



THE NAV-LIGHT



THE COMMUNITY NEWSPAPER OF RIO VISTA
ESTABLISHED AND INCORPORATED IN 1954

Volume 13 Issue 4

Nov. – Dec. 2011



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FOLKS, IT'S HERE

Remember the heat of July and August, all those days when the temperature topped 90 and occasionally 100, when your air conditioner seemingly ran non-stop day and night and your lawn was dry and brown with only a few very hardy, greener and taller weeds. Well, it's all over for another year. The autumn season is here.

You can now comfortably walk in your back yards: enjoy the cleaner and fresher air, enjoy the quietness of non-air conditioning, and enjoy the crispness of the autumn breeze. Listen to the arrival of a fresh flock of Canadian Geese and watch your little yard birds fly around with what seems to be renewed vigor. Finally, tear yourself away from your T.V. and go sit in your yard or patio. Look up at the sky. Your star count has at least doubled since summer. They are bigger, brighter and you will swear that you see them move.

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Celebrating Changes for Irene Heller

Irene Heller, a long time resident of Rio Vista is moving to William Hill Manor. Her daughter Nancy helped members of the community wish her well.



Irene Heller & Nancy Heller Hughes



Ken & Ardy Bridges



Irene, Sharon & Rick Miller



Irene with Jan Burke



Hope & Willa Harrison

Irene plans to continue staying busy with the volunteer work that she is known for!

We all promised to keep in touch.



From the President's Desk

The fall season is upon us. We can all feel the changing weather and see the leaves take on their wonderful bright colors. If only those leaves would fall on their own into the trash bags and haul them to the curb for collection. Sadly, they won't do that.

I hope we will all take the opportunity to socialize with our friends and neighbors before we button up our homes for the winter. And, meet our new neighbors. There have been a number of homes sold in the past few months with new Rio Vista families taking up residence. Take the opportunity to welcome them to our community.

Last week, Jan Burke supervised the installation of new rip-rap at the picnic area. I say supervised, but actually she filled a front end loader bucket with rock **by hand** so it could be placed along the bank. And the next day she helped spread top soil and plant new grass seed at the picnic area. I know who to look for when there is a need for heavy lifting. Thanks Jan.

The **Extension of the Restrictions in the Deed and Agreement** remains the highest priority for the Board. The summer hiatus has slowed the process somewhat, but I would appreciate your contacting me if you have not yet signed the extension.

The Deed and Agreement restrictions 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.

There are a number of projects that continue to occupy the Board of Governors. Maintenance of the shoreline is an ongoing task and will remain a high priority. There is also a continuing requirement to maintain the picnic area. There is a need to complete the rip rap and to replace the old wooden picnic tables that are deteriorating. The Board is investigating the possibility of replacing the metal screw pilings at the community boat dock with wooden pilings.

Best wishes to you and your families for the remainder of this year.

Jack Davis

RIO VISTA COMMUNITY ASSOCIATION



TREASURER'S REPORT

As we enter the last quarter of the financial year, your community association continues to enjoy a healthy financial condition. Nearly all homeowners are current with paying the annual fee with only a few in arrears. For those who have not yet mailed their annual fee payment for 2011, please do so as soon as you can. It will make a huge difference to the community's financial strength. Invoices for the 2012 annual fee are scheduled to be mailed in late November.

ARCHITECTURAL'S REPORT

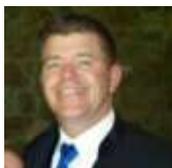


Many Rio Vista residents consider the Architectural Committee to be most important among all committees of the Association. It is the stabilizing force of the Community. It prevents the "hodgepodge" appearance which is evident in many aging communities. Directly or indirectly this committee has attracted many residents.

The Committee is presently chaired by Barry Burke, a member of the Rio Vista Board of Governors and an active, interested member of the Community. Before adding a storage shed, a fence or changing the appearance of your home please contact Barry, (301) 482-1929. He will fully explain the policy as it pertains to your project and assist you with your planning.

A New Board Member: **Hunter Plog**

Married since October 2003, Theresa Plog
Moved from Easton to Rio Vista July 2007
Father of two Madelynne (4yrs) and Lillian (10mo)
Jobs: Stay at home dad, private practice dietitian, and substitute teacher for Talbot County Public Schools
Graduate of University of Maryland in 2000 with an internship at Medical College of Virginia Hospitals.
Retired United States Air Force Master Sergeant, Served during Operation Just Cause at Wilford Hall Medical Center TX., Operation Desert Storm 1991 at Torrjon AB Spain, and Operation Iraqi Freedom 2006 at Balad AB Iraq



DOCKSIDE NEWS

Summer, 2011, weather-wise, was again benign and has been very kind to our shoreline and our pier. To date there has been no reported damage to our pier or any of the boats. Everything seems to be in excellent condition.

As a reminder, all boats must be removed by November 15th. The only exception is for those boats used for work or for hunting. These exceptions have to be granted by Don Parks, dock master. In the interest of safety or causing damage to the pier please remove all lines, weights and any other items except those provided by Rio Vista. Thanks!!!

Association Project (Your Annual Dues at Work)

The Association was incorporated in 1954 to assure that the RVCA community owned lands would be protected forever. Last spring, the Board worked on the grass protecting the dock area. This fall the Board made repairs on the rip-rap at the picnic area and planted grass seed.



Our next project is to rally support from Talbot County to repair the culvert under Landing Road. The county has already agreed that the road needs repair but has been unable to fund the project. As the culvert pipe deteriorates the road surface breaks away. RVCA absolutely cannot lose the road to the picnic area and we will do everything we can to get the road repaired.



In the coming spring, the Board will also replace one or more of the old picnic tables.



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</u>
<u>Filed</u> Deed & Agreement Records	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 haven't signed the extension! Time is running out.....



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LEAF DISPOSAL

Like many rural communities with mature trees and bordering woodlands, Rio Vista is in the midst of its annual leaf drop. Ridding ourselves of these leaves can be a difficult chore.

Because of increasing fire hazard and complaints of respiratory problems from the smoke, burning leaves in Rio Vista is prohibited. There are many suggestions floating around about the best method of disposing of downed leaves. The consensus is that mulching is probably the least labor intensive and also returns some nutrients to the soil.

Shore front property owners should be reminded that disposing of leaves into the river is illegal.



Forgot the Rio Vista Web Site Address?
www.riovistacom.org
Check out our new Signs!

FOLKS, IT'S HERE

From
Page 1

They are bigger, brighter and you will swear that you see them move.

Looking back, now that it has become comfortably cool, our very hot summer doesn't seem so hot after all. As it gets colder and colder, the heat of the upcoming summer will become more inviting. Then, sometime in late winter we will absolutely crave the silence of the geese, the haziness of the summer skies and the noise of the air conditioners and the lawn mowers.

In summary folks, autumn has arrived. It's here, love it and enjoy it. **Fall is here!**



PARTICIPATION INVITATION

Do you enjoy living in Rio Vista? Is your Rio Vista Board performing adequately? What would you like to add/change in the community?

Your Board would love to hear your comments concerning your Community. We see and hear from a few at Community Meetings. We never hear from the great majority. Is it because you are in total agreement or is it because you think you won't be heard? We need your input to get a feel for your needs and desires.

A short note or e-mail is preferred, something we can keep for a period of time, until we meet. If you have an urgent concern we welcome your phone call.

Finally, the *Nav-Light* is **your** newsletter. If any resident has a desire to make an editorial comment in this publication you are invited to do so.

A Hearty Welcome to Our New Neighbors!



Rio Vista Residents

- Matthew and Sherri Foy on 209 Tyler
- Megan Palanci on 214 Tyler
- Peggy Stanfield on 220 Tyler
- Stefanie L. Defiglia on 234 Tyler
- Nicole and Douglas Dean 508 Tenant Circle
- Tyler Patrick and Monica Mazzeo on Harrison
- Michael and Karen Leech at 514 Tenant Circle
- Lauren and Edward Kimlin on 1114 Riverview Terrace
- Douglas and Donna Reichert on 1013 Riverview Terrace
- Steven and Janet Shimko on 225 Madison Avenue



THE LEGENDARY PINK FLAMINGOS HAVE RETURNED!

We're delighted to announce that our pink plastic friends have returned once again to Rio Vista and the St. Michaels-Easton-Tilghman Island area for yet another season of hilarity and hijinks!



Remember those pesky flamingos that appeared on many Rio Vista lawns last fall and winter? They're back! This just in from the Certified Flamingo Wranglers of the SMMHS Drama Club:

The flock is already out and about – wouldn't you like to send them to visit someone special, or even invite them to come to your own yard?

- **Send the Flock:** 10 flamingos - \$20
- **Extend-A-Flock:** 20 flamingos - \$30, 30 flamingos - \$40, 40 flamingos - \$45
- **Mega flock:** all 50 flamingos! - \$50
- **Anti-Flocking Insurance Policy:** \$20

YOU LIKE MORE INFORMATION?

OR WOULD YOU LIKE TO PLACE A FLOCKING ORDER?

Call Carol at
The Flamingo Hotline
(443) 786-7959

Visit the **SMMHS Drama Club website** at
WWW.SMMHSDRAMA.ORG to:

- Place your flocking order online – pay with PayPal (new this year!)
- Download a printable order form
- Learn more about flamingo flocking

This fundraiser benefits the St. Michaels Middle High School Drama Club, proceeds to help fund our production of **Once On This Island**, coming to the SMMHS stage in January 2012!

This is our last issue until next year!



Your Rio Vista Board Wishes you a
Merry Christmas
&
A Healthy Happy New Year!



Dates to Remember

- Nov. 5 St. Michaels High School Drama Club sponsoring a Pit Beef Sale (9 – 1) @ St. Luke's Methodist Church (410) 745-2534
- Nov. 24 Thanksgiving Service (10 AM) @ Christ Church (410) 745-9076
- Dec. 3 Midday Madness (12 - 3) (6 - ?) @ St. Luke's Methodist Church
- Dec. 4 Advent Lessons and Carols (5 pm) @ Christ Church
- Dec. 10 Christmas in St. Michaels
- Dec. 10 Christmas Bazaar (9 – 12) @ Christ Church
- Dec. 10 Christmas Breakfast (8 - 12) @ St. Luke's Methodist Church
- Dec. 11 St. Michaels Church Choirs (6 PM) @ St. Michaels Chapel
- Dec. 17 Tidewater Chamber Singers (8 PM) @ Christ Church
- Dec. 22 Rio Vista Christmas Light Contest (6 PM)
Turn on your lights!!
- Dec. 24 Christmas Eucharist Service
Children/family Eucharist Service (4 PM), Eucharist Service (6 PM), Choral Prelude (10:30 PM), Festal Christmas Eucharist (11 PM) @ Christ Church
- Dec. 25 Christmas Service, 11 AM @ Christ Church
- Jan. 20 22nd Annual Spaghetti Dinner (4:30-7:30) \$10 (11 years & under are \$4) @ St. Luke's Methodist Church
- * Union Methodist Church – Call (410) 745-2784 for their schedule.

RIO VISTA, LIGHT UP FOR CHRISTMAS



Who cannot remember the beautiful snowfall of 2009 when it seemed like the whole world was covered with with a thick, crystalline coating of snow, a perfect setting for the **Rio Vista Christmas Light Contest**? Could it happen again? Santa and the kids would love it. Let's do it again. On **December 22, 2011** members of your Board will criss-cross Rio Vista seeking out the Most Illuminated home, the Most Beautiful decorations and the Most Creative decorations. Mark your calendars be sure your lights are on by **6 P.M.**

Maybe this year **you** will receive the phone call from President Jack Davis announcing you are the winner.
Good luck!!!

THANK YOU



FOR YOUR GENEROSITY



Peggy Stanfield (new resident to Rio Vista), enlisted the help of the neighborhood children to decorate for the arrival of the ghosts and goblins.



Kottwitz.graphics@comcast.net

Your Rio Vista Board recommends Mark Kottwitz on experience working with him as he designed, made and installed our three signs. All three signs are displayed on the Rio Vista Web Site under News& Report. www.riovistacom.org

High Tide in Rio Vista



In years past, this sight occurred a few times a year, especially when a storm was moving across our area. But as many of you have noticed, the tides crossing Landing Road are monthly if not weekly events.

If you check the Rio Vista's Historic Section on www.riovistacom.org (slide #16) you will notice how far the Community Land Recreation Area extended on the Miles River.

Now our community is desperately trying to save a very small picnic area. This is why it is so important for all of us in this community to pay the Association dues. These are the only funds available to protect this small piece of land. When it is gone, there will be no common area for our children, artists, fisherman, artists, dogs etc. Be sure to pay this year's dues!

Please help to preserve what little remains!



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



Check this out!

We are adding a **new** category to the Nav-Light and our web site. You will now see a Classified section where you are invited to advertise items for Sale, Rent or items Wanted to Buy. Click on the Classified Button on Rio Vista's Website's front page to check out the prices for an ad in the Nav-Light. www.riovistacom.org

Board of Governors

President	Jack Davis	(410) 745-2461
Vice-President/Legal Liaison	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
Finance	Peter Paris	(443) 819-1346
Landscape	Hunter Plog	(410) 745-5492
E-mail	Rio Vista Association	riovistamd@riovistacom.org

Committees

Architectural E-mail	Barry Burke (riovistaarchitectural@riovistacom.org)	(410) 745-3885
	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
Document Review	Judy Sandground	(410) 745-5118
	Jan Burke	(410) 745-9768
	Ken Bridges	(410) 745-5980
Erosion Control	Jack Davis	(410) 745-2461
	Bernie Grove	(410) 745-6154
	Roy Droege	(410) 745-6572
Finance	Peter Paris	(443) 819-1346
Landscape	Hunter Plog Jan Burke	(410) 745-5492 (410) 745-9768
Neighborhood Watch	Sandi Droege	(410) 745-6572
Web Masters	Sandi Droege	(410) 745-6572
	Sharon Miller	(410) 745-2140