



# The Village Crier

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

K.M. Kearns, Editor  
 newsletter@rivershyre.org

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

July, 2007



### In This Issue

- Dorothy and Toto – News from the President
- Baby Sitter/Yard Work list
- Homeowner Liens
- Summer Recipes

### 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 |
| Updates                       | 4 |
| <u>Attachments</u>            |   |
| PAR Form                      |   |

## Dorothy and Toto!



I started my July newsletter in the early afternoon, reviewing my notes, trying to find some additional info to help with my article for this month. The sky got dark and the rains came. And the wind. And the thunder. And the lightning.

Then no power. And then a large “thump”!

When the rain started to subside, we could see out our windows. When trees and lots of branches in the yard. At least 5 trees were blown over in my backyard – root ball and all! One root balls was at least 20 feet high and 25 feet wide. Incredible!

They are calling it a “microburst”. I have not seen or have been affected by a tornado, and after this, I don’t ever want to.

My neighbor, and fellow board member, Dick Huskin had a large tree fall into his house. Within a half hour, there must have been 20 neighbors, some I have never met or seen, working in his yard, trying to help remove and clean up the damage.

They always say disasters bring out the best in people and the best came out in full force. And as always, Mike Amerson and his son Mitchell came out with their equipment and chain saws and were quickly on the roof, cutting away trying to avoid more damage.

Later when the insurance company asked us to stop, the volunteers then worked their way around helping out other neighbors. A handful removed two fallen trees that blocked the road to the pool and clubhouse.

To everyone who helped throughout the neighborhood, many, many thanks. Your work and your spirit were very much appreciated!

The microburst visited the lake and the pool on its way through the neighborhood. As of June 20<sup>th</sup>, there are a number of trees down around the lake and some large broken limbs.

A number of the boats at the lake were tossed about, including one that went at least 50 yards and came to a rest next to Larry Beran’s house.

Over at the pool, four chairs ended up in the water, one was thrown “over” the fence,  
*Continued on Page 2*

**Dorothy...**

*Continued from Front Page*

along with two umbrellas AND a 15 pound umbrella stand. The back fence was pushed down as well. All of this damage done in less than 15 minutes.

Clean up!

Columbia County was out the next day cleaning up the streets. I talked to the clean up crew and to Pam Tucker (neighbor and Columbia County Emergency Services Director) about the clean up procedures. The county is responsible for the roads, making sure they are safe and passable. They are not supposed to clean or remove any damage on any personal property.

I asked Pam about the county coming out and removing debris "if" the homeowners brought it out to the curb. The county does not offer that service and would only do so if there were an emergency declaration.

As of June 20<sup>th</sup> – each homeowner is responsible for clean up and removal of debris.

Insurance!

It seems everyone learns about the intricacies of their policies just after a disaster. The Association's insurance company covers floods, fires, and other disasters – but NOT WIND.

For some reason, wind is considered an act of God (and for Atheists – a force of nature).

*Continued on Page 4*

**Calling All Baby Sitters and Yard Workers!**

If you would like to join the list below, please send your name, number and desired work to [newsletter@rivershyre.org](mailto:newsletter@rivershyre.org).

| Names                | Phone        | Baby Sitters | Yard Work |
|----------------------|--------------|--------------|-----------|
| Kristen Beasley      | 706-869-0223 | X            |           |
| Sohailla Digsby      | 706-364-1143 | X            |           |
| 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            |           |

**~ Rivershyre Yard of the Month ~**

Rivershyre's thirty-sixth Yard of the Month can be found at **1145 Oakton 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 \*\*\***

|                  |                                 |
|------------------|---------------------------------|
| Patriotic Parade | Tuesday, July 3rd               |
| Independence Day | Wednesday, July 4 <sup>th</sup> |

**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)

**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,<br>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 6/17/07

|                        |           |
|------------------------|-----------|
| 1080 Rivershyre Drive  | \$259,900 |
| 2030 Edenton Trail     | \$284,900 |
| 1133 Midford Court     | \$259,900 |
| 1212 Oakton Trail      | \$264,900 |
| 1080 Severn Hill Court | \$268,900 |

#### Pending Sales as of 6/17/07

N/A

#### Sold Properties 3/17/07 – 6/17/07

|                       |           |
|-----------------------|-----------|
| 2008 Rivershyre Drive | \$254,700 |
| 2015 Rivershyre Drive | \$295,000 |
| 1080 Rivershyre Court | \$259,900 |
| 1190 Newport Trail    | \$237,400 |
| 1188 Rivershyre Drive | \$270,000 |
| 1198 Newport Trail    | \$268,900 |

#### Average Sales for Previous 6 Months

|                            |              |
|----------------------------|--------------|
| Average Home Size          | 2720 sq. ft. |
| Average Sales Price        | \$262,128    |
| Average Dollar Per Sq. Ft. | \$96.4       |
| Average Days on the Market | 47 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.

## Dorothy and Toto

*Continued from Page 2*

So the onus is on the Association to pay for tree cutting and removal. The Association will also have to pay for some damaged fencing, and a piece or two of playground equipment in a neighbor's yard.

### Long Term Funding & Emergencies

Many thanks to past Rivershyre boards for starting long term funding programs. Long term savings and monies have been put aside for just this sort of "disaster". We don't know what the Association's costs will be, I'll let you know what the "bill" is in the August newsletter.

Rivershyre had a similar microburst almost 10 years ago that caused some damage. I think this one was worse. I can wait at least another 10 years for our next visit. Here's hoping that none of the hurricanes that are expected in 2007 will pay us a visit.

### Other news!

#### Homeowners dues!

We tried and we tried, but five neighbors have not paid their 2007 homeowners dues. We have placed a lien on their homes and will not remove them until "all" monies have been paid, including a \$100 lien assessment fee.

Not to "embarrass" but to inform; we will be posting the addresses of those homes who have not paid in the newsletter each month and post it on the website as well.

There is one homeowner that has NOT paid for the second year in a row. We are in contact with our Association attorney to find out what next steps we need to take in order to get our monies and to prevent further problems.

#### Pool News!

Congratulations!! The pool mortgage has been paid off. While it's nice to no longer face that bill each month, that money is being allocated for long term funding, the bulk of which will go to paying for a new pool liner.

Pool memberships are inching ever so closer to our goal of 110 memberships. As of last count, the total is at 102. If you are interested in joining, drop by the pool or visit [www.Rivershyre.org](http://www.Rivershyre.org) for an application.

The snack bar is generating a nice little income. While we are not looking to make tons of money, all of the snacks and drinks are selling extremely well, pool members are pleased with the pricing of the products, and profits are a bit higher (right now) than budgeted.

#### Neighbor complaints!

Last month I noted that I had not received any complaints in May. That was before the Memorial Day weekend. Three different areas of the neighborhood had some barking dog problems, especially early in the morning when neighbors were trying to sleep.

The Association can not do anything specific about barking dogs, especially at the time there are problems. We can send "friendly reminder" letters. It is recommended that you call Columbia County Animal Control (311) and lodge a complaint. And if you are not appeased, or it is the weekend, you can call the Sheriff's department to lodge a complaint.

Dog owners: please be courteous to your neighbors. Everyone realizes that dogs do bark. It is the incessant barking that generates the ire of your neighbors.

#### Motorcycles!

Parents – It is a state law that the only motorcycles allowed on the roads must be "street legal"; driven by "licensed" motorcycle riders; and a helmet **must** be worn at all times.

Rivershyre rules prohibit any motorized vehicle being driven on Rivershyre common areas (this would include golf carts, off road vehicles, and motorized scooters).

We are having continued problems with off road motorcycles on our streets. We have informed the Sheriff's department of the problem and they have promised increased patrols in the neighborhood.

#### House Watch!

Don't forget, if you are going to be out of town, call Columbia County's House Watch program. At no charge to you, the Sheriff's department will come by

*Continued on Page 5*

**Dorothy ...** *Continued from Page 4*

your home and check to make sure there are no problems or any illegal activities.

**2008 Budget**

The board will be working on the neighborhood's 2008 budget. If you have any questions, concerns, or would like to participate in discussions, please don't hesitate to contact me. You are invited to our next board meeting on Tuesday, July 10<sup>th</sup>, 7:30pm at the clubhouse.

**Volunteers**

The board is looking for members; our committees are looking for help. You have two spare hours a month? We can use you!

I hope you enjoy the 4<sup>th</sup> of July Holiday.

Bill Ferguson

706-651-1797

[Georgiaterp@comcast.net](mailto:Georgiaterp@comcast.net)

**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 Homeowner's Liens**

**2006 Liens**

- 1162 Oakton Tr.
- 1183 Oakton Tr.

**2007 Liens**

- 1155 Oakton Ct.
- 1172 Dartmore Tr.
- 1162 Oakton Tr.
- 1190 Rivershyre Dr.
- 1208 Oakton Tr.



**Kid-Friendly Recipes**

**Campfire Chicken Packets**

**Ingredients:**

Ingredients for a single serving

- ½ a chicken breast
- ½ small potato
- ½ small carrot (or a few baby carrots)
- 1 1/2 Tbsp butter (1 large dollop)
- optional: roasted red pepper
- lemon pepper (about 1/2 to 1 tsp)
- aluminum foil

**Directions:**

1. Pull off enough aluminum foil to make a single serving packet. I usually use a double layer of foil
2. Spread butter on tinfoil
3. Place ingredients in the center of the foil. Each person can add ingredients to their liking since these are individual packets
4. Fold edges together
5. Roll the edges together two or three times so steam won't escape
6. Roll the ends two or three times so steam won't escape.
7. Place in center of grate or throw in the fire.
8. Cook for 20-30 minutes and remove from fire

**Strawberry Yogurt Popsicles**

**Ingredients:**

- 2 cups fresh (chopped) or frozen strawberries
- 2 cups low fat vanilla yogurt
- 12 small paper cups
- 12 wooden sticks

**Directions:**

1. Combine strawberries and yogurt. Mix well.
2. Fill cups with mixture. Cover cups with plastic wrap or tin foil.
3. Insert a stick through the plastic wrap or tin foil.
4. Freeze popsicles until firm.
5. Gently tear away paper cup from frozen yogurt popsicle before eating.
6. Makes 12 popsicles



