



NAV-LIGHT

The Community Newsletter of Rio Vista

Established and Incorporated in 1954



Volume 17 Issue 2

March 2023

Update from the Board

Spring is just around the corner, and we are more than ready for it! While the last few months have been quiet there are a few things to share with our community.

Neighborhood Watch Block Captains have been out meeting with neighbors and making themselves known as a resource. They have also collected information regarding emergency contacts and updated contact information from most of our residents. This is all voluntary but helpful in keeping you all informed of Rio Vista issues.

Many of the Block Captains met with Judy Sandground and Jan Burke in December. These key things were discussed at this meeting were the following in relation to the role of our Neighborhood Watch:

- It is a partnership with local law enforcement which is the Talbot County Sheriff's Office.
- Block Captains are the eyes and ears in our community BUT all neighbors are encouraged by the Sheriff's office to report **suspicious activity** by calling 911 in case of an emergency.,
- For non-emergent issues, neighbors can also call the Sheriff **anonymously** at 410-822-1020 to report
- Block Captains **do not** police the neighborhood or undertake personal risks.
- **No one** should confront suspicious persons or vehicles.
- Block Captains are ambassadors for a closer-knit community.
- Board Members are available to assist.

We hope all residents respect their neighbors and care about the quality of life here. It is a great place to live!

Speaking of respect, please be aware that there have been some complaints about dogs. Some examples of these may seem silly but have happened:

Don't put your plastic bag of dog pooh in people's trash cans, **TAKE IT HOME!** Your neighbor might have to store it for the next week in their garage and it becomes pretty stinky!

If you are using those plastic bags for your dog pooh, **TAKE IT HOME!** Plastic bags of such are being found in people's yards and our public areas. Who wants to pick up someone else's dog pooh???

Talbot County has a control(leash)/contain ordinance. If you are taking your dog to the picnic area and letting them run, please don't! They are not being controlled and it scares people.

Please don't walk your dog into another resident's yard unless they invite you to do so.

Pets are a wonderful addition to any family and while the above must seem silly, there have been complaints.

Dock Road

You may have noticed the potholes in the dock access road have been repaired as well as placement of new stone on the roadway. This time we were able to not only repair the road and parking area, but also upgrade the process by filling the potholes and rolling the new surface. We expect to get many years of good use from the current roadway.

TREASURERS REPORT:

Annual Fee payments for 2023 have been a little slower than in previous years. We appreciate those who have already made the mandatory payment and would greatly appreciate those who have not yet remitted payment to get caught up as soon as possible.

Annual fee invoices were mailed in November. The fee is due to be paid by December 31. We appreciate the many 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 current plans to change the annual fee.

The community's financial condition continues to be good. There are no current, outstanding liabilities

Community slip rentals for 2023 are being received and we expect all slips will be rented for the season. Planned expenditures for erosion prevention and for the mosquito control program were under budget for 2022, but anticipated future requirements are expected to increase.

The board is currently reviewing our financial and administrative reporting protocols with the goal of consolidating all data on a single Cloud based application. Presently, data for each residence resides on the new Cloud based system. Data for financial reporting, architectural review records and slip rental management are maintained on different systems. Your Board is working very hard to manage the transition to a modern and more useful system.



The community is dealing with a new Maryland HOA law that requires Homeowner Associations to establish a repair reserve fund for future replacement/repair of community infrastructure. The specific law is House Bill # 107 which requires a survey to be completed by a qualified engineering firm. The reserve study will establish the dollar amount to be set aside and further requires that the survey must be completed every 5 years. A survey of Rio Vista has been completed and we await the results. RVCA infrastructure includes the community dock, signs, picnic grounds, etc.

Woman's Club of St. Michaels

You are Invited to a Newcomers' Coffee at the Woman's Club of St. Michaels. This is being held 401 at St. Mary's Square, Thursday, March 16th from 10:30-Noon.

Welcome to Talbot County! We look forward to meeting you. Our club is a friendly place to make new friends, enjoy cards and other games, try your hand at gardening and culinary projects, discuss good books, get involved in community service projects and learn from interesting speakers.

ARCHITECTURAL REPORT – March 2023

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 the RVCA 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 Winter or Spring exterior renovation – here are a few of items to keep in mind when planning:

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. *Please NOTE: if you are replacing a shed, a CARF **is** required.*
3. 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.
4. If you are updating your fence (e.g. from wood to vinyl or metal) and it is not the same material, color, 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. RVCA setbacks must be shown.

5. 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 (*this email is working again!*) 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:

2022-2023

1014 Riverview Ter	Community Free Library -approved
1107 Harrison Ave	Studio – approved
233 Madison Ave	Paint – approved
527 Tenant Cir	Fence -approved
233 Madison	Fence - approved
514 Tenant Cir	Addition – approved
233 Madison Ave	Fence - approved
928 Riverview Terr	Exterior Improvements-approved
226 Madison Ave	Siding & Roof – approved
304 Cleveland Rd	Shed – approved
1202 Jefferson Ave	Shed – approved
1006 Riverview Ter	House (new construction) approved

architectural@riovistacom.org

Talbot County Council Update

If you would like to learn how your Talbot County tax money may be spent in the next year, you can attend the upcoming FY24 budget presentations from County departments and agencies on **Tuesday, March 7, 2023, beginning at 4:00 PM** and on **Wednesday, March 8, beginning at 4:30 PM**. The presentations are open to the public and will be held in the Bradley Meeting Room located in the Talbot County Courthouse, South Wing, 11 North Washington Street, Easton.

The County Council's regular meetings are also open to the public and take place on the second and fourth Tuesday of every month, beginning at 6 PM in the Bradley Meeting Room. You can attend in person or watch online. For more information, go to the Talbot County website at <https://talbotcountymd.gov/>.

From the Dock Master's Helm

Hello, Rio Vista residents. I have heard from many of the slip renters for last year. It looks like we may have some available slips for the 2023 season. I have a new member of the community and an old member of the community interested in renting this year.

For those of you that have not been down to the Marina, the road has been resurfaced. It is nice to ride down the road without bouncing around. This is why the HOA fee (as little as it is) is important to fund the many community projects that we have in store.

I just want to remind the community members that **the dock area is not a boat ramp**. This is to be used as a kayak launch area.

If one of our slip renters needs to put their boat in the water. I would suggest St. Michaels harbor or Newcomb bridge boat ramp.

Please **do not park tow vehicles and trailers** down at this marina. There is limited space in the turn-around area. This area is for all RVC members to enjoy.

One last note: If any RVC members is missing a stand up paddle board please contact me at boaterfamily0305@gmail.com. I suspect it blew off someone's dock and ended up in the marina.

Farmers' Market Opens April 5th

Elaine Lanzon of Rio Vista is the volunteer coordinator for the St Michaels Farmers Market (SMFM) that operates behind Pemberton's pharmacy in St. Michaels. She is looking for volunteers within our community (adults or students)!

St Michaels Farmers Market (SMFM) prides itself on several things, including the longevity in the community (25 years!), expanding access to healthy foods (EBT/SNAP matching dollars), our focus on local (producer only vendors within 100 miles), and our volunteer network (the only market in the area with an organized volunteer corps).

The St Michaels Farmers Market:

- **Opens April 15th!**
- **Operates Saturday mornings 8:30 to 11:30, April through November.**
- **Has a variety of volunteer shifts assisting with market set up, operations and breakdown (sometimes some fun, ad hoc projects as well).**
- **Provides the ability to pick any shifts any week, according to the volunteers' schedules.**

- **Contributes to the warm, community feeling that our vendors and customers love most about our market.**

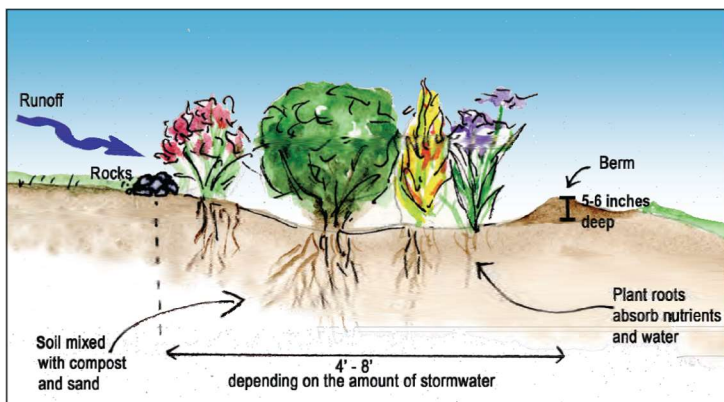


Interested parties in volunteering can reach out to the market email:

stmichaelsmarket@gmail.com,

or fill out this [volunteer interest form](#).

The volunteer interest form is also on the SMFM website [here](#).



Rain Gardens by Ralph DeMarco

In Rio Vista, dealing with rainwater runoff is often a problem. If this is your experience, you might consider installing a rain garden on your property.

A rain garden is a modified flower bed in a shallow, excavated depression that temporarily holds runoff. See the figure. Rainwater flowing into it is temporarily detained in the depression in which are native plants which will clean the water and may give your yard more time to deal with it. An added bonus is that a rain garden will filter out pollutants and excess nutrients before they reach the Bay via the Miles River or Spencer Creek. To determine if a rain garden is right for you, visit the following websites for more information.

U. Md. Extension: <https://extension.umd.edu/resource/rain-gardens>

Adkins Arboretum:

https://www.adkinsarboretum.org/native_plant_resources/working-with-native-plants/gardening-with-plants-native-to-the-mid-atlantic.html

and

https://www.adkinsarboretum.org/nursery/greening_the_arboretum.html

The Groundwater Foundation: <https://groundwater.org/rain-gardens/>.

St. Michael Events in the Coming Weeks

St. MICHAEL'S FARMERS' MARKET

Opens April 15th, 8:30 – 11:30 am

Saturdays

Behind Pemberton's Pharmacy

St. Michaels Farmers Market

(stmichaelsfarmersmarket.org)

TASTE OF SAINT MICHAELS FOOD CRAWL

Saturday, April 15th, 11 – 4 pm

Taste of St. Michaels - St. Michaels Maryland

Business Association, MD (stmichaelsmd.org)

EASTERN SHORE SEA GLASS & COASTAL ARTS FESTIVAL

Chesapeake Bay Maritime Museum

Saturday & Sunday, April 22–23, 2023

Saturday 10am-5pm -Sunday 10am-4pm

Annual Festivals & Special Events - Chesapeake Bay Maritime Museum (cbmm.org)

SAINT MICHAELS RUNNING FESTIVAL

Saturday, May 20th

7:10 am 1st race begins

St. Michaels Running Festival (runstm.com)

We encourage you to use these websites to see future events.

Thanks to all who contributed to this edition of the Nav-Light!