



The Village Crier

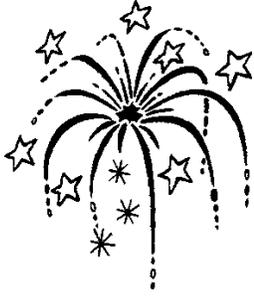
Monthly Newsletter for the Villages of Rivershyre, Dartmore, Brighton, Newport, and Edenton

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Happy 2008!

January, 2008



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It's a new year and time for those resolutions that we make, but rarely keep. Well, the Rivershyre board has made a resolution to move forward to bring in a property management company. And we plan to keep it!

I want to thank the 20 people who answered my letter asking for volunteers and help for our committees; and who have expressed interest in joining the board. The other board members and I were very pleased with the turnout. Everyone who came expressed their desire to help in one way or another.

Coming out of our December board meeting it was noted that we had a large "quantity" of people who would like to help. It was the "quality" that raised everyone's concerns and made our decision a bit easier to move forward with a management company.

Those who came out want to help, but have other concerns or responsibilities that could limit their time or efforts to be active participants. That is understandable. Also, we are asking for a commitment of more than a few months (all of the current board members have at least one year of time spent on the board: this will be my 8th, Dick Huskin's 6th, Grady Taylor's and Chuck Faulkner's 5th). Those who came out were only looking short term and no one expressed a (total) desire to be on the board for the long haul.

For the long term benefit of Rivershyre and to keep your home values at peak rates, bringing in the property management company is the best solution.

So far, there have been just a few who are not in favor of this decision. On the other hand, many think it's the best way to go. At the last board meeting, we heard from residents who have been here over 15 years (and who were past board members) who stated that we need a management company. A number of e-mails or conversations with residents have also been in favor our decision.

So what's next?

We will be bringing in Bragg & Associates to our next board meeting. We will review their services and their contract language. You are invited to come out on January 8th at 7:30. Once we agree to the contract terms, our next step will be to make the contract available to the community for review. The board will decide what we'll need to charge each homeowner over and above the basic homeowner's dues.

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**The Villages of
Rivershyre**

P. O. Box 2194
Evans, GA 30809-2194

Rivershyre Association
Clubhouse & Pool Phone
(706) 854-0229

Our E-Mail Addresses:

feedback@rivershyre.org

newsletter@rivershyre.org

We're on the Web!

See us at:

www.rivershyre.org

We will also begin the process of getting neighborhood approval. This will be done by a vote by all the homeowners. The decision will come down to a yes or no vote. For the long term future of Rivershyre, we'd like you to vote YES.

(I'd sincerely like to hear your comments or concerns on bringing in a property management company. You can e-mail me at Georgiaterp@comcast.net.)

This does NOT mean that we don't need volunteers! We'll still have a board, and each of our committees. Decisions still must be made, and the direction of the community must be made by those living in Rivershyre. The "grunt" work will be done by the property management company.

As long as there are volunteers, we'll still have community events; minor repairs will be done by your neighbors; and you will have a board making decision that will affect Rivershyre in the short term and long term. We do NOT want to leave the decision making process to the property management company.

If you are interested in volunteering, here are the committees and committee contacts:

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Everyone's Invited

Everyone is invited to the next Social and Welcome Committee meeting in January. The time and date is Tuesday, January 8, 2008 at 7:30 at the Clubhouse. Come with your ideas to create some great activities that Rivershyre is known for!

~ Rivershyre Yard of the Month ~

Rivershyre's forty-first Yard of the Month can be found at . This competition is sponsored by Philip and Sharon Jones of Re/Max Realtors (833-4663). The monthly winners will have a very nice sign placed in their yard signifying that they have been selected as having the nicest yard in Rivershyre.

Clubhouse Rentals

If you are interested in renting the clubhouse, please contact Stephany Ricker at 863-5988. The fee is only \$60.00 plus a \$150.00 security deposit. The Clubhouse accommodates up to 80 people. Clubhouse rental does not include use of the pool.

The Clubhouse phone number is 854-0229. The rental agreement, clubhouse rules, and check in/out checklist can be found on our website by clicking on "Clubhouse" or "Documents"

***** Calendar of Events *****

New Year's Day	Tuesday, January 1 st
Martin Luther King Day	Monday, January 21 st

Have some spare time?

All of the Rivershyre committees are looking for volunteers. An hour or two each month will go a long way to help your neighbors and the neighborhood. If you can spare some time, your help will be appreciated.

Newsletter articles are due by the 20th of each month. Drop them by 1116 Rivershyre Drive or email them to: newsletter@rivershyre.org.

2007 Board of Directors

Bill Ferguson	President
Grady Taylor	Vice President
Barbara Broome	Secretary
	Treasurer
Chuck Faulkner, Dick Huskin, Bea Romeo, Russ Leseburg	Members

The Board of Directors meets on the first Tuesday of each month at 7:30pm at the Clubhouse.

Rivershyre Home Sales Update

This monthly newsletter item includes information on the homes in Rivershyre that are either currently on the market or have recently closed. This information is provided courtesy of Philip and Sharon Jones of Re/Max Augusta Realtors. If you have any questions about this information, please contact Philip or Sharon at 833-4663.

Active Listings as of 12/20/07

1216 Oakton Trail	\$246,900
1080 Severn Hill Circle	\$254,900
1149 Hartford Trail	\$259,900
1168 Oakton Trail	\$259,900
1087 Severn Drive	\$259,900
1088 Severn Drive	\$259,900

Pending Sales as of 12/20/07

1196 Newport Trail

Sold Properties 9/20/07 – 12/20/07

2030 Edenton Trail	\$249,900
2036 Edenton Trail	\$268,000
1175 Parkside Trail	\$235,000

Average Sales for Previous 6 Months

Average Home Size	2795 sq. ft.
Average Sales Price	\$250,966
Average Dollar Per Sq. Ft.	\$89
Average Days on the Market	47 days

Committee Chairpersons

Architectural Control	Chuck Faulkner
By-Laws & Nominating	Dick Huskin
Finance	
Grounds & Lake	Open
Neighborhood Watch & Safety	Bea Romeo
Pool	Open
Social & Welcome	Angie Shay

If you are interested in joining one of our committees, please visit at our next meeting. If you have a concern or issue that falls under the purview of one of the above committees, please contact the committee chairperson or any member of that committee.

Committee Meetings

Architectural Control	4 th Monday, 7:00 pm
Board of Directors	1 st Tuesday, 7:30 pm
By-Laws & Nominating	No Regularly Scheduled Meetings
Finance	As needed
Grounds & Lake	3 rd Monday, 7:00 pm
Pool	3 rd Thursday, 7:00 pm
Neighborhood Watch & Safety	4 th Thursday, 7:00 pm
Social & Welcome	2 nd Tuesday, 7:30 pm

All committee meetings are held at the Rivershyre Clubhouse unless otherwise noted. All committee meetings are open to homeowners. Please join a committee and help our neighborhood continue to be a wonderful place to live.

<u>Names</u>	<u>Phone</u>	<u>Sitter</u>	<u>Yard Wk</u>
Kristen Beasley	706-869-0223	X	
Sohailla Digsby	706-421-6168	X (day hrs)	
Ashlie Morrow	706-550-0178	X	
Nadia & Bianca Franz	706-364-4433	X	
Jason Brickey	706-863-7039		X
Tori Williams	706-854-9569	X	
Becky Sanger	706-364-7562	X	
Samuel Baker	706-860-1297		X

Committee Updates & Notes

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Architectural Control Committee

- Chuck Faulkner
- CAF814@aol.com
- 706.364.1840

Social & Welcome committee

- Angie Shay
- 706.210.9034

Pool Committee

- Dick Huskin
- rhuskin1@comcast.net
- 706.855.1385

Grounds & Lakes

- Bill Ferguson
- Georgiaterp@comcast.net
- 706.651.1797

Neighborhood Watch & Safety

- Bea Romeo
- bromeochaves@yahoo.com
- 706.210.5603

Other news!

At the end of this month, you should be getting your 2008 Homeowner's bill. This year's rate will be \$217 *plus* the \$45 pool assessment fee (the second of the two year assessment). Payments are due by March 15th, 2008.

The board has signed off on the contract to resurface the tennis courts. The cost will be about \$10,000. The monies to pay for the resurfacing have been put aside for the past 12 years. The work will be done in March or April, after the "winter" weather has concluded.

Greenspace Committee – We have tabled any more discussions until the county comes back to us with additional information or requests. We are starting to hear more and more comments from

residents and most of the opinions are that we should not be a part of the trail that the county would like to build. Please note that the opinions are based on second hand information, conversations with Stratford residents (who are vehemently against the trail), and articles published in the newspaper. Some of the board members who thought it was a good idea are now having second thoughts. We'll wait and see what happens.

Speaking of trails, last month a group of volunteers cleaned up our nature trail and removed the bulk of the debris from the microburst back in the spring. It took about three hours, two chain saws and some sturdy backs, but the trail is pretty much passable now.

Thanks go out to Mike Amerson and his son Mitchell (yet again); Larry Beran, Dick Huskin, Bill Rutledge, Horace Carney, and TM Weisz,

Attention walkers & joggers!! It's winter and it's dark. Please, please, please wear reflective clothing, bright clothing, or have a light handy as you walk or run our neighborhood. A number of neighbors have expressed their concern that they can not see you as they drive through our streets at night or in the morning. Let's keep Rivershyre accident free.

I hope 2008 brings you lots of good luck and good fortune!

Questions, concerns, opinions – please give me a shout!

Bill Ferguson
Georgiaterp@comcast.net
 706.651.1797



Notes from the Architectural Control Committee

The committee started 2007 with a membership of four regular members. While four members allowed for the business of the committee to be accomplished, there was a need for more members to allow for a greater scope of opinion and input. Unfortunately, the committee didn't grow; in fact the number is now down to three. We believe one of the best ways to help the Villages of Rivershyre to remain a desirable and vibrant neighborhood is by taking an active part in the process of ensuring the neighborhood covenants are respected and enforced. Residents that wish to be involved in this effort are encouraged to join the committee at its next regularly scheduled meeting at the clubhouse at 7:00 PM on the 4th Monday of each month. January's meeting will be on the 28th.

One of the ongoing issues the ACC is dealing with is the chronic problem of inappropriate parking of certain vehicles in the neighborhood. While a number of letters have been sent to residents over the past several years, the problem continues. The covenants state vehicles other than "conventional automobiles, jeeps and pick-up trucks" shall not be parked in the neighborhood except in certain cases. Those include during periods of construction (or other work by a contracted service) or if the vehicle is for purely recreational uses and is parked in a garage or behind a privacy screen. Contrary to this, several neighbors continue to park their inappropriate vehicles at their residences. Sometimes this takes the form of fishing boats/trailers in a driveway, or a utility trailer in the side yard or elsewhere outside the privacy fence. Some of the most noticeable violations involve parking of commercial vehicles or even industrial heavy equipment on the premises or at the curb. This sort of action is not only unsightly but also a safety hazard when it obstructs the view of drivers or pedestrians, particularly when small children are present. In short, non-recreational vehicles that do not have the appearance of "conventional automobiles, jeeps and pick-up trucks" are not permitted to be parked in the neighborhood by residents or guests and while recreational vehicles are allowed, they must be screened from view.

Pool Committee Report

FOUR MONTHS TO GO! That's right, only four months to go until the pool opens for the 2008 season. There's so much to do and so little time to do it. The Pool Committee will hold its first meeting of 2008 during the third week in January. The exact date will be announced on the neighborhood bulletin board. Please watch for the notice and come out and support the pool this year.

We will address several important topics for the upcoming season during the first meeting of the year. These will include discussion of the selection of the Certified Pool Operator (CPO) for 2008 and options for acquiring attendants to staff the facility. The contract for the CPO must be in place by the end of March. Planning will also begin for the activities to be held this year. Like last year, some activities will be for pool members only while others will be for the whole neighborhood. We will also discuss the charter for the organization and review our rules, membership rates and other financial matters.

As discussed in the October Newsletter, our biggest task ahead for 2008 is to build an expanded membership roll. Our number of members this past year was sufficient to allow us to meet operational expenses, but not sufficient to allow for money to be accumulated to pay for the inevitable repair bills that accompanies the operation of a pool facility of this size. We **MUST** increase our membership if we are to continue operating the pool. If you have never been a member of the pool, please give it a try. Our members truly enjoy themselves and the pool gives our families a local place the whole family can enjoy. If you have been a member in the past but have not participated lately, come try us again. We are planning more new activities than ever before and hope to have more families involved in those activities. If you were a member in 2007, your membership made the pool season possible and your continued membership will

Updated Liens List

2006 Liens

1162 Oakton Trail

2007 Liens

1155 Oakton Court

1172 Dartmore Trail

1162 Oakton Trail

2003 Rivershyre