



THE NAV-LIGHT



THE COMMUNITY NEWSPAPER OF RIO VISTA
COMMUNITY ASSOCIATION, INC.

Volume 11 Issue 6

May 1, 2010



School is **almost** out! Children do not always look before crossing the streets.
Please keep Rio Vista's speed limit of **25** miles per Hour and watch out for the youngsters.

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Extension of the Deed and Agreement


As reported, the **RIO VISTA COMMUNITY ASSOCIATION** is in the process of gaining approval from property owners to extend the restrictions of the **Deed and Agreement** for the next 20 years. It requires the signatures of owners representing **66 2/3% of the total acreage of Rio Vista**. Jan Burke has accepted the challenge and is making remarkable progress by merely working with one household at a time. Why not make her job a little easier. Call Jan at (410) 745-9768 and ask for an appointment.

How are we doing?

All of the homes, commercial establishments and community property encompass 96 acres. Property owners representing 23 acres have officially provided their signatures. This leaves the owners of 73 acres to be contacted.



Mosquito Prevention



Last year we ran an article explaining steps we could take to reduce mosquitoes. No one responded so the Board has concluded that this is not a priority to the community.

However, because we remain concerned about the issue and some Rio Vista homeowners have mentioned this topic in their survey responses, we are investigating purchase and distribution of doughnuts to be put into standing water to kill the larvae. Information (and maybe doughnuts) will be provided at the Annual Picnic on June 12.

Spraying options to reduce mosquitoes include spraying only from the street or individual lot spraying. The individual lot spraying is the most effective because it treats a larger area.

Mosquito Prevention Continued.....

Costs for individual lot spraying by a private company are based on the number of participants.

10 to 25 properties	\$40/month per property	May-October
26 to 75 properties	\$25 /month per property	" "
75 to 140 properties	\$12/ 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 Judy Sandground at 410-745-5118. Thank you.

*Too much of a good thing
can be Wonderful!*
- Mae West



From the President's Desk.....

Spring has FINALLY arrived in Rio Vista. Flowering trees and shrubs are everywhere and all around we see that beautiful shade of green that is only with us when the leaves are new and young. Spring brings us the feeling of hope.

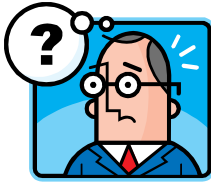
It is my hope that each of you will participate in AT LEAST ONE of the many opportunities we have to get acquainted and participate in our community. We have a busy spring coming up...

- On Saturday, May 15 (rain date is May 22) we are holding a **neighborhood Yard Sale**. We all have too much stuff; here's a way to recycle some of it and make some money too. Announcements will appear in the May editions of Tidewater Times, Talbot Guide, Attractions, Shore Home & Garden and the Star Democrat. Details are in this issue of the Nav-Light. Shoppers will find participating houses by following the balloons. Please let us know if you plan to participate so we can make sure you get your balloons.
- After the Yard Sale, Ann Davis and Sandi Droege have planned a **fun barbeque** in Sandi and Roy's backyard so we can trade yard sale stories and brag about how much money we made on the sale. Soft drinks, salad and dessert will be provided. Bring your own meat to grill, a side dish and if you want alternate beverages.
- Our **Annual Picnic** is scheduled for Saturday, June 12 at the Picnic Area. Hot dogs, burgers, soft drinks and ice cream are provided. Everyone brings a side dish to share. This year we'll be swapping snow stories and electing new Board members.
- If you are interested in becoming a **Rio Vista Board member** or if you would like to nominate someone, please contact me at 745-5118.
- We continue to obtain **signatures to the Extension of the Deed & Agreement**. If you haven't signed yet, please contact Jan Burke 745-9768; she'll stop by with the papers and her notarizing kit. It only takes ten minutes and obtaining these agreements will ensure that the regulations stipulated in the Deed & Agreement continue for another 20 years. A full explanation is in this issue of the Nav-Light.
- We are still looking for **Neighborhood Watch Block Captains** – all that's involved is contacting 10 or 12 neighbors and informing them of the program – easy. Call Sandi Droege, our new Chairman 745-6572 to sign up or if you have questions.

Again, I hope to see many of you coming out to make some new friends and play a part in the activities of Rio Vista.

Judy Sandground

P.S. Our email list is providing a fast, inexpensive way to communicate community information. If you are not on the list yet, please join! **It's easy** – just send an email to Sandi Droege at sdroege7@verizon.net.



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.)

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.



Q. Can February March?
A. No, but April May!

Q. What season is it when you are on a trampoline?
A. Spring-time!

DON'T YOU LOVE



SPRING



IN RIO VISTA?



Wedding Time Change



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 6 P.M. This was approved by the **Board of Governors** at their January 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.



Boat Dock Area Update

If you had a slip last year and have not yet sent in your agreement, better hurry! The deadline was May 1. If you are looking for a slip, please contact our Dock Master, Don Parks at 745-0468.

We all owe Don, his wife Linda and Jan Burke a huge **THANK YOU!** The three of them power washed the dock, pounded in loose nails and sealed the decking. It was a big job and has made an incredible difference. Walk down there, check it out and please let Don, Linda and Jan know we appreciate their time and energy.

Other Improvements at the Boat Dock Area



Before



Before



After



After

Gifts That Keep on Giving

Again, we thank all those who responded to our suggestion to contribute more than the \$50 annual fee to our association. Following is the report (promised in the March issue) of total contributions and where they will be used:

Specified Use	Amount
Erosion Control	\$ 75
Entrance Signs	50
Flowers & Planters	25
Mosquito Abatement	75
Unrestricted	<u>870</u>
Total	\$1095

Funds in the unrestricted category will be applied toward new entrance signs, mosquito abatement doughnuts to be distributed to the community and mowing & trimming costs.

Remember the Survey in the Nav-Light?

Well, as of April 30, we've had 63 responses – that's **27%** of our residential lots. Can we raise the response to **40%**?

If you (home owners & renters) 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 and the last page of this newsletter. Most respondents have lived in Rio Vista 19 or less years, are adult households living here full time and owners.



Dates to Remember

May 8	Rio Vista Board Meeting
May 9	Mother's Day Breakfast, SMVFD
May 15	Rio Vista Community Yard Sale
May 21	Wedding at Picnic Area
May 31	Memorial Day
June 5	St. Luke's Strawberry Fest
June 9	School Year ends
June 12	Rio vista Picnic/Meeting
June 18-20	CBMM Antique Boat Show
June 20	Father's Day
June 26	Tilghman Seafood Festival
July 4	Independence Day



Join In the Rio Vista Community Yard Sale May 15th 8:00 – 1:00

Dig out those old novels, exercise equipment, vinyl records, household goods, curtains, bed linens, furniture, pet equipment, baby supplies, tools, and costume jewelry.

Make space in your home for new junk.

Each home that participates will display and sell their own goods.

The sale has been publicized in local print media.

Signs will be posted to direct folks to the neighborhood and balloons will be placed at your yard to attract buyers.

If you wish to participate with the sale please contact Ann Davis (745-2461) or Sandi Droege (745-6572) so we know how many balloons to purchase for the event.

A Barbecue meal will be held at 1:30 at the home of Sandi and Roy Droege, on Landing Road.

Soft drinks, salad, dessert and barbecues will be provided. Bring meat to be barbecued or other main dishes for yourself and lawn chairs for seating.

Come tell of your best yard sale deal to others.

Author's Corner



George Seymour

A Walk With Frederick Douglass Around St. Michaels, a 20-page booklet by George Seymour, spiral-bound and with photographs in color was published in October 2009. The booklet is available at the St. Michaels Museum at St. Mary's Square, the Historical Society of Talbot County, the Chesapeake Bay Maritime Museum and some local book stores. The book is based on the walking tours which have been given by volunteers from the St. Michaels Museum for the past 3 years.

Written in the first person, the guide takes you on a 1 1/2 hour walking tour for one mile to town sites associated with the great African-American leader Frederick (Bailey) Douglass when he lived in St. Michaels for 3 years 1833-1836. This native son of Talbot County was born a slave, but in the period before and during the Civil War became the greatest African-American orator and statesman on behalf of freedom and equal rights for all persons. He became a friend and adviser to Abraham Lincoln and other presidents.

A WALK WITH FREDERICK DOUGLASS



**FREDERICK AUGUSTUS WASHINGTON (BAILEY) DOUGLASS
(1818 - 1895)**

Photos and Text by George Seymour
For
The St. Michaels Museum at St. Mary's Square

B.O. Box 714
St. Michaels, MD 21663

2009

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 are being displayed on the Rio Vista web site. In 1977, the DN* World Championships were held on the Miles River. The Burke Family provided the pictures of this event. If you have any materials or information to add to this history, please contact: Sandi Droege sdroege@bluecrab.org or call 410-745-6572



Ice Boat Races – Miles River 1977

*The DN is the world's most popular iceboat. It got its name because its original design won a 1937 contest sponsored by the Detroit News.



This was also the winter that Doug Gibson decided to walk out on ice.



Architectural News

To many residents of **Rio Vista** the **Architectural Committee** is the single, most effective force in preserving 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 The web-site www.riovistacom.org or from **Barry (301-482-1929)**. Recently there has been one application approved by the committee: a shed, moved to a residence on Cove Road.

BOARD OF GOVERNORS

Judy Sandground (410) 745-5118
President

Tom Mendenhall (410) 745-6864
Vice President

Jan Burke (410) 745-9768
Secretary

Ken Bridges (410) 745-5980
NAV-LIGHT

Jack Davis (410) 745-2461
Treasurer

Jan Swigert (410) 745-9822
Landscape

Barry Burke (410) 745-5338
Architectural

STANDING COMMITTEES

Architectural

Barry Burke, Chair

Doug Gibson Patrick Kennedy

Community Events

Ann Davis, Sandi Droege Co-chairs

Dock

Don Parks, Chair

Jan Burke Ken Bridges
Harold Klinger Guy Reeser

Document Review

Judy Sandground, Chair

Jan Burke Ken Bridges
Jan Swigert

Landscape

Jan Swigert, Chair

Jan Burke

Communications

Ken Bridges, Chair

Sandi Droege

Curb Appeal

Ken Bridges, Jan Burke, Co-chairs

Volunteers, OPEN

Erosion

Jack Davis, Chair

Roy Droege Bernie Grove
Tom Mendenhall Jim Swigert

Finance

Jack Davis, Chair

Volunteers OPEN

Neighborhood Watch

Sandi Droege, Chair

Volunteers

Peggy Albright Trish Finneyfrock
Carol Ashman Doug Gibson
Ken Bridges Theresa Plog
Roger & Mala Burt Sue Mullaney
Frank Deak Judy Sandground
Sandi Droege Jim Swigert
Paul Florkewicz

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