



From the President's Desk of Jack Davis.....

During the January 6, 2011 Rio Vista Community Association Board of Governors meeting, I was elected President of the Board. Judy Sandground, who has been the board President for four years has taken on other volunteer community commitments that will take a good deal of her time. The good news is that Judy will remain on the Board and will continue to be a major contributor to the community as Vice President.

Judy's leadership during her term as president is marked by her guidance of a dedicated and active board membership focused on improving the quality of life in our community and preservation of the character and property values of Rio Vista. During her term, significant improvements were made in the areas of preservation of our shoreline, communication with area real estate firms to educate realtors about Rio Vista's attractions as well as the rules of the Homeowners Association, and community activities such as the Christmas decorating events and last year's community yard sale. As Vice President, she will continue to be a strong voice in the continuing improvement of our community.

The highest priority project still underway is the approval of the **Extension of the Deed and Agreement** for the community. The Deed and Agreement must be re-approved every 20 years by two thirds of the property owners. This document is intended to preserve the community character by prohibiting activities that may change the community in a way that would decrease property values or the quality of life presently enjoyed. If you have not yet signed an extension agreement, please call me at (410 745-2461) or Jan Burke (410 745-9768). We will deliver your documents to you for signature or we can arrange to meet with you at your convenience with the paperwork and a notary public. **It takes about 10 minutes of your time.** You can read more about this at www.riovistacom.org.

Some dates to place on your calendars:

- | | | |
|----------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| May 21, 2011 8 AM - ? | Saturday | Community Yard Sale. Contact Sandi Droege (410 745-6572) or Ann Davis (410 724-2461) if you wish to participate. We will provide signs at the entrances and balloons to mark participant homes. |
| June 11, 2011 12:00 | Saturday | Annual Meeting & Picnic will be held at the Community Picnic area. Bring a dessert or covered dish; hotdogs and hamburgers will be provided. volunteers to help set up and take down for the picnic will be greatly appreciated. |

Best wishes to you and your families for the coming year.

Jack

Letter from the new Vice President

As Jack mentioned earlier in the Letter from the President, he and I are trading places: Jack is our new president and I am our new vice president. We are getting a great new president! Jack has many skills and talents that he will use in his new role to benefit Rio Vista. And after 4 years, I believe it's time for a fresh perspective and new ideas.

I am grateful to those of you who have responded to our calls to support our community by volunteering and by making extra contributions. By the way, if you haven't volunteered for something yet, you still can - we have some places where we could use some help.

And I want to thank all board members - present and past - who served on the board while I was president. It has been a privilege to work with such a capable, willing, gracious group of individuals. We are fortunate to live in a community where so many are willing to give of their time and talents.

While I will still be investing time in Rio Vista, a larger portion of my time will now be spent by becoming more actively involved in the parish of Christ Church, St. Michaels.

And as I step aside, it is with great pleasure that I report some good news. Yesterday the team of Jack and Judy signed off on the colors and final design for our NEW SIGNS! Yes, with the help of board member Jan Swigert we have moved forward to replace the signs at all three entrances to our community: at Madison and Route 33, at Lincoln and Route 33 and on Riverview Terrace. To those of you who included extra contributions with your annual fee, we thank you. Those extra funds enabled us to complete this project. Look for the new signs to be installed this spring.

Judy Sandground



PLEASE HELP!

DEED & AGREEMENT EXTENSION

The Board continues to obtain signatures to guarantee the continuation of the **RESTRICTIONS and CONDITIONS** from the **DEED and AGREEMENT** for another twenty years.

It's **urgent** that every household participate!!! If you have not yet signed this important document, **please** call Janet Burke (410) 745-9768 or Jack Davis (410) 745-2461.



TREASURERS REPORT:

Your community association continues to enjoy a healthy financial condition. To date nearly three quarters of homeowners have paid the annual association fee for 2011. There are no unpaid invoices and our cash position is strong at this point in the fiscal year. However, the major expense items generally occur during the second and third quarters (April thru September) of the year. For those who have not yet mailed their annual fee payment, please do so as soon as you can. It will make a huge difference to the community's financial strength.



The entrance sign replacement committee has nearly completed the design phase for the signs with only a few minor decisions to be decided. A contractor has been selected and assures us the signs will be installed quickly once the final approval has been made. The replacement of the entrance signs is one of the major expenditures in the 2011 budget that will be paid from collection of the annual fee and donations.

DOCK NEWS

During the **RIO VISTA BOARD** meeting of January 6, 2011 they discussed the **condition of the dock**. Every year, several pilings costing \$80 each have to be replaced. **The Board** is committed to assuring that the dock is always **sturdy and safe**. As a result it was decided to raise the slip rental by \$25. For the 2011 boating season the **cost of a slip will be \$175**.

Previous slip holders have already received their contracts and have until **March 30th** to renew their contracts. These folks are encouraged to return their forms as soon as possible.

If you had no slip last year and would like to lease one for the **2011 season** you can download a contract from www.riovistacom.org or call the **Dock Master, Don Parks at (410) 745-0468**.

The **annual Association fee of \$50** must be paid prior to leasing a Boat Slip. Slips not leased may be offered to **non-RVCA residents** for a fee of **\$275**.





**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 and Where 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.

- 1 – 9 Governing Body Requirements (fixed)
10. No more that 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.





IVY SHERWOOD RECEIVES MAJOR SURGERY

On Friday, February 18, 2011 **Rio Vista resident Ivy Sherwood** was flown to the **Mayo Clinic** in **Rochester, Minnesota**, courtesy of **Angel Flight Mid-Atlantic** where she is receiving intensive cancer treatment. On February 23th she underwent 18 hours of very invasive surgery during which her left leg was amputated and vital organs closely examined. In several days she returns to the operating room for many more hours of surgery. Official reports are that she is recovering from surgery satisfactorily although, on her face-book page, her Mother indicates that she is in severe pain.

Ivy Sherwood, the mother of two sons, **Daniel 14** and **Michael 11** is a popular exercise counselor at St. Michaels Y.M.C.A. and a popular housewife living on **Jefferson Ave.** in **Rio Vista** with her husband, **Jack**.

Due to pre-operative treatments and the current sagging economy, it has taken a toll on the family financial status. Ivy's mother will remain in Minnesota until they return to Rio Vista. During recover Ivy will return to the Mayo Clinic every three months for examination and treatment.

To help alleviate farther financial difficulties, along with **Royal Oak U.M.C.** who has hosted a fund raiser, an **Ivy Sherwood Fund** has been established at the **St Michaels Branch** of the **Talbot Bank**, 1013 S. Talbot St. We whole-heartedly encourage your financial support and you're **Prayers**.



KAYAK/CANOE RACK SURVEY

The **RIO VISTA BOARD** would like to determine if a **Kayak/Canoe Rack** at the dock area would be useful to **RIO VISTA** Kayakers/canoists.

The committee proposes to build the rack in the area behind the rocks near the launch ramp. Members would pay a nominal fee to store their kayak or canoe on the rack and owners would provide their own tie downs and lock devices.

If you are interested in using the kayak/canoe rack being considered at the dock area, please contact **Dock Master, Don Parks** at **(410) 745 - 0468** no later than March 15th.

The **Rio Vista Board** and **Dock Committee** appreciate your comments.



EVENTS' CALENDAR (All are welcome!)

- March 8 Shrove Tuesday Pancake supper, 5 - 7 pm
Christ Church Parish Hall (410-745- 9076)
- March 9 Lenten Dinner, 7 pm@Union United
Methodist Church (410-745-2784)
- March 12 Cub Scout Pine Wood Derby,
@St. Luke's Methodist Church (410-745-2534)
- March 14 Daylight Savings Time
- March 17 St. Patrick's Day
- March 18 Soup Day @ SMCC (410-745-6073)
- March 20 Spring
- April 8 Fabulous Fish Fry Fiesta to benefit orphange
in Honduras. Two seatings: 5-6 pm and
6:30-7:30 pm @Christ Church Parish Hall
(410-745- 9076)
- April 15 Soup Day @ SMCC (410-745-6073)
- April 15 Flower Show (9 - 3)
- April 16 Flower Show (8 - 2)
@ St. Luke's Methodist Church (410-745-2534)
- May 13 Rummage Sale (7 -2) @ Christ Church Parish
Hall (410-745- 9076)
- May 14 Rummage Sale (8 - 12) @ Christ Church
Parish Hall
- May 21 RVCA Yard Sale (8 - ?)@Rio Vista Community



RIO VISTA COMMUNITY YARD SALE

Last year many **RIO VISTA** residents participated in a very successful **community yard sale**. It fulfilled a number of needs. It satisfied those who wished to dispose of articles and it delighted others who were able to acquire articles at a reasonable price.

This year the date of the sale will be **May 21st**. All details are not yet finalized and will come out later in the **May Nav-Light** or on the **RIO VISTA web-site**.



POORE HOUSE, INC.

Digital & Offset Printing
High Volume Copying
Mailing Services • UPS Shipping

111 Fremont Street
P.O. Box 111
St. Michaels, MD 21663
410-745-3200 (voice)
410-745-5483 (fax)
poorehouse1@verizon.net

Let Nav-Light's advertising catch the eye of the Rio Vista Residents! An advertisement, as seen above, may be included for \$15.00/issue.

The following sizes may also be ordered:

¼ page \$25.00/issue
½ page \$50.00/issue

THANKS JUDY

At the January **RIO VISTA Board Meeting President Judy Sandground** announced her **resignation**, citing increased family and church responsibilities. Along with the expected problems of chairing a Board representing approximately 250 homes, a few years ago she also very effectively chaired the committee which prevented both **RIO VISTA** and **BENTLEY HAY** from being annexed into the town of **St. Michaels**. During her tenure she literally brought the **Association** into the **21st Century** with an extensive study and organization of all documents dating back to the original **By-Laws** of **1954**.

Equally important, you don't have to talk with her very long to know that she loves **RIO VISTA**, loves living in **RIO VISTA** and wants it to remain as one of the **premier communities** in Talbot County. **Thanks Judy!!!**

The good news is threefold: one, **Judy** will finish her term on the **Board** and is assuming the position of **Vice-President**, two, **Jack Davis**, a ver talented fellow in his own rite and former Vice President and a two year member of the **Board** will become, **President**. And finally, **Jack promises that the cookies he serves at his Board Meetings will be just as delicious as Judy's**.



Mid-Atlantic Gardening Tips for March

By
Mala Burt

(Rio Vista resident & author)

Most perennials can benefit from a **light** application of a slow release fertilizer such as Osmocote (14-14-14) in March. It's also the time to clean up dead foliage on hardy mums. They usually need to be divided every three years. March is also the time to divide threadleaf coreopsis, lily of the valley, yarrow, daylilies (every 6 to 8 years), and catmint.

Now is the time to cut back your red twig dogwood and prune out to the ground 2 or 3 year old weaker shoots of mophead and lacecap hydrangeas. Some of these bloom on last years' wood; some on new wood so know before you start cutting. Begin pinching the tips of each branch in late March and April for more flowers. Oakleaf hydrangeas should only be pruned of deadwood.

I prune many of my shrubs (pussy willow, beauty bush, Knockout roses, ninebark, spiraea) quite severely as I don't want them to get too tall. Spiraea can be pruned after the first bloom and you will get another bloom in late summer and early fall.

We are all looking forward to warmer weather so we can get out and begin yard clean-up.

Critical Area Mapping Project Update: Some of us in the Rio Vista area are watching the Critical Area Mapping Update Project. My understanding is that this will affect those of us whose properties fall within 1000 feet of the water, so not just those who live on the water.

Two public information meetings about the proposed changes will take place in March. The purpose is to provide information about the project and to give the public an opportunity to review and comment.

March 9, 2011 at 6:00 p.m. at the Talbot County Community Center, 10028 Ocean Gateway, Easton, Maryland 21601.

March 15, 2011 at 6:00 p.m. at the St. Michaels Public Library, 106 Fremont Street, St. Michaels, Maryland 21663.

Following the presentation, State and local government staff will be available to assist property owners in reviewing the maps, determining how individual properties have been affected, and identifying areas that may require further review or research. Paper copy and electronic maps will be available for review at the meetings.

Interested parties may view the updated maps on-line and register to attend the public information meetings at

<http://www.dnr.state.md.us/criticalarea/mapupdate.html>





ANOTHER OUTSTANDING PERFORMANCE!

by
Ken Bridges

Last year at this time I was hailing the performance of "Jekyll & Hyde", possibly the best performance ever on a St. Michaels Stage. After attending the outstanding performance of the 1950's **Judy Garland** production, "Meet Me in St. Louis" I consider it at least a toss-up.

Under the direction of **Mrs. Becky Hale** the light hearted love story seemed to come to life. The leading characters, **RIO VISTA** residents, **Jennifer Swaine** and **Todd Kleppinger**, have outstanding performances as young neighbors who "discovered" each other. The other **RIO VISTA** students who had major roles included **Shelby Swann, Krystal Ashman, Bailey Swann, Julie Swaine** and **Lauren Merriken**.

Although many of the principle cast members will graduate in June and go on to college or community theaters, **Mrs. Hale** is even now working with her **undergraduates** and reports discovering extraordinary talent. As she suggests "It just keeps getting better and better".

Don't miss next year's performance!



CAREFUL

After a long, ugly winter, people are starting to emerge from their warm, cozy homes. I see walkers and joggers who I haven't seen for months. I see new groups of children of all ages playing at School Bus stops. I see "pooches" on leashes of all lengths looking for the right place. I see a whole new batch of automobiles and bicycles, many of which are aiming for the High School.

Advice from your **Board**: **Please watch out for each other**: be in the right place; not the middle or the wrong side of the road. Be predictable, not wandering here, there and everywhere. Have small children and pets on "short leashes".

Finally, it is recommended that vehicles not be parked along the side of **RIO VISTA** streets, particularly at night. The streets are very dark and the cars are difficult to see. It's just an accident waiting to happen.

Please stay with the 25 MPH speed limit!!

Congratulations!



RIO VISTA COMMUNITY DIRECTORY

BOARD OF GOVERNORS

Jack Davis (410) 745-2461
President/Treasurer

Judy Sandground (410) 745-5118
Vice President

Jan Burke (410) 745-9768
Secretary

Tom Mendenhall (410) 745-6864

Barry Burke (410) 745-3885
(301) 482-1929

Jan Swigert (410) 745-9822

Ken Bridges (410) 745-5980

E-mail - Rio Vista Association
riovistamd@verizon.net

STANDING COMMITTEES

Architectural

Barry Burke, Chair

Doug Gibson, Patrick Kennedy

Communications

Ken Bridges, Chair

Sandi Droege

Community Events

Ann Davis & Sandi Droege, Co-Chairs

Volunteers, OPEN

Curb Appeal

Ken Bridges, Jan Burke, Co-Chairs

Volunteers, OPEN

Dock

Don Parks, Chair

Jan Burke, Ken Bridges
Harold Klinger

Erosion

Jack Davis, Chair

Roy Droege Bernie Grove
Tom Mendenhall Jim Swigert

Document Review

Judy Sandground, Chair

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Jan Swigert

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Carol Ashman Doug Gibson
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Roger & Marla Burt Theresa & Hunter Plog
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