



# 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)

June, 2005

## In This Issue

- Father's Day Picnic  
Maze

## 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

## It's Parade Time In Rivershyre!!



When was the last time you've seen a parade in Rivershyre? Can't remember? Well the Social and Welcome Committee Says it's been too long ago to remember so they're going to remedy that.

On Saturday, July 2nd Rivershyre is going to have its very own Patriotic Parade. Knowing how hot it can be around here we decided to have the parade in the morning. Then we figured that there should always be something good to look forward to at the end of the parade so we said, "Hmmm. We're having it early in the morning so we could end it with a pancake breakfast!" And thus, the idea for Rivershyre's very own PATRIOTIC PANCAKE PARADE was born!!

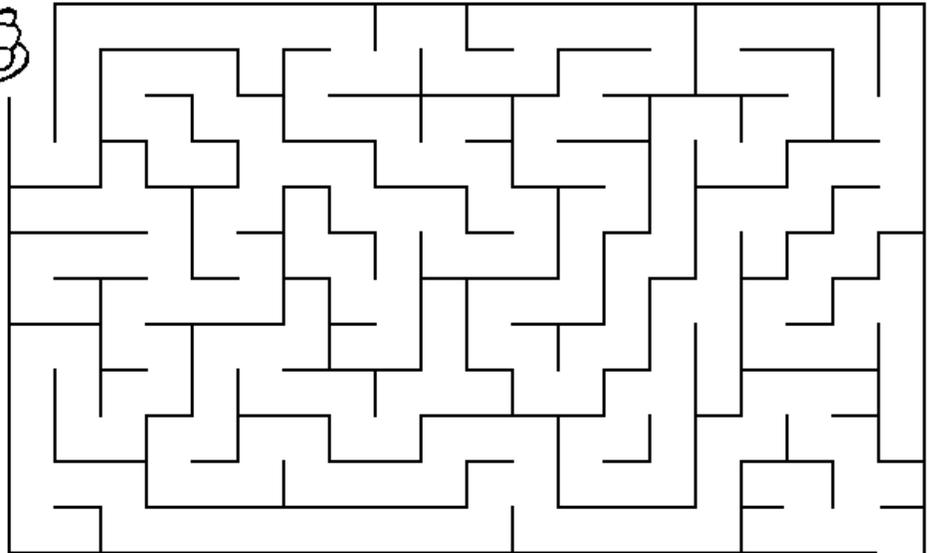
We're asking all of the families in Rivershyre to decorate their wagons, bicycles, golf carts, strollers and ??? in the red, white and blue theme and join us for a parade. You can't be too young or too old to participate! We'll assemble at the corner of Oakton Trail and Rivershyre Drive at 8:30 a.m. on July 2nd and start the parade at 9:00 a.m. The parade will lead to the clubhouse where a pancake breakfast will be waiting for everyone. (Think pancakes, sausages, juice, milk & coffee.)

Doesn't this sound like fun? Let's show everyone that Rivershyre is a great patriotic neighborhood! Start collecting your red, white and blue flags, streamers, crepe paper and ribbons. We'll have prizes for the best decorated vehicle. Challenge your neighbor for the decorating prize! There isn't a charge for the pancake breakfast but you will need to call Joannie @ 863-2931 to RSVP. We'll need to know how many pancakes to flip!

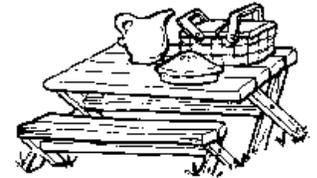
A flyer will be distributed in June with a reminder about the Patriotic Pancake Parade. It will have all of the details for the parade. Start planning your red, white and blue ideas --- this will be a great day in Rivershyre!



Bring the food to the table for a nice Father's Day picnic!



Happy  
Father's  
Day



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)

### Babysitters Listing

The most recent listing was printed earlier this year. We will publish it again before the end of the year. 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.

### 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".

### ~ Rivershyre Yard of the Month ~

Rivershyre's fourteenth Yard of the Month can be found at **1158 Oakton Trail**. This competition is sponsored by Philip and Sharon Jones of Meybohm Realtors (833-HOME). 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 \*\*\*

Flag Day	Tuesday, June 14 <sup>th</sup>
Father's Day	Sunday, June 19 <sup>th</sup>
First Day of Summer	Tuesday, June 21 <sup>st</sup>

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).

## 2005 Board of Directors

Bill Ferguson	President
Tim Williford	Vice President
Craig Trout	Secretary
Phil Manos	Treasurer
Dick Huskin, Etta Chaplin, Daryl Speight, Shiron Thomas	Member
Martha Kapfhammer	Past President

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

### Rivershyre Home Sales Update

This monthly newsletter item will include 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 Meybohm Realtors. If you have any questions about this information, please contact Philip or Sharon at 833-HOME.

#### Active Listings as of 5/18/2005

1192 Rivershyre Drive	\$224,900
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#### Sold Properties 2/18/2005 – 5/18/2005

1156 Parkside Trail	\$179,900
1113 Rivershyre Drive	\$189,900
1152 Hartford Trail	\$159,900
1168 Oakton Trail	\$198,000
1193 Newport Trail	\$208,900
1090 Severn Drive	\$195,000
2003 Rivershyre Drive	\$206,000
1170 Dartmore Trail	\$207,500
1164 Parkside Trail	\$171,000
1181 Rivershyre Drive	\$204,000

#### Pending Sales as of 5/18/2005

1182 Oakton Trail	1172 Dartmore Trail
2037 Edenton Trail	1170 Oakton Trail
1112 Rivershyre Drive	

#### Average Sales for Previous 6 Months

Average Home Size	2605 sq. ft.
Average Sales Price	\$193,914.63
Average Dollar Per Sq. Ft.	\$74.70
Average Days on the Market	27 days

## Committee Chairpersons

Architectural Control	Dick Huskin
By-Laws & Nominating	Vacant
Finance	Holly Bullock
Grounds & Lake	Dan Johnson
Neighborhood Watch & Safety	Daryl Speight
Pool	Bill Giddings
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> Thursday, 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, 7:00pm
Social & Welcome	2 <sup>nd</sup> 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.

### New to Rivershyre?

We'd like to include your family in our next Rivershyre directory. Call Martha Kapfhammer at 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 that information too. We want to have as complete and up-to-date directory as we can.

## Pool News

Well the pool has opened as of May 1st and things are going well. We will have some of the same attendants as last year as a few new faces. As you may know, all old pool access cards were deactivated this year and we asked that you include your card numbers on the applications. In some cases you cannot read the numbers, please get with Bill Giddings or Mike Plankey and we will try to determine the number so the card can be used. If we have not activated your card, please let the attendant know and we will get it corrected immediately.

Some items of interest this year are as follows:

- A storage building will be added to the back side of the concession stand so we can clear up the pool deck of miscellaneous items.
- The deck will be extended on the parking lot side of the pool so we have more room to maneuver in that area.
- We are proposing to add parking spaces. This will be brought to the Neighborhood board in June.
- The pool will enforce the guest rule this year. The guest fee is \$3.00 per visit and can be paid to the attendant. Note Rivershyre residents cannot be a guest at the pool, they must join the pool as members to enjoy the facilities.
- The pool is purchasing a video surveillance system to monitor the deck after hours. This is needed due to the five occurrences we had last year where people were at the pool late at night and threw chairs, plants and other miscellaneous things into the pool.

If you have any questions, please feel free to contact me via the website, leave of message with the attendant or give me a call.

Hope you all have a great summer.

Bill Giddings  
RCA Pool Chairman

## “The Covenants”

The Architectural Control Committee frequently makes reference to the Covenants. The Covenants say this or the Covenants permit that or the Covenants forbid whatever. With such constant referral to the Covenants, we thought it might be of help to better acquaint us 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.

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 true Covenants. The purpose of the second document is to establish the homeowners' association and to set down rules for membership.

Both of these documents may be found on the neighborhood website by following the link to “Documents”. 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.

Architectural Control Committee