



# The Village Crier

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

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

## News from the Association President

April, 2007



### In This Issue

- News from the President
- Yard Sale
- Tigershark News
- Help Wanted!

### Topics of Interest

Our Address & Phone Numbers	2
Yard of the Month	2
Calendar of Events	2
Meetings, Boards & Committees	3
Home Sales Updates	3
Committee Updates	4
<u>Attachments</u>	
2007 Pool Rules	
2007 Resident and Non-Resident Applications	

I am never sure what day or date the monthly newsletter hits your mailbox. We are asked to have our articles and notes to Karen Kearns by the 20<sup>th</sup> of the previous month (And props to Karen for a great job and patience with us when the articles arrive a bit late) so I will assume you have received this during the week we are the center of the golf universe!

I know many leave town and the craziness! And others have family and friends coming in for Spring break and the tournament.

The comments we always hear are how nice our neighborhood looks; how clean the streets are, how pretty the flowers and trees look, and how our yards look well kept!

And our neighborhood does look pretty good right now. On St. Patrick's day, we had a handful of volunteers clean up the neighborhood. In just a few short hours, we picked up trash, cleared debris and brush, raked some mulch, pushed some rocks (big ones) and had a small bonfire!

Many thanks to those volunteers who came out on beautiful Saturday morning: Dick Huskin, Stephen Ferguson, Oscar Acosta, Josh Acosta, Ron Hooker, Dave Kapfhammer, and Mike Amerson. And a quick plug for Mike: A number of times each year, he uses his equipment (at his expense) to help with the major jobs. (If you are looking for someone to do some work in your home, Mike is the man!)

A couple of quick notes from the clean up: Please do NOT put any yard waste into the common areas. A number of neighbors are dumping their yard waste into the common areas. That makes it unsightly, invites snakes and other varmints, and makes it tough for the landscaping crew to mow.

And litter: We found numerous bags of empty beer cans and beer bottles. Our common areas are not dump sites. Please respect these areas as you would your own yard!

As of March 20<sup>th</sup>, we have just over 180 families who have paid their yearly homeowner's dues! We appreciate your timeliness. For the rest of you, please remember that after April 15<sup>th</sup>, we will add a 10% charge for any late fees.

I have received a number of phone calls and the board has received a number of letters or notes about the pool assessment fee. We appreciate the comments. We realize that you are not pleased, but most realize it is for the long term good of the neighborhood.

*Continued on Page 2*

**News from the President...**

*Continued from Front Page*

**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](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)

Our next board meeting is the week after Masters. If you would like to come out to address the board, you are more than welcome to visit.

Please note that you are expected to pay your pool assessment fee in the same timely manner as your homeowner's dues. If you miss the deadline, you will be charged a 10% late fee. Any homeowner that does not pay their homeowner's dues or pool assessment fees by June 15<sup>th</sup> will have a lien issued against their home. ***Please*** do not make us run down to the court house to slap a lien against you. It will cost you additional money and waste valuable time!

As for the pool itself, things are moving along. Each of our pool meetings have seen an increase of one or two additional people who would like to volunteer some time. We can always use more volunteers. We'll take any time you'd like to donate.

Here is a quick overview:

- Dick Huskin has jumped headfirst into the pool! He is the "acting" committee chair. He is also the "acting" pool manager, overseeing all aspects of the facility. Dick, along with Tim Taylor can be found each weekend doing work to get the pool ready for the upcoming season.
- We are still looking for a volunteer to oversee the facilities. It is NOT a full time job and not something that will take up all of your free time (unless you want it to!). Dick would rather be Tonto than the Lone Ranger!

*Continued on page 6*

**~ Rivershyre Yard of the Month ~**

Rivershyre's thirty-third Yard of the Month can be found at **1196 Newport Trail**. 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 \*\*\***

April Fool's Day	Sunday, April 1 <sup>st</sup>
Good Friday	Friday, April 6 <sup>th</sup>
Tax Day	Sunday, April 15 <sup>th</sup>
Rivershyre Yard Sale	Saturday, April 21 <sup>st</sup>

**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 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
Barbara Broome	Secretary
Martha Kaphhammer	Treasurer
Chuck Faulkner, Dick Huskin, Bea Romeo	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 3/17/2007

1190 Newport Trail	\$248,900
1188 Rivershyre Drive	\$271,900
1080 Rivershyre Court	\$259,900
2030 Edenton Trail	\$284,900

#### Sold Properties 12/17/2006 – 3/17/2007

2008 Rivershyre Drive	\$254,700
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#### Pending Sales as of 3/17/2007

1129 Midford Trail
2015 Rivershyre Drive

#### Average Sales for Previous 6 Months

Average Home Size	2723 sq. ft.
Average Sales Price	\$240,940
Average Dollar Per Sq. Ft.	\$88.40
Average Days on the Market	54 days

## Committee Chairpersons

Architectural Control	Chuck Faulkner
By-Laws & Nominating	Dick Huskin
Finance	Martha Kapfhammer
Grounds & Lake	Open
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> Thursday, 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 several meetings in March to ready the committee and the facilities for the up-coming pool season. Some of the most important topics concerned how to raise the membership count, setting the fees for the 2007 season, deciding on the source for our pool attendants and planning with the swim team for their practice and competitive seasons. More about each in the paragraphs below.

Interest in joining the committee is growing as several new members have joined. However, more help is needed and all are welcome to come to the meetings to visit and to join if you like. Our next regularly scheduled monthly meeting will be at 7pm on the third Thursday in April (4/19/07). However, with opening day rapidly approaching, there will surely be extra meetings. Their dates and times will be posted on the neighborhood bulletin board, as they are determined.

As explained in earlier newsletters, 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 re-plastering 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 been dwindling rather than growing. Therefore, the committee believes our most challenging objective will be to reestablish the once thriving membership numbers the pool enjoyed. And we clearly understand this will be no easy task!

The enrollment period for joining this season begins on April 1<sup>st</sup>. No, this isn't an April Fool's joke. The new application forms for the 2007 season are included with this newsletter. Also included is a copy of the pool rules for 2007. The new forms and other documents will also be available soon on the Rivershyre website at [www.rivershyre.org](http://www.rivershyre.org). As this article is being

prepared, the website still has a few documents and references left over from last season but please bear with us, we will have all new information up very soon, hopefully by the time you read this.

Enrollment this year may be by mail addressed to the Rivershyre Community Association / Pool, P.O. Box 2194, Evans, GA 30809-2194. Please don't expect to place your application and payment in the mailbox at the clubhouse: IT HAS BEEN REMOVED! Enrollment may also take place in person during any swim team sign-up at the pool facility.

The 2007 annual membership fee for residents of Rivershyre has been raised slightly from last year's rate of \$285 to a new rate of \$300. As with last year's fee, a \$10 Concession Stand card is included. Also, as has been the practice since the pool began operation, all resident members must pay a one-time initiation fee of \$400. However, the initiation fee may be paid over a four-year period in even installments of \$100 each. In short, if you have already completed paying the initiation fee, the total cost for pool membership this year will be \$300. If you are joining for the first time or have been a member before but have not yet completed paying the initiation fee, your total will include both the \$300 annual fee and the \$100 installment of the initiation fee for a total of \$400.

### TIGERSHARK NEWS

Summer Swim Season is just around the corner. The Tigersharks are looking for old and new members to join us for the family fun events and the summer swim season. Practices will start in May and the swim meets will be every Tuesday Starting on May 29 with the last dual meet on June 26 and the Championship Meet on June 29 at the Augusta Aquatic Center.

The team is open to all kids from the ages of 4 years old to 18 years old. Registration dates to join the team are Thursday April 12 from 6:00 to 8:00 pm and Saturday April 14 from 10:00 to 12. Both times will be at the Rivershyre Clubhouse. If you have any questions regarding team membership contact Phil French (706-860-4504) or Tim and Christina Troutman (706-855-2892). Come and join the fun, we guarantee that you will meet some fine people who are your neighbors.



## It's Time for the Yard Sale!!

It's that time of the year again -- time to clear out and clean up around the house -- so what better time than now to have a yard sale! We've had lots of traffic for our yard sales recently so you just might want to consider having one at your house.

Our rules for the yard sale are simple: start at 8 a.m. (or as early as you'd like); \$2.50 fee per household; advertising will be taken care of around the neighborhood and in the newspapers. A representative from the Social & Welcome committee will be around early on Saturday to collect the fee.

If you wish to do some special advertising for your sale with signs and balloons, feel free to do so. We ask that you please be considerate of our neighborhood and remove these things after your sale is over. Hope the weather is great and that there are lots of shoppers!

### Help Wanted!

#### Paid Position

Rivershyre Pool is looking for a manager to oversee the pool attendants and the concession stand! Interested, please send an e-mail to: [Georgiaterp@comcast.net](mailto:Georgiaterp@comcast.net)



## Pool Report

*Continued from Page 4*

New members will be given one Key Card for access to the pool facility. New and previous members that have a need for additional access cards may purchase them from the committee for \$5 each.

#### *Continued on Page 5*

The Rivershyre Pool Organization will also again this year accept a limited numbers of applications from non-residents. Since non-residents are not permitted to become vested members, they do not pay an initiation fee but pay a higher rate of \$400 for the season. This rate also includes a \$10 Concession Stand Card and new non-resident applicants will receive one access card. Additional cards may be purchased for \$5.

The pool facility will open to all members on Saturday, May 5<sup>th</sup>. As in years past, during the first several weeks before school is out, members will find the pool open from 10:30 am to 9:00 pm on Saturdays and Sundays and from 3:00 pm to 9:00 pm on weekdays. Attendants will be available during these hours. The pool will remain open to those 18 years and older and those accompanied by such from 9:00 pm to 11:00 pm nightly but no attendants will be available during this period. After school ends for the Summer, the pool will be open for all members every day from 10:30 am to 9:00 pm and until 11:00 pm for adults and those accompanied by an adult.

One last announcement: There will be a Grand

## Clubhouse Rentals

If you are interested in renting the clubhouse, please contact Stephany Ricker at 863-5988 or Kathy Armstrong at 863-4154. 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".

**President...***Continued from Page 2*

- Please note that our pump house has been painted and the light pole has been erected. Thank you John Knox, for helping Tim & Dick to put up the pole; and thank you Martha & Dave Kapfhammer and David & Heather Gaitonde for a painting job well done!
- Finances: We are still getting those in order. Every time we think we have all the expenses corralled, another bill pops up. Martha is overseeing the finances. She has found a number of ways to save some money, or rework payments that has had some impact so far. We are still on schedule to pay off the pool mortgage in June.
- 2007 Pool Membership
- Right now, we believe break even will be approximately 120 families joining this season. Attached to the newsletter, you should find the 2007 membership application. Rates for 2007 will be \$300 for residents and \$400 for non residents. Initiation fees will remain the same. (Each pool member will again receive a \$10 concession stand stipend for this pool season.)
- Swim Team:
- We are hoping the team returns to its championship form this season. It looks like the team will be in Division 2 this year, making their meets more competitive. Tentatively there will be three home meets this year.
- Swim team registration will be held on April 12 and April 14.

**Additional Notes:**

Unfortunately, we have a homeowner whose yard has not been up to standards for almost a year. We have received a number of complaints from neighbors (and from realtors) about the look and lack of upkeep. The Architectural Control Committee (ACC) has repeatedly sent notes, letters, and warnings. But to no avail. The board will be sending in a landscaping firm to mow, trim, and weed the entire yard, at the expense of the homeowner. We hate to take it to this level, but

there was nothing more we could do.

The ACC is made up of your neighbors who are volunteers. They are looking out for what is best for the neighborhood. Many of you have been great in submitting your Property Alteration Requests (PARs). The ACC is usually very quick in reviewing and responding. Please note that they would like at least two to three weeks notice when they receive a PAR so they can investigate; research; and discuss any concerns.

Trash – It seems there have been a couple of instances where people are tossing large amounts of garbage from their cars. Parents, please let your children (and their friends) know that littering is illegal, even in Rivershyre. And it's not pretty. I am sure you don't want our Master's visitors to see Taco Bell or Krystal wrappers and cups lying in our streets.

NASCAR – Rivershyre is not one of the speedways on the 2007 schedule. Yet there are a few drivers who think it is. I have gotten more and more calls and notes about people (young and old) speeding through our streets. Now that the weather is warm, more children –your children- are playing in the streets. Please drive slowly and cautiously.

Street Parking – The streets belong to the county. County regulations allow our covenants to restrict the types of vehicles that are allowed to park on the streets, but your basic car, pick up, SUV are not covered. If you think that the vehicles on the streets pose a traffic risk, you can ask the sheriff's department to come out and review the situation.

Concerns, complaints, or even a kind word for our volunteers, please don't hesitate to contact me!

Enjoy Master's week and Happy Easter!

Bill Ferguson  
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