon container/ once a week pick-up/allows an additional 30 gal container or 2 additional bags.
ISLAND DISPOSAL	\$ 88.50 per quarter Supplies 90 gallon container/ once a week pick-up/allows some additional.
M-T TRASH, INC.	\$75.00 per quarter Supplies 90 gallon container/ once a week pick-up/allows 3 additional bags.
ROLAND MURRAY	\$90.00 per quarter <u>Does not</u> supply container/ once a week pick-up/allows any reasonable amount.
WASTE MANAGEMENT	\$108.00 per quarter Supplies 90 gallon container/ once a week pick-up/allows some additional.

Most of these companies are used by members of **Rio Vista Board** who seem satisfied with their service. The **Board** does not wish to make any recommendation, but makes this available for your information.

Wedding Reminder



Because of the scenic beauty of the **RIO VISTA picnic** area, a couple has requested its use on May 21, 2010 for their marriage ceremony. It is scheduled to begin at 12 noon and since there is no reception following it will probably be all over by 1 pm.

This was approved by the **Board of Governors** during their last meeting. Our By-Laws state that residents have unrestricted use of the area, however if anyone plans to be at the area at that time, please respect the presence of the Wedding Party.

Remember the Survey in the October Nav-Light?

Well, as of February 18, we've had 60 responses – that's **27%** of our residential lots. Can we raise the response to **40%**?

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 www.riovistacom.org. Most respondents have lived in Rio Vista 19 or less years, are adult households living here full time and owners.



Dates to Remember

March 12	NAV-LIGHT arrives
March 14	Daylight Savings Time
March 17	St. Patrick's Day
March 20	Winter ends Spring begins
April 4	Easter
April 15	Income Tax Day
May 31	NAV-Light arrives
June 9	School Year ends
June 12	Rio Vista Picnic
July 4	Independence Day

RIO VISTA COMMUNITY YARD SALE

A number of **RIO VISTA** residents have suggested having a community-wide Yard Sale. The **Board** recently met and endorsed the idea and would like to hear from interested residents to discuss a possible date and suggestions for implementation. Interested? Please contact a Board Member.



Editorial

The **Nav-Light** or similar publication has been published and distributed to the residents of **RIO VISTA** for many years. Going back through the archives I found an informational letter written by then President, Thomas J. Davis dated 1963. Thumbing the records towards present-day I found occasional newsletters up to the middle of 1997 when the **Nav-Light** was created and distributed on a regular basis. The first issue consisting of one page covered the topics of the Elections, sewage in Spencer Creek, and, the up-coming Community Picnic.

As I scanned some of the newsletters, both old and new, the constant problems in our Community have been sheds, set-backs, the community pier and the loss of shoreline. Sound familiar? I wager that years from now when someone else does similar research the same issues will surface.

In more recent years attempts have been made to add columns which would directly affect the Community as a whole or residents living within the Community. Want to advertise your business, sell your house, car, boat etc.? Do you need a job or someone to fill a vacancy? Do you need to have your lawn cut or do you want to advertise your lawn service business? How about a community wide calendar of events? Would you like to write a "letter to the editor" which would be published in the next issue of the **NAV-LIGHT**?

Presently circulation is approximately 220 households. The Nav-Light appears on the **RIO VISTA website** and news is presented there between printed issues. Present plans are that printed editions be published each March, May, October and December as well as an on-line issue each July. We would like to make the **NAV-LIGHT** not only informational, but a source which can be used by the residents in and around **RIO VISTA**.

We welcome your comments.
Ken Bridges

Rio Vista Beach Club, Inc.
St. Michaels, Maryland

To All Members

May 16, 1963

Another year has passed and it is again time for our annual meeting. This year, as in the past few years, we plan to have our annual membership meeting, election of board members and picnic at the beach. The date set for this event is Saturday June 15th at 3:00 p.m. As in the past, we will have a business meeting and election of three board members, followed by the picnic and social get-together. To help defray the food expenses, admission charges will be \$1.00 for adults and \$.25 for children. For those of you, who are new in the community, this is the opportunity to meet your neighbors. (New memberships will be accepted at this meeting).

Now let me pass on to you some news items. Board members whose terms expire, but are eligible for re-election, are Bernard Faulkner, Benjamin Marsh, and Thomas Davis. Continuing in office as board members are Alice Cohee, Ruth Murdock, William Livingston, Richard Whittington, Thomas Whittington and Berlin McKinney. There are a number of qualified people who could add considerably to the vigor of this organization. Let me urge you to secure their acceptance and nominate them at the annual meeting.

This community will again participate in the Mosquito Control Spraying Program. Most of you paid \$5.00 last year toward the cost of spraying. We estimate there is enough money from this collection to nearly pay the costs of participation in the program for this year also, without additional assessments. To those new residents who did not pay \$5.00 last year we solicit a \$2.50 contribution for the 1963 spraying, payable to the "Rio Vista Mosquito Control Fund".

Some of the accomplishments of this club last year were:

1. ..More extensive mowing of undeveloped lots.
- 2.....Shrubbery plantings and Christmas decorations by the House & Grounds Committee.
- 3.....Installation of a community flag pole, daily flying of our flag, and improvements to the surrounding area.
- 4.....A limited swimming area for the residents, even though it was a bad sea nettle season.
- 5.....Continued maintenance of restrictions: (The board is aware of current violations of restrictions and steps have been initiated to correct this situation.

This last item has rather a sad note for the children, but we hope will eventually bring us closer to solving a major problem. Due to bacteria count of recent water samples, taken by the State Dept. of Health; the Health Department has closed Spencer Creek as an acceptable swimming area. This means that unless there is a definite change from the present sewerage disposal system, no one should expose themselves to the water in Spencer Creek. At present, Miles River presents no particular hazard to swimmers according to advice of the County Health Department. The Health Department has advised that continued pollution of the Miles River via Spencer Creek and Rio Vista, could result in the restricting of taking shellfish for commercial purposes. Actually no one can predict the immediate outcome of this development. The County Health has advised the County Commissioners of this pollution problem and has requested them to set up a sanitary commission and sanitary district as provided by law. It appears that prompt action by the County Commissioners would result in the early installation of a public sewerage system in Rio Vista and Bentley Hay.

Don't forget the Club's Annual Meeting and Picnic, June 15, at 3:00 p.m.

Thomas J. Davis, President

RVB:d



AN OUTSTANDING PERFORMANCE

Having been away from an active role in public education for well over twenty years I have to admit I was quite surprised to see **St. Michaels Middle/High School**, the smallest secondary school in Maryland go outside their comfort zone and attempt the good versus evil drama "**Jekyll & Hyde**" instead of the light hearted musicals they have had so much success with in the past few years. Cutting through the many superlatives which could be used, the presentation can be described in three little words: "**They nailed it**".

Under the direction **Mrs. Becky Hale**, the cast was made up of 35 students ranging from one fourth grader, through Middle & High School. The starring roles were superbly performed by seniors, **Nate Einhorn, Heidi Burgess** and **Rio Vista's own Carly VanLowe**. Scanning down the names of the cast members I recognized 8 or 10 others who are **Rio Vista residents**. All performed admirably and are destined for future starring roles.

Keep your eyes and ears open for the next performance from **St. Michaels Middle/High School**. An added attraction is the **new theater** provided when the school was completely rebuilt and modernized during the past two years. The acoustics are great, it is very comfortable and there's not a bad seat in the house.

Congratulations to all who helped make "**Jekyll Hyde**" such a rousing success!



SNOW, ISN'T IT BEAUTIFUL?

Citizens of Rio Vista extend "thanks to the State of MD, Talbot County and the Town of St. Michaels for their quick action in clearing the snow from the roads in and around Rio Vista. A special thanks to Bernie Grove and to Steve Spurry! They used their tractors and their generosity to clear the driveways of a number of Rio Vista residents who would have had a severe hardship if they were left snow covered.

Please don't hang up your snow shovels. According to the prognosticators more snow is coming!!!!



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 1963 flag pole installation in Rio Vista as 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



Letter to the Editor. . .



HUNTERS; HAZARDOUS TO YOUR HEALTH?

On Saturday, 1/23 at approximately 12 noon, shotgun shell pellets hit the back of my jacket, the siding of my residence and the glass in the bay window. I was standing near the bay window. I called 911 and DNR officer Dan Moore responded. My residence was not damaged and I was not injured.

He informed me the current law states a person cannot hunt within 150 yards of a dwelling. He calculated the duck blind is 326 yards from my bay window. He calculated the duck blind is 223 yards from the community pier at the light pole. I will write to our state delegates in reference to my residence and my safety issues. I am contacting you re: the community pier. Approximately one hour before the incident there were two children and their parents on the pier. What if they had been injured? The DNR officer told me there is no current law preventing a hunter from shooting within a certain distance from a community park or pier. The only current law is that a hunter cannot shoot within 150 yards of a dwelling. I asked him if someone could be injured at a range of 223 yards. He said, "Yes". He said "If someone was injured the hunter would be charged with negligent hunting". I asked his unofficial opinion of the pier location. He said "I would be concerned". He said he would discuss the matter with the hunters at the duck blind.

The current hunting season ends after this weekend (January 30, 2010). I would recommend the community association also write to our delegates and ask for the rules to be enacted to protect the safety of our residents that use of the community pier and surrounding park area during hunting season.

BOARD OF GOVERNORS

Judy Sandground (410) 745-5118
President

Tom Mendenhall (410) 745-6864
Vice President

Jan Burke (410) 745-9768
Secretary/Treasurer

Ken Bridges (410) 745-5980
NAV-LIGHT

Barry Burke (410) 745-5338

Jan Swigert (410) 745-9822

STANDING COMMITTEES

Architectural Barry Burke, Chair

Doug Gibson Patrick Kennedy

Community Events , Chair Ann Davis

Communications Ken Bridges, Chair Sandi Droege

Curb Appeal Ken Bridges, Jan Burke, Co-chairs Volunteers, OPEN

Dock Don Parks, Chair

Jan Burke Ken Bridges
Harold Klinger Guy Reeser

Erosion Jack Davis, Chair

Roy Droege Bernie Grove
Tom Mendenhall Jim Swigert

Document Review Judy Sandground, Chair

Jan Burke Ken Bridges
Jan Swigert

Finance Jack Davis, Chair

Volunteers OPEN

Landscape Jan Swigert, Chair

Jan Burke

Neighborhood Watch Judy Sandground, Chair

Volunteers

Peggy Albright	Trish Finneyfrock
Carol Ashman	Doug Gibson
Ken Bridges	Sybilla Heim
Roger & Marla Burt	Sue Mullaney
Dick Cooper	Guy Reeser
Frank Deak	Judy Sandground
Sandi Droege	Todd Sickles
Paul Florkewicz	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 page 13 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
