



# The Village Crier

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

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## Where to Start?

February, 2007



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Maybe it's that time of the year; when it's rainy and damp, the trees are barren; the days are short, and there's no football to keep us preoccupied from everything else that is going on around us.

Other than Valentines Day, February is just not a fun month. Good thing it's only 28 days long.

My newsletter articles are meant to keep you up to date on what's happening in the neighborhood; what issues are before the board; and to let you know what decisions we have made that will affect you and your neighbors.

This month's article is going to fall into the February funk. Not much good news to report and it might feel a little cold and harsh to some.

So here goes...

By this time, you should have received your 2007 Homeowner's dues notice. You will note we once again had to bump up the yearly cost by 5% (the highest amount allowable by our charter).

Our new lawn contract; electricity, insurance, and general expenses increased over the past year and we needed the money to help cover those costs.

On top of that, you will have noticed we added the first installment of the pool assessment fee. It is a chunk of change we are asking for. I can tout that our yearly dues are still one of the least expensive within all of the subdivisions in Columbia County; but it does not make it any easier when you have to write that check.

For 2007 the board will be paying very close attention to every line item within the budget, trying to find ways to save money, or to spend in a more prudent manner. So far, we've eliminated one phone line to the pool & clubhouse. We are going to cut back on our water/sprinkler usage; and we are going to closely monitor our electricity usage within the neighborhood and pool.

I know its nickels and dimes, but every penny counts.

Please, please send us your 2007 fees before March 15<sup>th</sup>. The Rivershyre Board is made up of volunteers and we'd like to spend our free time doing other things rather than chasing some of your neighbors down, trying to get them to pay. Last year we

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## Rivershyre Spring Yard Sale is Coming!

April 21<sup>st</sup> is the date chosen for the Rivershyre Spring Yard Sale. We're trying to give you plenty of 'planning' time for your sale. So start cleaning out the garage and clearing out the attic so your family will be ready for the sale!



Would you, could you, come to play  
 In celebration of Dr. Seuss' 50<sup>th</sup> birthday??  
 Green eggs and ham will be the feast  
 This time we won't serve a roasted beast!!  
 No need to dress up, just come as you are,  
 Even if upon your tummy you have a star!  
 But, if you like, dress like the Cat in the Hat,  
 Or maybe a Sneetch, you could do that!!  
 So come for breakfast and eat green eggs and ham,  
 You just might like them, Sam I Am!!

The date for this birthday celebration is Saturday, March 3rd from 9 until 10 a.m. **ALL** Rivershyre residents are invited to partake in this feast.....and another good thing - it's free! Who knows, we just might try our hands at making 'green' pancakes too!

RSVP to Joanie at 706 863-2931 by February 28th.

### The Villages of Rivershyre

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

Rivershyre Association  
 & Clubhouse Phone  
 (706) 854-0229

Pool Phone  
 (706) 854-0283

Our E-Mail Addresses:

[feedback@rivershyre.org](mailto:feedback@rivershyre.org)

[newsletter@rivershyre.org](mailto:newsletter@rivershyre.org)

We're on the Web!

See us at:

[www.rivershyre.org](http://www.rivershyre.org)

### ~ Rivershyre Yard of the Month ~

Rivershyre's thirty-first Yard of the Month can be found at **1128 Midford Court**. 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.

### \*\*\* Calendar of Events \*\*\*

Groundhog Day	Friday, February 2 <sup>nd</sup>
Lincoln's Birthday	Monday, February 12 <sup>th</sup>
Valentine's Day	Wednesday, February 14 <sup>th</sup>
President's Day	Monday, February 19 <sup>th</sup>
Ash Wednesday	Wednesday, February 21 <sup>st</sup>
Washington's Birthday	Thursday, February 22 <sup>nd</sup>

### Babysitters Listing

If you would like to add your name to the list, send an email to:

[babysitter@rivershyre.org](mailto:babysitter@rivershyre.org).

Include your name, address, phone number, age, rate, and age range of children you will sit.

Newsletter articles are due by the 20<sup>th</sup> of each month. Drop them by 1116 Rivershyre Drive or email them to: [newsletter@rivershyre.org](mailto:newsletter@rivershyre.org).

## 2007 Board of Directors

Bill Ferguson	President
Grady Taylor	Vice President
Craig Trout	Secretary
Martha Kaphhammer	Treasurer
Chuck Faulkner, Dick Huskin, Lisa McLendon, Bea Romeo, Barbara Broome	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 1/17/2007

1129 Midford Trail	\$259,900
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#### Sold Properties 10/17/2006 – 1/17/2007

1107 Rivershyre Drive	\$250,000
1149 Hartford Trail	\$225,000
2036 Edenton Trail	\$255,000
1213 Oakton Trail	\$220,000

#### Pending Sales as of 1/17/2007

N/A

#### Average Sales for Previous 6 Months

Average Home Size	2646 sq. ft.
Average Sales Price	\$233,842
Average Dollar Per Sq. Ft.	\$88.28
Average Days on the Market	39 days

## Committee Chairpersons

Architectural Control	Dick Huskin
By-Laws & Nominating	Dick Huskin
Finance	Martha Kapfhammer
Grounds & Lake	Dan Johnson
Neighborhood Watch & Safety	Bea Romeo
Pool	Open
Social & Welcome	Martha Kapfhammer

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

### New to Rivershyre?

We'd like to include your family in our next Rivershyre directory. Call Martha Kapfhammer at 706-650-8766 and she will deliver a copy of our current directory to you. She'll also get your information to update our computer database. If you have a new phone number or a new family addition, call with information too. We want to have as complete and up-to-date directory as we can.

# Committee Updates & Notes

## Pool Committee Report

The Pool Committee held its first meeting of the new year and set about making plans for an exciting and fun-filled pool season in 2007. During the meeting we discussed the upcoming selection of the Certified Pool Operator (CPO) and options for acquiring attendants to staff the facility this year. The contract for the CPO must be in place by the end of April. Planning began for holding a cookout during opening week and other activities were also discussed. The swim team representative said the Rivershyre Tiger Sharks are looking forward to a fun and successful season and their newsletter will be out in March.

As discussed at the 2006 annual neighborhood meeting last September, the pool has been facing a declining membership over the past several years. The associated decrease in revenues has made it increasingly difficult to set aside adequate funds that will be needed to make periodic necessary repairs such as replastering the interior surface of the pool. Such repairs are not frequent but are very costly. Previous pool committees have set aside portions of the yearly revenues to fund such impending costs, however with the declining membership, these funds have begun dwindling rather than growing. The recently approved special assessment will allow the association to pay off the remaining mortgage on the pool and thereby reduce annual expenses by about \$8,700. This will certainly aid in generating more funds to be set aside for long term maintenance needs, however the most significant issue at hand is reversing the trend of declining membership!

This is our sincere appeal to the Rivershyre community. Please help us set the pool on the path toward financial security by becoming a member of the pool in 2007. The committee has begun the work necessary to make the coming pool season a success but we need your help and support. In addition to a robust membership, we need a sufficient number of volunteers to ready the pool for opening day and to continue operations through the pool season. The next

## Notes from the Architectural Control Committee

The committee started 2007 with a membership of four regular members. While this number allows for the business of the committee to be accomplished, the current members wish to encourage new members to join the committee. 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.

One of the ongoing issues the ACC is dealing with is the chronic problem of parking of inappropriate 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.

Columbia County ordinances prohibit the parking of certain vehicles and trailers on streets in residential areas (see Columbia County Code of Ordinances

**Where to Start** *Continued from Front Page*

had over 20 homeowners who did not pay on time, and we had to send out reminder notes and hassle over the 10% late fee. Plus putting liens in people's homes is something we'd really rather not do.

More dreary news:

Santa brought some youngsters new motorcycles for Christmas. And they have been zipping around on our streets and on Rivershyre property including the nature trails.

We have had a number of complaints about the noise and safety issues.

There is nothing the board can do about the motorcycles on our streets. If you have a complaint or a concern, please contact the Columbia County Sheriffs office. The more complaints and reports they receive, the more likely we'll see more patrols within the neighborhood.

We'd like to remind those owners of motorized vehicles (and parents of those who own or ride those vehicles) that they are NOT allowed to ride on Rivershyre property. That would include the common areas (such as the lake and pool areas) and the nature trails. Riding in those areas causes damage and safety issues. Our insurance has skyrocketed due to liability issues. We ask that you please ride in areas where it is legal and allowed.

(One last note: CSX will prosecute anyone found trespassing along the tracks and bridges.)

Hardy Lake: Apparently, some of our "younger" neighbors have been hanging out after dark and engaging in "sexual" activities. Amongst the litter around the lake are "used condoms". (And not one or two either.)

A homeowner did not have to drop a quarter in a box for the "peep show" that was going on just past his back yard. It has been noted that the participants are still in their "teenage" years.

Parents, I am not going to tell you how to raise your kids, but you might want to be aware that this is

happening.

We are asking for the Sheriff's department to step up patrols of the lake area; but there is only so much that they can do.

Litter: We have been hearing some complaints about the amount of litter that is spreading around the neighborhood, especially over the weekends. Please take a moment and if you see some trash in the streets, pick it up and toss it into your trash cans. I know it's a bit of a hassle (not to mention dirty); but it will keep our neighborhood clean and keep its appeal.

OK – a couple rays of sunshine:

February's pool meeting had a nice turnout of neighbors who we are hoping will want to volunteer to help out at the pool. We sincerely appreciate their time and look forward to working with them.

The next pool meeting will be February 21<sup>st</sup> – 7pm at the clubhouse. Anyone and everyone are invited.

The 2007 Rivershyre directory will be delivered to your mailbox on Sunday February 4<sup>th</sup>. Many thanks to the Social & Welcome committee; and to Philip and Sharon Jones for updating, printing, and delivering the directory. If you did not receive your copy or would like an extra copy, please contact me.

One final note: Even though I spent most of this article highlighting complaints and concerns; the board sincerely appreciates any and all communication – whether good or bad. We don't know unless you tell us. And we'll do our very best to solve any situation or pass along ways to help.

March is less than 28 days away!

Bill Ferguson  
[Georgiaterp@comcast.net](mailto:Georgiaterp@comcast.net)  
706.651.1797



Be sure to check your mailbox on Sunday afternoon, February 4th to look for your **New 2007 Homeowner's Directory**. We will be delivering them after 1:00 p.m. so be on the lookout for yours!

# More Committee Updates & Notes

## Operation of Off-Road Vehicles in the Neighborhood

While off-road vehicles such as golf-carts and four-wheel ATVs have occasionally been seen on neighborhood streets, it seems this past Christmas brought an abundance of new dirt bikes to the neighborhood. This increase in the use of such off-road vehicles in the neighborhood has had several undesirable effects. First and foremost is the safety issue this raises. Many of these vehicles are being operated by younger residents; some too young to be legally operating motorized vehicles on public roads. In addition to the speeds these motorcycles are frequently being operated at, the mere fact they are unlicensed and classified as off-road vehicles forbids their operation on public roads.

Please note that county ordinances prohibit the use of off-road vehicles on public streets (see Columbia County Code of Ordinances Section 82-27).

While not a safety issue but nevertheless important to the wellbeing of our nature areas, the damage done when these off-road vehicles are used on our nature trails is unacceptable. Dirt bikes, ATVs and even golf carts have been seen in our nature areas regardless of the posted signs stating such activities are not permitted.

Parents, if you own such vehicles, please ensure all family members use them safely and responsibly. The safety of our children is paramount and the need to protect our nature trails and other common areas is also important.

## Grounds and Lake Committee Needs Members

The Grounds and Lake Committee needs several additional members to enable it to meet its responsibilities. Please consider contributing to our neighborhood by joining the committee and helping to

maintain Rivershyre.

The committee is responsible for maintaining our ponds, nature areas, walking trails, playground, clubhouse and other amenities. The committee performs or oversees maintenance as needed and schedules occasional workdays with the help of volunteers to perform general seasonal cleanups. Our annual midwinter workday will be held soon.

The committee meets on the 3rd Monday of each month at 7:00 p.m. at the Rivershyre Clubhouse. The next meeting is scheduled for Monday, February 19<sup>th</sup>. Please feel free to visit at any meeting. If you would like to join the committee or simply have questions, please contact any member or send an e-mail to the committee at [danj@rivershyre.com](mailto:danj@rivershyre.com).

## Mailing of the Annual Homeowner's Dues Assessment for 2007

It's that time of year again when the Rivershyre Community Association must mail out the annual association dues notices. The notices for the 2007 assessment have been prepared and will be delivered to homeowners by February 1<sup>st</sup>. This year's assessment will have two components. The regular portion will be \$206. In addition, there will be a portion of the special assessment that was passed in the referendum held last November. In that vote, the association membership agreed to pay a special assessment of \$90 per homeowner to be collected over a two-year period.

The funds raised are to be used to pay off the current mortgage on the association's swimming pool. The total for 2007 will therefore be the sum of the regular assessment (\$206) and the first half of the special assessment (\$45) and will equal \$251. The total is due by March 15<sup>th</sup>, 2007. Assessments paid after April 15<sup>th</sup>, 2007 will be subject to a 10% late fee bringing the total to \$276.10. Dues and late fees not paid by June 15<sup>th</sup>, 2007 will result in a lien being filed through the Columbia County Clerk's office against the property in question. The homeowner will be responsible for any additional legal fees associated with collection of the