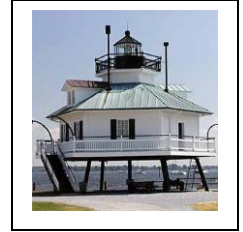


THE NAV-LIGHT

THE COMMUNITY NEWSPAPER OF RIO VISTA
ESTABLISHED AND INCORPORATED IN 1954



End of Summer



Volume 15 Issue 19

August 8, 2021

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A Bedtime Story about Rio Vista

by
Bruce Grissom

As a new volunteer with the Nav-Light newsletter and a relatively new resident of Rio Vista, I was surprised how Rio Vista came to be.

The beginning was in the early 50's and a couple, who were described as 'Dreamers' and owned a large tract of farmland outside of a picturesque little town wanted to create a community and pictured turning their farmland into a spacious community with large front yards. A community with recreational areas for residents to enjoy and a commercial area that would not encroach on the homes. They hoped this would encourage owners to take pride in

A Bedtime Story
continued on page 4

. Animal Safety

by
Jan Burke

I have lived in Rio Vista since 1973 but I have only had a dog companion since 2003. During my many, many walks (I can't begin to count how many) I have met so many wonderful dogs and their companions. All most all the "dog people" around here are really wonderful stewards and companions for their dogs. When something out of the ordinary happens, like poop left on ground, inappropriate barking, or dogs off leash causing a problem, we all know who is at fault. Not the dog! The dog's "person" is ultimately responsible for its actions. Recently we had a very unfortunate incidence. An off-leash dog attacked a much smaller, on leash dog, resulting in extremely serious injuries and untold emotional trauma. Poor little dog! Poor little dog's owner! They were defenseless. The big dog darted out of a car and took off. The teenager in charge of the dog at the time did not leash up the dog before letting it out of the car. That dog is now burdened with stigma of PDD, Potentially Dangerous Dog. If there is ever another incident involving that dog it will be put down. The owner of the dog that attacked is burdened with vet expenses. The owner of the victim dog knows her dog will have physical and emotional pain for life.

I think many of us have had encounters with off leash dogs, but this was the most serious attack we have had here in Rio Vista. Here is the point of all of this rambling. We "Dog People" must be always vigilant. Do not take for granted that our dog will stay out of trouble. Instead, assume that our dog might take off on an adventure and take every action to make sure he cannot!

P.S. Invest in a small air horn, whistle, or other Self Defense item to take with you on walks.



FROM THE PRESIDENT'S DESK.....



HOT, HOT, HOT! During the winter I like to look forward to complaining about the summer heat. Well....I have gotten my wish. It's hot.

Times in Rio Vista seem to be returning to a more usual summer routine. Visitors have returned with all of the cacophony and clamor that bodes for a better and sorely missed economic climate. The restaurants, shops and bed & breakfasts are doing well at this time but have a rather large hole to climb out of before recovering from a devastating year. And I am happy to see our summer homeowners have returned. Welcome.

Please don't let your guard down. The country is still in the midst of a pandemic with everyone at risk, even those who have received the full vaccination. Covid infections are on the rise nationally as well as here in Maryland. And remember, it is thought that cold weather is more favorable to the virus. There is great concern from the CDC and medical professionals about the uncertainty of what the country will face when the weather turns; and when flu season begins. Stay safe!

Of particular note, home sales in our community have increased dramatically. As of June 30, fourteen home sale settlements have already taken place. There are several additional homes on the market. Some of the homes were sold as soon as the sign went up. In at least two cases there was no for sale sign. Just a sold sign! Go figure.

Which reminds me, with so many new neighbors please take the time to introduce yourself and welcome them to Rio Vista. We routinely send a welcome letter to each new homeowner that contains pertinent information they may find helpful. But a smiling face and genuine welcome can go a long way to make new folks feel comfortable more quickly.

Plans are being made to hold the annual member meeting in November as mentioned below. It will be wonderful to see everyone then and to get some in person feedback and suggestions from each of you. Community projects have been difficult to complete during the past 18 months, but the board of governors is anxious to get back to work to develop a project list for the coming year. As we did not have an annual meeting last November, in accordance with the by-laws, those board members whose tenure expired during 2020 were asked to remain in position until the next annual meeting.

The mosquito spray program has started for the season. Luckily, the mosquito problem does not seem as bad as in previous years.

About the Rio Vista Community Annual Meeting and Pot Luck Lunch, it has been a very long time since we had an annual meeting and shared good food, fellowship and news about Rio Vista. If all goes well and the virus does make a comeback, we will all get together this fall. All property owners, renters, friends and family are cordially invited. Bring some food or good stories to share with your neighbors. There will be plenty for all. RVCA will supply Iced Tea, Lemonade, water, plates, napkins etc. **When : Saturday, November 6, 12:30 - 2:00 Where: ST. Luke's Meeting Hall (located beside St. Luke's church – across from the St. Michael's post office**

We are in the process of reviewing/updating the Nav-Light email list. If you are not receiving the Nav-Light by email, please send us your contact information. The Nav-Light looks so much better in color.

As a reminder, open fires, such as leaves and yard debris burning, are not permitted within Rio Vista at any time.



DOCK MASTER'S HELM



I must confess I have not spent much time down at the dock. Since a lot of the COVID-19 restrictions have been lifted my family and I have been out of town most weekends. Like a lot of Americans spending time at home we have started several remodeling projects at our house. Family and home projects have kept us busy, not much time for anything else.

I have seen the return of the commercial crab boats off Maiden Point. I did get one Saturday morning to go crabbing. I spent all week preparing my trout lines, replacing hardware and baiting the lines only for my boat engine to malfunction. I spent the next week trying to find the source of the malfunction only to come up empty. I called the local mechanic to see if I could bring my boat to him. He gave me a 2 week out date to bring the boat over. He said business is booming but he is unable to hire or keep staff at his shop. A real blessing and a curse.

I would like to remind all RVC residents that if you come down to the marina, please park with your vehicle facing the Miles River. This will allow the most vehicles to park. Please no trailer parking down at the marina. Thanks everyone for your cooperation.

ARCHITECTURAL REPORT



The Board of Governors for the Rio Vista Community Association (RVCA) encourages property owners in Rio Vista to improve their homes and their properties to maintain and improve the property values in the community. Therefore, a simple one-page form (called a CARF) is provided to obtain approval BEFORE county permitting is requested.

As always, we appreciate your support of this process, and should you have suggestions and feedback for improvement, please contact the Architectural Committee at: architectural@riovistacom.org

Additional forms may be found at our updated website <https://riovistacom.org/architectural/>

A handy flow chart is available online that can help determine if you need to submit the Construction and Architectural Review Form (CARF) for RVCA approval.

For those of you thinking about an upcoming fall or winter exterior renovation – here are a few of items to keep in mind when planning:

Architectural Report

Cont. on Page 5

TALBOT CO. UPDATE



After more than a year of COVID restrictions, it's wonderful to spend time once again with friends and family and enjoy summer activities with fewer worries. For those who've been vaccinated against COVID, the Talbot County Health Department is now offering a free digital COVID-19 vaccination card for County residents. If you have a digital card, you won't need to worry about losing your paper vaccination record or forgetting to bring it with you if needed. Go to <https://health.maryland.gov/talbotcounty/Pages/vaccinecheck.aspx> to find out how to get your digital vaccination card.

The Health Department continues to offer COVID-19 testing and vaccinations to those who need them. For more information, go to <https://talbotcovid19.org/> or call the Health Department at 410-819-5600.

TREASURER'S REPORT

The community's financial condition continues to be good. There are no outstanding liabilities at this time. Annual fee collections have been better than expected considering the current fiscal climate of the country. This has allowed us to meet all financial obligations in a timely manner. One bright spot was rental of the slips at the community dock. All were rented this season. Planned expenditures for erosion prevention and for the mosquito program were under budget, but anticipated future requirements are expected to increase.

Climate change has greatly affected our erosion prevention plans as the tide levels continue to increase. High water conditions have been occurring more often than in past years. Living shoreline plans at the community dock and the picnic ground are still being considered. The cost to install living shorelines is prohibitive and the regulatory hurdles are substantial. We will persevere!

Annual fee invoices will be mailed in November. The fee is due to be paid by December 31. We really appreciate members who submit payment by the due date. It allows the board to plan more efficiently and to accurately determine which projects can be safely funded.

The current \$50.00 Annual Fee has been in place for over 10 years. There are no plans to change the fee at this time.

Wildlife Update:
by
Scotty Bruce

The Ospreys Reclaim the Platform!

Earlier this summer we reported here that one of our osprey pairs returned from migration to the Miles River only to find their nest was taken over by squatters - an aggressive pair of Canada geese! While the behavior is not uncommon, it's always a little unfortunate, both for the ospreys and for those who like to observe and wonder at the nesting behavior and the rearing of young ospreys during the summer months. Sadly, our osprey pair did not find another nesting site. Instead, they continued to spend time nearby and harassed the squatting geese on a regular basis. More on that in a minute.

Meanwhile, the Canada geese pair used the osprey nest to hatch two young signets. Unfortunately, one signet died by predation in the first week, and the other succumbed during a heat wave the following week. After unsuccessfully attempting a second brood, the geese abandoned the nest and joined the summer flock of 40-50 Canada geese that can be spotted along the river. The osprey pair wasted no time taking back "their" nest, but it was too late to raise young this season. The osprey pair can be seen daily on the platform adjacent to the picnic area. We're consulting with wildlife experts to conduct nest "blocking" next spring. This is a proven and approved strategy that uses a box or wire teepee to block the nest in early spring and leaves the geese no choice but to find a more natural nesting site (which they will do easily). Then as the ospreys are first spotted a couple weeks later, the block is removed, and the ospreys can nest peacefully. Let's hope so. Stay tuned!!

Welcome



Ferry Family

.....Ben, Lauren, Paul (6) and James (3) Ferry. You'll likely find them at their favorite spots by the water with the boys picking up sticks and exploring (multiple times a day :)), playing by the dock, riding bikes and scooters on Riverview Terrace or picking up donuts at galley!

Lauren and Ben started coming to St Michaels together when they were dating and fell in love here and with this town! Ben works in education and Lauren works in the healthcare industry. We are thrilled to be a part of the Rio Vista community. We have found everyone so welcoming and friendly! Look forward to meeting more of you soon.

A Bedtime Story

cont. from page 1

their lots and homes - to keep them neat and to maintain them. They retained counsel to develop legal documents that would define the process of starting a community that would be built with consistent standard but not all the same and would be beautified and maintained. They were concerned that their vision would fall by the wayside, so their lawyers created a document named a 'Deed Agreement'. In this document there were twelve "General Restrictions and Conditions". The deed agreement which includes the deed, set out the standards for property owners. A corporation was created to manage the areas of Rio Vista set aside for recreation. We do not know why the community was named Rio Vista. The founding couple decided to name the streets after Presidents. Many streets are presidential but eventually additional names were created such as Cove and Landing. They also created a requirement that every twenty years the community members must meet to reaffirm the restrictions contained in the original agreement. Since its creation in 1954 Rio Vista has grown and the same principles that the founding couple envisioned continues today with the guidance and support of the active core of the board of governors. You can learn more about Rio Vista by going to riovistacom.org. Go to www.riovistacom.org/ResidentInfo for details.

Restaurants in St. Michaels



by
Bruce Grissom

In our last issue we shared the many efforts our restaurants in St Michaels and nearby towns were making to remain open while at the same time ensuring that their customers and employees were safe.

Well today I walked through St Michaels and stopped in several eateries and asked the staff how they were feeling about business. With the success of the vaccination programs and COVID testing we have made a big dent in the spread of the virus and our enjoyment in 'eating out' is returning. We don't have to wear a mask unless you choose to and the mandatory distancing between customers is also done.

The staff I spoke with were very positive that dining out in St Michaels was back to pre-covid numbers and in some cases the staff are seeing more diners than before the pandemic. It is still OK to wear a mask as it is a personal choice.

Architectural Report

Continued from page 3

1. If you are planning to add a shed to your yard (and you are not on the water), a 25' setback from the front and rear are required by Talbot County, *unless the shed is 300 square feet or less. If the shed is less than 300 square feet, then a 12.5' setback from the rear property line is allowed.*
2. If you plan on painting the exterior of your house OR putting on a new roof, a CARF application is required only if you are changing the color.
3. If you are updating your fence (e.g., from wood to vinyl) and it is not the same material or style, a CARF application is required. Also, all fencing should only be installed, after a permit is obtained from Talbot County AND a staked survey is completed.
4. The Architectural Committee asks that when planning an exterior improvement, that neighbors are briefed on the project so they can understand its scope as well as what to expect in terms of contractors coming and going.

A friendly reminder that you are required to get your home improvement project approved by submitting a CARF first, then if applicable, you or your contractor should obtain a Talbot County Building Permit. Contact architectural@riovistacom.org to get assistance in submitting the information necessary for approval – we are here to help!

The following CARF requests for Architectural approval have been applied for and action taken:

2021

515 Tenant Cir	Outdoor fireplace/Patio – approved
229 Madison Ave	Shed – approved
1107 Harrison Ave	Fence – approved
234 Tyler Ave	New Roof -approved
1105 Harrison Ave	Front Porch/Deck- approved
403 Lincoln Ave	New Roof -approved

2020

1023 Monroe Ave	Fence Extension – approved
1014 Riverview Ter	Shed - approved
1014 Riverview Ter	Shed Modification- approved
1114 Riverview Ter	Roof Replacement-approved
230 Madison Ave	Pergola-approved
506 Tenant Cir	Fence replacement-approved
1026 Riverview Ter	Fence approved
1205 Jefferson Ave	Solar Panels (on roof) approved
1107 Jefferson Ave	Greenhouse – approved
231 Madison Ave	Paint exterior brick – approved
1113 Jefferson Ave	Paint front door – approved
1014 Riverview Ter	Deck and fencing – approved
1114 Riverview Ter	Porch and deck – approved
1213-14 Wash. Dr	Shed – approved

2019

1020 Riverview Ter	Front Door Replacement - approved
1103 Harrison Ave	Fence – approved as submitted
1112 Jefferson Ave	Fence - approved as submitted
1026 Riverview Ter	Addition – approved as submitted
1106 Riverview Ter	Deck – approved as submitted
1101 Riverview Ter	Porch – approved as submitted
601 Cove Rd	Attached Garage-approved as submitted

Please note: If your improvements are not listed above, please contact Barry Burke @

architectural@riovistacom.org



The YMCA offers many programs for all ages:

- Classes are FREE with membership
- More than 50 different formats
- Several classes are open to youth and adults:
- Children ages 12 and older may attend regular classes

Also, Membership to the YMCA is NOT required to participate in the Bay Hundred Senior Center

Programs and activities there is a Full-Service Senior Center, for anyone in the community age 60 and over, operated through Upper Shore Aging, and co-located within the YMCA. Center provides congregate meals, arts enrichment, educational seminars, and access to services.



St. Michaels Community Center
103 Railroad Avenue St. Michaels, MD 21663
(410) 745-6073
trish@stmichaelscc.org
<http://www.stmichaelscc.org>

Summer Concert in the Park Series

The St. Michaels Community Center proudly hosts the 2021

Concerts in Muskrat Park
Thursdays, 6:00 - 7:30 pm

August 12	Three Penny Opera hometown favorites
August 19	Joe Hickey "acoustic music in your face"
August 26	Ampersand folk and old-time American traditional
September 2	Chris Noyes beautiful sounds of a songstress
September 9	Rosewood country, blues & contemporary rock

FREE Concerts - alcohol prohibited
bring lawn chairs, blankets and picnics
Muskrat Park - Willow Street - St. Michaels MD
For more information, please call 410-745-6073

Thursdays over the summer are for music in the park. Our series of concerts in Muskrat Park feature local artists from across the Bay Hundred Area and attract more than 2,400 concert-goers each year. When weather permits, these evenings are perfect opportunities for families and neighbors to enjoy picnic dinners and free music.

Rio Vista's Realtor Review



<u>Address</u>	<u>List Price</u>	<u>Listed</u>	<u>Dom</u>
<u>Pending</u> 514 Tenant Cir	\$579,900	08/19/21	6 days
<u>Closed</u> 303 Lincoln Ave	\$345,000	06/02/21	6 days

How to Buy and How to Sell in this 2021 Market

Sellers, how can you get the best price and term? We know home prices have increased drastically since the pandemic because interest rates are unbelievably low (even though they have increased lately), and our housing inventory is down.

If considering selling in a year, it is time to call your REALTOR and get your home on the market. We all know markets like this do not last forever. Most likely, you will get multiple offers and over your asking price. Require all proposals submitted to include a pre-approval letter if financing if cash verification of funds from the buyer financial institution.

Have the interior and exterior of the home sparkling; curb appeal is essential. Make the home easy to show on short notice, especially in a tourist area. It is best to leave, if possible, when an agent is showing your home. If not possible, let the agent show their client your home, and if they have any questions refer them to your agent. Look for a quick settlement of max 30 to 60 days; as stated earlier, this won't last forever.

Buyers, what will make your offer be accepted? Be approved for a firm loan commitment, not just a pre-approval. If cash offer has a letter from your financial institution, offer the seller an incentive. Some options are, offer to pay sellers doc. stamps and transfer taxes. Use an escalation clause or give the seller extra time to vacate the house. Pay half of the seller's real estate commission (remember, the seller pays the listing broker the total commission, then the listing broker co-ops with the selling broker) with the seller's approval. Limit your inspections (unless necessary). If you are going to be the 2nd owner, you did not buy a brand-new home, and some minor repairs may be required (note I said minor).

Buyers or sellers keep an open line of communication with your agent, don't communicate with the other agent or their clients. Remember, a listing agent always represents the seller's best interest. A buyer's agent always represents the buyer's best interest. In the end everyone wants to be treated fairly, which leads to a happy and fun settlement

Poore House Printing designprintmail
Larry Poore
Larry@PooreHousePrinting.com 410-745-3200
www.PooreHousePrinting.com St. Michaels • Boston

"Thank you" Larry Poore of the Poore House
for your support of the Rio Vista Community!



Meteors

A meteor shower is a celestial event in which several meteors are observed to radiate, or originate, from one point in the night sky. These meteors are caused by streams of cosmic debris called meteoroids entering Earth's atmosphere at extremely high speeds on parallel trajectories. Most meteors are smaller than a grain of sand, so almost all of them disintegrate and never hit the Earth's surface. Very intense or unusual meteor showers are known as meteor outbursts and meteor storms, which produce at least 1,000 meteors an hour, most notably from the Leonid's. The Meteor Data Centre lists over 900 suspected meteor showers of which about 100 are well established. Several organizations point to viewing opportunities on the Internet. NASA maintains a daily map of active meteor showers.

The shower will peak with the greatest number of meteors during the late evening hours of August 11 and early morning hours of August 12 — which coincides with the last quarter moon phase, or a bright halfmoon.

Clean Picnic Tables - Hurrah!!

by
Scotty Bruce

The picnic tables at the community picnic area are a favorite little feature of riverside living in Rio Vista. The large, natural wood tables are from a sturdy stock, but they take a beating by the natural elements, and occasionally they need a little love.

Thank you to Jan Burke for coordinating the cleaning, and thanks to Guy Reeser and the St. Michaels Volunteer Fire Department for supplying the portable water supply and the power-washing!

Those of us who frequent the picnic tables for a lunch break in the middle of a long walk, thank you!! Come by and see the facelift for yourself!

Check out these before and after photos:



DATES/EVENTS TO REMEMBER

Christ Church
REV. Steve Mosher
(410) 745 – 9076
info@christsmichaels.org

Starting September 12th, the fall schedule will begin:

Services

Sunday - 8 AM & 10:15 AM
Wednesday - 12 PM

Meetings:

AA meets every Thursday at 7 PM

Dates:

September 26th - Kirkin' o' the Tartans - 10:15 AM

October 3rd: Blessing of the Animals - 4 PM

October 8th & 9th - **Rummage Sale!**

Friday - 7 AM - 2 PM / Saturday 8 AM - 12 pm

* Donations must **only** be delivered:
Monday Oct.4 & Tuesday Oct. 5 (9 AM – 3 PM)

Temple B'Nai Israell
RABBI PETER E. HYMAN, MAHL, DD,
(410)822-0553
<https://bnaiisraeleaston.org/>

The services are fully egalitarian (men and women participate equally). We believe we have found a healthy balance between the traditional and the creative. Services are a blend of Hebrew and English that helps everyone feel comfortable. Our prayer book, Mishkan T'filah, contains transliterations adjacent to all Hebrew prayers so that everyone, including guests, can participate easily and fully. We use both traditional and contemporary melodies.

Times:

10 AM – Saturdays
7:30 PM – Fridays

St. Michaels Farmers Market



A non-profit community based, producer-only, farmers market. The market accepts credit/debit cards.

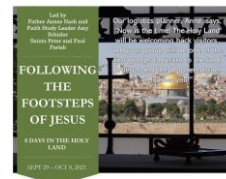
It is open every Saturday morning (now till November).

Hours are from 8:30am - 11:30am

St. Luke's United Methodist Church
Pastor Brett Sherwood
(410) 745 – 2534
<http://www.stlukes-umc.org/>

Contemporary Service, 8:30 AM:
Traditional Service, 10:00 AM

St. Michaels Mission Catholic Church
Rev. James Nash, Pastor
Rev. Michael A. Angeloni, Associate Pastor
(410) 822 – 2344
<https://www.ssppeaston.org>



Saints Peter and Paul parish is planning a trip to the Holy Land for this fall. This will be the perfect opportunity to visit ahead of the crowds, and the people of the Holy Land need us! Tourism is crucial, especially for the Christians in the area. Our pilgrimage will begin on **Wednesday, September 29 and end on Friday, October 8, 2021**. For more information, see our parish website, or contact Amy Schisler at 410-725-1693 or amyschisler@me.com. Join us as we Follow in the Footsteps of Jesus.

Although all Churches are open for public Mass, some parishioners are continuing to stay home. You may wish to provide your offertory in the following ways:

1) Visit **www.ssppeaston.org** and go to Support the Church in the upper menu bar; or 2) Simply mail them to us: 1214 S. Washington Street, Easton, MD 21601

St. Vincent de Paul
Volunteers Wanted:
Thrift Shop Salespeople
&
Truck Drivers

Interested? Please call: 410-770-4505

Union United Methodist Church
Rev. Dr. William Wallace
(410) 745-2784
uumc@atlanticbb.net
<http://www.unionstmichaels.jigsy.com>

Board of Governors

President	Jack Davis	(410) 745-2461
Vice-President/Legal Liaison	Judy Sandground	(703) 408-1890
Secretary	Jan Burke	(410) 745-8736
Treasurer	Jack Davis	(410) 745-2461
Erosion Control	Jack Davis	(410) 745-2461
Communication	Monica Otte	(908) 759-6572
Architectural Review	Barry Burke	(301) 253-5113
Finance	Sharri Foy	(410) 745-8622
Dock Master	Hunter Plog	(443) 786-2051
E-mail	Rio Vista Association	riovistamd@riovistacom.org

Committees

Architectural E-mail	Barry Burke (architectural@riovistacom.org)	(301) 253-5113
	Ralph Bowers	
	Harold Klinger	
	Lori Ramsey	
	Donna Reichert	
	Steve Shimko	
	Jim Swigert	
Nav-Light	Sandi Droege Bruce Grissom	(410) 745-6572 (304) 376-5383
Nav-Light (Mailing Hard Copies)	Jan Swigert Deborah Shule	(433) 239-9607 (703) 969-1111
Community Events	Ann Davis	(410) 745-2461
	Sandi Droege	(410) 745-6572
Dock	Hunter Plog	(443) 786-2051
	Jan Burke	(410) 745-8736
Document Review	Judy Sandground	(703) 408-1890
	Jan Burke	(410) 745-8736
Erosion Control	Jack Davis	(410) 745-2461
	Bernie Grove	(410) 745-6154
	Roy Droege	(410) 745-6572
Finance	Sharri Foy	(410) 745-8622
Landscape	Hunter Plog	(443) 786-2051
Neighborhood Watch	Sandi Droege	(410) 745-6572
	Hunter Plog	(443) 786-2071
	Jan Burke	(410) 745-8736
Web Masters	Sandi Droege	(410) 745-6572