



The Village Crier

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

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www.rivershyre.org

A Message from the Association President

February, 2010



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Hi everyone and Happy Valentines Day.

Recently you should have received the 2010 Homeowner's Dues notification letter. We need your support in paying this year's dues on time (15 March). Historically we average about 50 residents that do not pay on time and are assessed a late fee.

The Grounds and Lakes committee is planning two significant projects for the upcoming months. On Saturday 13 Feb, we will be focusing our efforts on the playground down by the pool. We plan to clean/repair the playground equipment, clean and stain the fence around the grounds and replenish the playground wood chips. We will begin at 0800 down at the playground and need your support. With a number of volunteers, we will all be back at our homes by lunch. Bring a shovel, rake, wheelbarrow, or just yourself with a "can do" attitude on this day.

The second project is a larger operation that we would like to tackle in March. We need to replace/repair the footbridge (not the boardwalk) in the nature area. Our initial estimate is that we will hall in 52 railroad ties and remove and replace the current railroad ties. This will be a labor intensive project. With many of our Saturday work days, we have 4-5 folks show up and volunteer their time. This amount of help is not sufficient for this project. We will need approximately 20 individuals that can assist us for 4 hours hauling materials to and from the footbridge. Without repair of this footbridge, we may be forced to close our nature trails due to safety concerns. We are penciling the 13th or 20th of March for this project. As we finalize the planning, we will provide more details and keep you informed.

Both of these projects are items that directly impact our neighborhood. Even if you or your family members don't use these facilities and others (pool, clubhouse, lake, tennis courts, etc) each one of these areas impact you directly - in the property value of your homes. According to realtors in our area, these items help make our neighborhood unique and add value to each of our 275 homes in the neighborhood. If these amenities become unusable and are shut down or removed, we all suffer not only in our pocketbooks, but in the quality of life in Rivershyre.

Sometimes it is frustrating at the number of volunteers (lack of) we have that try to maintain and improve our neighborhood. I understand people are busy. I work full time,

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**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

newsletter@rivershyre.org

We're on the Web!

See us at:

www.rivershyre.org

**Babysitters
Listing**

If you would like to add your name to the list, send an email to:
babysitter@rivershyre.org.

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

Association President ...

Continued from Front page

travel extensively, have two teenage kids that are involved in multiple actives, yet I find a few hours a month to volunteer in the neighborhood. We are not asking for a few hours a month from any household - we are asking for a few hours a year! There are countless opportunities throughout the year to volunteer. Whether it is joining a committee, helping out on a Saturday work day, or offering assistance at a Social and Welcome event, if you are willing to help out in any way, we can use your talents.

Have a great month and hope to see some new faces at the playground workday on 13 February.

T.M. Weisz
RCA President

Message from the Association Treasurer

Hello Rivershyre Homeowners,

The new board is in place and our first order of business is to send out the invoices for the 2010 Homeowner's dues. This year the dues amount is \$240.00. It is due by the 15th of March. As in years past, there is a 10% late fee added after March 15th. If you do not pay by the 15th of May a lien will be filed against your property through the Columbia County Clerk of Court. The dues payments are to be mailed to our PO Box (2194, in Evans.)

If you are renting your home in Rivershyre and receive this newsletter, I would ask that you please let your landlord know this billing information and call me with their latest address info. I will try to contact all the homeowner's but sometimes it is difficult to locate them. Your help is greatly appreciated!

If you have any questions about the dues, please call me at 706-866-8122.

Thank you in advance for your timely payments,
Holly Bullock, Treasurer, RCA

~ **Rivershyre Yard of the Month** ~

Rivershyre's sixty-fifth Yard of the Month can be found at **1210 Oakton Trail**. This competition is sponsored by Philip Jones of Re/Max True Advantage. (706-833-4663). 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** ~

Valentine's Day	Sunday, February 14 th
President's Day	Monday, February 15 th
Columbia County schools holiday	February 15 th & February 16 th

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



2010 Board of Directors

T.M. Weisz	President
Dick Huskin	Vice President
Michael Nehlsen	Secretary
Holly Bullock	Treasurer
Kathryn and Tim Barrett, Renee Nehlsen, Bob Petty, Mike Amerson, Ziad Husein, Bill Rutledge, Jack Bryant, Laura Higgins and Horace Carney	Members

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 Jones of Re/Max True Advantage. If you have any questions about this information, please contact Philip at 833-4663.

Active Listings as of 1/18/2010

1087 Severn Drive	\$239,000
1081 Rivershyre Court	\$229,900
1212 Oakton Trail	\$249,900
1107 Rivershyre Drive	\$249,900

Sold Properties 8/18/2009 – 1/18/2010

1151 Oakton Court	\$207,500
1141 Rivershyre Drive	\$225,500
1131 Oakton Court	\$219,900
1153 Oakton Court	\$348,500
1158 Oakton Trail	\$218,900
1165 Oakton Trail	\$257,000

Pending Sales as of 1/18/2010

none

Average Sales for Previous 6 Months

Average Home Size	2762 sq. ft.
Average Sales Price	\$246,067
Average Dollar per Sq. Ft.	\$88.42
Average Days on the Market	114 days

Committee Chairpersons

Architectural Control	Open
By-Laws & Nominating	Dick Huskin
Finance	Holly Bullock
Grounds & Lake	Open
Neighborhood Watch & Safety	Kathryn Barrett
Pool	Open
Social & Welcome	Renee Nehlsen

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

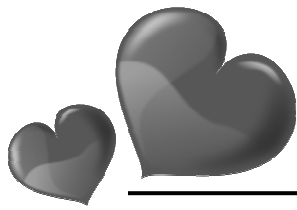
Architectural Control	4 th Monday, 7:30 pm
Board of Directors	1 st Tuesday, 7:30 pm
By-Laws & Nominating	No Regularly Scheduled Meetings
Finance	As needed
Grounds & Lake	3 rd Monday, 7:30 pm
Pool	3 rd Thursday, 7:30 pm
Neighborhood Watch & Safety	4 th Thursday, 7:00 pm
Social & Welcome	2 nd Tuesday,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

Clubhouse Rentals

If you are interested in renting the clubhouse, please contact Debbie Weisz at 706-228-7314. The fee is only \$75.00 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".



Committee Updates & Notes

Architectural Control Committee

The Architectural Control Committee (ACC) would like to welcome all new residents to our Rivershyre community. Columbia County tax records indicate 15 homes sold in Rivershyre during 2009. In the year before that, sales numbered 11 homes and in 2007, 12 homes sold. These sales, coupled with the homes newly leased during that period, have brought many new families to our neighborhood and members to the Rivershyre Community Association.

In past newsletter articles, the ACC has made frequent references to the Covenants. The Covenants say this or the Covenants permit that or the Covenants forbid whatever. With such constant referral to the Covenants, and so many new families in the neighborhood, we thought it might be of help to better acquaint all with this sometimes-puzzling document.

The first question that comes to mind is straightforward; what are the Covenants? The short answer is it's a document that conveys certain restrictions on the property purchased by the homeowner. The deed that conveys title to the property will list any restrictions that "run with the land". That is to say the restrictions, known as covenants, are binding on all successive owners. Restrictions on property in Rivershyre are contained in a document entitled "Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Villages of Rivershyre". This document is what is referred to as the Covenants and is typically provided to all homeowners during the closing of the sale.

Now just to make things as confusing as possible, there is another document entitled "Declarations of Covenants and Restrictions Establishing and Providing for the Rivershyre Community Association, Inc.". While the title of this document actually contains the word "Covenants", it should not be confused with the Covenants document we are discussing in this article. The purpose of the second document is to establish the

homeowners' association and to set down rules for membership.

The Covenants may be found on the neighborhood website by following the link on the home page to "Committees". On that page, the reader will find information about the ACC and a section called "Covenant Reminders" that contains a link to a copy of the neighborhood Covenants. Many other important documents such as the association's Bylaws and several useful forms may also be found there. Now that we've introduced several of our guiding documents, we'll spend more time in coming newsletters discussing what each contains and how they're used.

On to other topics. It will soon be spring and time for working in our yards. The committee would like to remind everyone that prior to removing any live trees or large scrubs, residents must receive approval from the committee by means of a Property Alteration Request (PAR). Other changes that require an approved PAR include construction of pools, sunrooms, fences or other structures and significant architectural alterations to the exterior of homes. PAR forms are available on the Rivershyre website in the ACC section on the "Committees" page. Residents are reminded PARs must be submitted BEFORE the alteration takes place and with sufficient time to allow the committee to address the request including contacting the resident if there are any questions. The Rivershyre website may be found at www.rivershyre.org.

The committee currently has three voting members, but there is a need for several more. We would like to have representation on the committee from each of the five villages of Rivershyre. Currently only three villages are represented. Please give some thought to joining the committee and feel free to attend any of our monthly meetings. They are held at the clubhouse at 7:30 p.m. on the fourth Monday of each month. The next one will be February 22nd.



Other Committee/Activity Updates

Pool Committee Report

Planning for the 2010 Rivershyre pool season is underway. The Pool Committee had its first meeting of the New Year on January 21st and addressed several important topics. The first order of business was selection of Kim Norland as Committee Chairperson for 2010. Other topics of discussion included preparation of a schedule of events necessary to prepare the pool facilities for opening day, options for providing attendants and managers, and last but not least, membership fees for 2010.

This year, the pool will open on Saturday, May 1st. Prior to our opening day, lots of work will take place during the last several weeks of April. Several work days will be scheduled to clean the facility and make minor repairs. A call for volunteers will be made to help ready the facility for opening. Selection and training of this season's staff of attendant will also take place in April. We will start taking applications for the attendant positions in March so if prospective attendants are interested, please respond when the hiring is announced in March. All prospects must be at least 16 years old and good swimmers. We will provide the necessary first-aid and facility training prior to opening day. Other important dates such as swim team schedules, dates for special events and movie schedules will be provided in later articles.

Speaking of special events, can you believe we have already had our first pool event for 2010? That's right; the Second Annual Rivershyre "Polar Bear Plunge" took place at 10am on Saturday, January 2nd and introduced several of our more adventurous neighbors to the winter waters of the community pool. Fourteen eager people braved the 36 degree weather and 46 degree water to show their enthusiasm (?) for winter-time swimming. The event began last year with 8 "Polar Bears" and somehow managed to grow to the current 14 participants. It certainly was fun, at least for the many on-lookers that provided moral support while watching from the sides of the pool. Those that did brave the water all seemed to be none the worse for

their effort and maybe all will be back next year for the Third Annual Rivershyre Polar Bear Plunge.

The topic of greatest interest to most people is probably the annual membership fees to be charged in 2010. The Pool Committee will spend the next month considering several different options and will make its recommendation to the Board of the Rivershyre Homeowners Association following the committee's next meeting in February. Following the announcement of the Board's decision, applications with the 2010 fees will be available. Look for the new application in the March Newsletter and on the Rivershyre website at www.rivershyre.org after the first of March.

We'll end this article with an appeal to the Rivershyre community. Please help us to continue to keep the pool on the path toward financial security by becoming a member of the pool in 2010. 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.

Please consider attending the next meeting of the Pool Committee scheduled for Thursday, February 18th. Meet us at the clubhouse at 7:30 p.m. and join with us to make this a successful season.





Other Committee/Activity Updates

Neighborhood Watch & Safety



Well, we are now into our second month of the 2010 and thankfully we have had very few incidents or crimes to report. The Columbia County Sheriff's Department website makes a search engine available for residents to use to review reports of incidents near their home (or any other address one might enter). If you would like to try it, go to the following web address and click the "I Agree" button.

http://p2c.columbiacountyso.org/p2c/Summary_Disc_laimer.aspx Follow the instructions to enter the address to start the search and the search range. Also select the time frame to review. No other information is necessary. Click the search button to see a listing of all incident reports for the location and dates you selected. A recent search for all of Rivershyre has only one report for the period between Thanksgiving and the third week in January when this article was written. The one event was an attempted phone scam that the resident promptly caught on to and reported to police. We all can learn from this homeowner's alertness and correct response.

As reported in last month's newsletter, the Neighborhood Watch & Safety Committee is putting together a program to be presented this spring addressing identity theft; mail, phone and e-mail scams; and computer security. The agenda is still being put together and if you know of anyone that you believe may be a good speaker on any of these or similar topics, please contact the committee at the e-mail address shown below.

On another security topic, thank you for continuing to locking your cars. As reported last month, so far we have again had no items taken from unlocked vehicles this month. Keep up the good work! As you may have noticed, we had the Sherriff's Department post a LOCK IT OR LOSE IT sign at the front of the neighborhood. We have also been writing it on the information board up front. If you would like to have a copy of the sign to post on your doors going out to your cars as a reminder for your kids, please email me at kbarrett29@comcast.net.

I will be happy to email it to you.

In other topics, we can't remind everyone too often that all early morning and late evening walkers and joggers should remember to make yourselves as visible as practical. Unfortunately it is still common to see neighbors walking or jogging in the dark without light-colored or reflective clothing. Please take a flash light or wear some type of reflective or light clothing. You can see the cars coming; however, they can not always see you.

Remember, we still need new members on the com ideas for safety and security topics for our newslet periodic neighborhood presentations at the clubhouse have any new neighbors or didn't receive a call fir Post last September announcing the association's Ar Meeting, please email the contact in kbarrett29@comcast.net.

Baby Sitter / Yard Work List

<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	
Oscar Valentin	706-364-4082	X	X
Wesley Valentin	706-364-4082	X	X
Catherine Weisz	706-228-7314	X	
Leah Haney	706-868-7429	X	
Christy Shay	706-210-9034	X	
Paige Jarrard	706-868-7169	X	
Sarine Husein	706-650-7771	X	
Caitlen Taylor	706-855-6638	X	
Tori Williams	706-854-9569	X	