



THE NAV-LIGHT



THE COMMUNITY NEWSPAPER OF RIO VISTA
ESTABLISHED AND INCORPORATED IN 1954

Volume 13 Issue 2

May 1, 2011



In this issue you will find...

President's Letter.....	2
Rio Vista Board Reports.....	3
Seven things you always wanted to know about	4
Important Dates.....	5
Yard Sale.....	5
Authors' Corner.....	6
Responsible Yard Maintenance.....	6



HOUSE NUMBERS

Let's up-grade. Several years ago the 911 office sent out a letter in which they suggested that all house numbers be put in a location **easily seen from the street** and which could be illuminated when needed.

These numbers are available at all home stores and easily installed. A much less effective, but a "something beats nothing remedy" would be to make sure you had good reflective house numbers on your mail box. Someday you may look on this up-grade as a "life saver".

See **HOUSE NUMBERS** Page 5

School is almost out for the summer!

At times our children forget to look both ways before crossing the street. So far we have been very fortunate in that there has not been an accident in our community.

Please remember.....

The speed limit in Rio Vista is

25 mph!!!!



Please help to keep our children safe!



Rio Vista has its own web site. Type www.riovistacom.org in the address area. This site includes past Nav-Lights as well as the most recent edition.

If you have any questions you would like ask and believe it is something our residents would like to know, please send your question to Sandi Droege

sdroege@bluecrab.org
(410)745-6572.



From the President's Desk

As we begin the spring and summer seasons, I know we are all looking forward to another beautiful and pleasant time in Rio Vista. I have noticed a lot of outdoor activity beginning with the spring cleanup of properties. The sound of lawn mowers is again upon us.

The Board of Governors has been busy over the winter planning projects and events that hopefully you will all participate in and enjoy. The new entrance signs are being made up as we speak. We expect installation of the signs at the Madison Avenue and the Lincoln Avenue entrances and on Riverview Terrace at the beginning of Bentley Hay sometime around the end of April. There are several shoreline preservation projects underway. One to plant grass at the boat dock landing and one to place stone and plant grass at the picnic area. The board also has a project to inform and educate real estate agents about the Deed and Restriction requirements so that new homeowners will be made aware of this important part of being a homeowner in Rio Vista. And don't forget the Community Yard Sale on Saturday, May 21st. The annual picnic will be on Saturday, June 11th. Please put these dates on your calendar and plan to attend.

Your Board of Governors is looking for homeowners to serve on the board. We will be losing two of our seven members June 30. It is important that the board have sufficient members so that all facets of our community can be represented and so all the committees can be properly staffed. If you, or if you know someone, who would make a good board member, please contact me or any other board member with suggestions.

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 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. Please call Ann or Sandi.

June 11, 2011 Saturday **Annual Picnic.** 12:00 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 spring and summer seasons.

Jack Davis



RIO VISTA COMMUNITY ASSOCIATION

TREASURER'S REPORT

The community finances continue to remain strong. The 2011 budget is again a frugal one with the Board of Governors acting to control expenditures within the revenues received for this year.

The top budget items are shoreline preservation, liability insurance and annual grass cutting of community property. This year, the replacement of Rio Vista entrance signs will be a major, non-recurring expense. Receipt of annual dues is slightly behind previous years. This is attributed to the difficult financial condition of our country at this time. The board is taking positive steps to insure that annual dues are collected as quickly as possible.

The 2011 budget can be reviewed and commented upon at the Annual Community Picnic in June. Hope to see everyone there.



THE ARCHITECTURAL COMMITTEE

An active Architectural Committee is undoubtedly the most important influence in maintaining the appearance which attracted most of us to want to make our homes in Rio Vista. It could be the reason that there are no front yard fences or sheds, especially those small metal ones which rust after a year or two, in conspicuous locations. This Committee plays a major role in keeping our property values higher than in some surrounding areas.

For more information about the Architectural Review Process, go to www.riovistacom.org and click on the "Architectural Form" or send an email to Barry Burke at riovistaarchitectural@riovistacom.org.

The Committee approved two modifications in April:
506 Tenant Circle – Front Porch
1114 Riverview Terrace – Sunroom Replacement

The Architectural Committee is looking for additional members to serve on the Committee. It takes very little of your time and is a big help to the Community. If you are interested, please contact Barry at

riovistaarchitectural@riovista.org.

Thanks!!!

DOCKMASTER DON'S SPRING REPORT

Spring has brought a flurry of activity at the **Boat Dock**. Several pilings have been replaced and new **Channel Markers** have been installed. Boaters, please note that the channel seems to have shifted a bit since last year. Give the markers adequate space as the channel is entered. Consider the PVC markers as **green buoys** when entering and leaving the **Rio Vista Community Pier**. Also, a new marker has been placed where the creek meets the river.



There are **slips available**. Contact the **Dockmaster** for more information. There was very little response to the recent survey to determine if there was interest in placing a **canoe/kayak rack** near the dock area. For now, the project will be discontinued.

Have a **safe** and **pleasurable** boating season!!!

THE LANDSCAPE COMMITTEE

Watch for the new Rio Vista signs!



SECRETARY'S REPORT

Normally, several weeks before a home in RVCA goes to closure the title company contacts one of the RCA officers to determine if the Annual Fees for the home have been paid. Recently, a title company waited until the day of settlement to require the homeowner to provide proof that the Annual Fees were paid. Since the homeowner was not prepared with that proof, a substantial amount of money was withheld from settlement until proof of payment could be provided. Suggestion: If you have your home for sale, provide information about your RVCA Deed and Restrictions, By-Laws, Annual Fees etc.. Don't let any surprises ruin your settlement.

Jan Burke



**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 that 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



Do you wish to keep the Rio Vista Community the same for the next 20 years as it has been in the past? Please call Jan Burke (410-745-9768) today! She will arrange for you to sign the Extension of the Deeds and Agreements.

Nothing is being added or changed! This is only an extension of what was written when created.

Read the articles on this page and call Jan Burke if you have further questions.



SAFETY TIP

Do you ever feel the need for an **Alarm System**? Look around. Sometimes we need a reminder about simple things we can use to protect ourselves. The next time you come home for the night and start to put your **keys** away, think about it; it's a **security alarm system** that you already have.

Test it. Push the **panic button**. It will activate your **car horn** from most everywhere in your house and will keep honking until your battery runs down or until you reset it. The noise and lights will also alert neighbors and in most cases frighten the prowler/burglar away. Keep your keys within easy reach when you go to bed at night.

Remember to always carry your keys when walking through a **parking lot**, especially at night. Always keep your keys on the night table when spending nights in **motor lodges**. People with serious **health issues** should have their keys with them on their property in case of falls, seizures etc. Let your mind wander. You will think of other uses.

Do your family and friends a service and **share** this with them.



Join in the...

RIO VISTA COMMUNITY ASSOCIATION YARD SALE

May 21
8 am - 12

Rain Date: May 28

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

If you wish to participate with the sale, please contact:

Ann Davis (745-2461)
Sandi Droege (745-6572)

We need to know how many balloons to purchase for the event...



Dates to Remember



- May 13 Rummage Sale (7 - 2) @ Christ Church Parish Hall (410)745-9076
- May 14 Rummage Sale (8 - 12) @Christ Church Parish Hall
- May 15 Senior Citizens Celebration (3 -?)
All invited to enjoy the festivities
- May 21 RVCA Yard Sale (8 - 12) @Rio Vista Community
- June 4 Strawberry Festival @St. Luke's Methodist Church
- June 11 Rio Vista Picnic/Meeting (11 - ?)
- June 11 St. Michaels Alumni Banquet (5:30 -?) @MRYC
- June 25 Feast for Famine Dinner (5 - ?)
sponsored by the Covenant of Churches in St. Michaels. Proceeds will go to the Crop Walk for Hunger.
- June 26 Crop Walk Tent Service (10 am)
Sponsored by the Covenant of Churches in St. Michaels on the lawn of Perry Cabin

From
Page 1



HOUSE NUMBERS

Have you ever tried to find my house during evening hours? Unless we had some pre-arranged conversations or you previously had made nighttime visits, I suspect that you may have had some problems. During the day everything is fine. At the end of the driveway is a very conspicuous garage door with even more conspicuous **house numbers** above the garage door, however they are **unlit numbers**. So, during nighttime hours, friends, fire-fighters, police or ambulance drivers would discover that I am hard to find.

How about you? **Same problem?** Could I find you at 10 p.m. if I just had your address? Probably, but not without some degree of delay while I squint at the doorways on several houses, perhaps even knocking on the doors of one or more for specific directions.





Authors' Corner

Regional author Don Parks, a Rio Vista resident, has written three books focusing on the Eastern Shore and the Chesapeake Bay. His initial work, entitled *Chesapeake Winds and Tides*, describes his travels on the Eastern Shore Rivers, islands and communities from the Miles and Wye Rivers southward to Tangier Island, VA. In addition to his voyages by boat, Parks interviews a variety of people along the way in an effort at capturing the Eastern Shore culture and heritage so prevalent in the area a few generations ago.

His second book, *Chesapeake Splendor*, describes his voyages on upper Eastern Shore rivers, islands and communities, from the Susquehanna River to Kent Island. Following his boating trips, Parks paralleled each river in an RV in an effort to reach the river's headwaters. Each chapter is written from two perspectives; the boat and the RV.

The third book, currently being printed, is titled *Chesapeake People* and is a compilation of biographies of folks whose lives have been heavily influenced by the Chesapeake Bay. Scientists, watermen, sailors, trappers, educators and a minister are included in the compendium.

A fourth book is underway and will be a continuation of *Chesapeake People*. Anticipated publication is 2012.

For more information or to purchase a copy, contact the author, Don Parks, at 410-745-0468 or
e-mail: Parks1019@verizon.net.



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 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**



Responsible Yard Maintenance

After a long, dark and sometimes ugly winter, we are all anxious to see the first buds appear on the trees and the first hint of green in our yards, even if it may be only a hardy weed. Most of us live in **Rio Vista** because, among other things, we love the beauty of nature and the outdoors. We love the lush greens of our landscapes and the brilliant blues of our seascapes.

Unfortunately the brilliance of the blues peaked a generation or more ago and then began its plunge, a victim of the lushness. In the early and mid-1900's **St. Michaels** was inhabited by a population almost equally of land workers; i.e. farmers, and water workers; i.e. fishermen, oystermen and crabbers. They knew that their successes depended on each other.

Then the evolution arrived when the beauty and solace of **St. Michaels** was discovered, the **Bay Bridge** was built and the rush to retirement began. The farm fields that bordered the river soon were replaced with upper income, often palatial homes and home sites. The new owners loved their lush lawns. They quickly learned that if they doubled the amount of nutrients that the farmers used to grow crops, their lawns would become very green and very lush, very early. They learned that if they did this three or four times a year, the lushness remained on and on.



This trend has continued and even intensified. Because of proper nutrient management, prior to the 60's, the river bottom was very visible in depths of 8 to 10 feet. Since then depth visible has steadily decreased until today when mid-summer depths are often less than one foot. The acknowledged cause is over-fertilization, causing lack of oxygen in the water which is detrimental to sea life including occasional massive fish kills.



We encourage all Rio Vista residents to manage their lawns and gardens responsibly. Some of our gardeners have received an information brochure, **Bay-Wise Maryland Yardstick** from the **Univ. of MD Extension Service** which gives specific practices which maintain your property, but not harm the river waters. A link for the entire brochure will also be posted on the **Rio Vista Web-site**. Download it. Use it and share it with friends and neighbors.

www.baywise.umd.edu

www.hgic.umd.edu/content/onlinepublications.cfm

**THANK YOU
FOR YOUR GENEROSITY**



HOW ABOUT A CHUCKLE.....

I was driving when I saw the flash of a traffic camera. I figured that my picture had been taken for exceeding the limit even though I knew that I was not speeding.

Just to be sure, I went around the block and passed the same spot, lessening my speed, but again the camera flashed.

Now I began to think that this was quite funny, so I drove even slower as I passed the area once more, but the traffic camera again flashed.

I tried a fourth and fifth time with the same results and was now laughing as the camera flashed while I rolled past at a snail's pace.

Two weeks later, I received five tickets in the mail for driving without a seat belt.

<http://community.tasteofhome.com/forums/p/810452/6915486.aspx>

The Board is.....

**Wishing U A
HAPPY SPRING!**



CommentsYard.com

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. The picture below of a low tide on the Miles River was taken in April 1975.



If you have any materials or information to add to this history, please contact:

Sandi Droege sdroege@bluecrab.org or call 410-745-6572



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

*** Note the new location.**

"Thank you" to Larry Poore of the Poorehouse for his support of Rio Vista Community!

Board of Governors

President/Legal Liaison	Jack Davis	(410) 745-2461
Vice-President	Judy Sandground	(410) 745-5118
Secretary	Jan Burke	(410) 745-9768
Treasurer	Jack Davis	(410) 745-2461
Erosion Control	Jack Davis	(410) 745-2461
Architectural Review	Barry Burke	(410) 745-3885
Nav-Light	Ken Bridges	(410) 745-5980
E-mail	Rio Vista Association	riovistamd@riovistacom.org

Committees

Architectural	Barry Burke	(410) 745-3885
E-mail	riovistaarchitectural@riovistacom.org	
	Jan Burke	(410) 745-9768
Communications	Ken Bridges	(410) 745-5980
	Sandi Droege	(410) 745-6572
Community Events	Ann Davis	(410) 745-2461
	Sandi Droege	(410) 745-6572
Curb Appeal	Ken Bridges	(410) 745-5980
	Jan Burke	(410) 745-9768
Dock	Don Parks	(410) 745-0468
	Jan Burke	(410) 745-9768
	Ken Bridges	(410) 745-5980
	Harold Klinger	(410) 745-9517
	Guy Reeser	(410) 745-5421
Document Review	Judy Sandground	(410) 745-5118
	Jan Burke	(410) 745-9768
	Ken Bridges	(410) 745-5980
	Jan Swigert	(410) 745-9822
Erosion	Jack Davis	(410) 745-2461
	Bernie Grove	(410) 745-6154
	Roy Droege	(410) 745-6572
Finance	Jack Davis	(410) 7452461
Landscape	Jan Swigert	(410) 745-9822
	Jan Burke	(410) 745-9768
Neighborhood Watch	Sandi Droege	(410) 745-6572
Web Masters	Sandi Droege	(410) 745-6572
	Sharon Miller	(410) 745-2140