



The Village Crier

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

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www.rivershyre.org

Rivershyre – Get Ready to Vote!!

August, 2008



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I can't believe the "summer" is just about over. The calendar might say we have another six weeks, but the kids know that school is just around the corner. I hope everyone had an enjoyable vacation season, despite \$4 gas, and just about everything going up in price except our paychecks!! Please remember to drive carefully and you'll want to leave for work a few minutes earlier as traffic backs up at Riverside elementary and Riverside middle schools.

It's also election season. It's an exciting time for all Americans as we choose a new leader for the next four (or eight) years. Already signs are going up and conversations become a bit more animated as we choose our next president (me – I'm still voting for Jerry Brown. Anyone old enough to remember him??)

There will be a number of referendums on the Georgia ballot as well. What they are, I couldn't tell you at this time. But what I do know is that Rivershyre will be voting on at least one issue, and possibly two this fall!

This month, I would like to give you an overview of each issue and, as always, I would appreciate any comments or concerns you might have. You can also bring up your concerns at the yearly Homeowners Association meeting tentatively scheduled for September 16th.

The first is the Columbia County Greenspace plan and the Rivershyre Nature Trail. The county would like to purchase or have some of the land donated to build a trail from the Riverside boat ramp all the way out to Patriots Park. They would like to build the trail along Euchee Creek. The length of the trail would encompass our property from the railroad tracks to the property line with Stratford. The width would be approximately 20 feet. From past meetings, the trail would be paved, but no motorized vehicles would be allowed. Walking and biking only.

You are invited to a presentation by the Greenspace committee on August 5th, 7:30pm at the clubhouse. That is the night of our regular board meeting. The Greenspace committee will have 30 minutes to present, followed by 30 minutes of questions from the community.

In order for the Greenspace committee to purchase or have the land donated, it will take a vote of the "entire" Rivershyre community. We will keep everyone apprised of the latest info and updates. I do have some material from the Greenspace committee. If you would like to review it before the meeting or would like to have it on hand, please drop me a note (georgiaterp@comcast.net).

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Upcoming Events

The pool closing party will be on **Labor Day, September 1st** and ALL Rivershyre residents are invited. We will keep to pool open only on weekends for several more weeks but the party is on the 1st.

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	

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

newsletter@rivershyre.org

We're on the Web!

See us at:

www.rivershyre.org

Clubhouse Rentals

If you are interested in renting the clubhouse, please contact Alyson Ludwick at 706-855-2844 or Carolyn Julian at 706-496-2189. 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".

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.

~ Rivershyre Yard of the Month ~

Rivershyre's forty-seventh Yard of the Month can be found at **1095 Rivershyre Drive**. 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 ***

First Day of School – Columbia County	Monday, August 11 th
Labor Day & Pool Party	Monday, September 1 st

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

2008 Board of Directors

Bill Ferguson	President
Grady Taylor	Vice President
Barbara Broome	Secretary
Holly Bullock	Treasurer
Chuck Faulkner, Dick Huskin, Kathryn Barrett, T.M. Weisz, Kelley Nihill, Bob Petty, Renee Nehlsen, Marybeth and Oscar Valentin	Members

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

Rivershyre Home Sales Update

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 7/17/08

1087 Severn Drive	\$249,000
1088 Severn Drive	\$254,900
1107 Rivershyre Drive	\$270,500
1195 Rivershyre Drive	\$259,900
1106 Rivershyre Drive	\$278,999
1202 Newport Trail	\$239,900
1158 Oakton Trail	\$264,900
1114 Rivershyre Drive	\$276,000
1185 Oakton Trail	\$234,900
1123 Midford Court	\$294,500
1135 Rivershyre Drive	\$249,900
1080 Severn Hill Circle	\$240,000

Pending Sales as of 7/17/08

N/A

Sold Properties 4/20/08 – 7/20/08

1149 Hartford Trail	\$258,000
1086 Severn Drive	\$239,900
1182 Rivershyre Drive	\$246,100
1122 Midford Court	\$267,280
2003 Rivershyre Drive	\$253,888
1214 Oakton Trail	\$244,000

Average Sales for Previous 6 Months

Average Home Size	2872 sq. ft.
Average Sales Price	\$251,528
Average Dollar per Sq. Ft.	\$87.57
Average Days on the Market	61 days

Committee Chairpersons

Architectural Control	Marybeth Valentin
By-Laws & Nominating	Dick Huskin
Finance	Russ Leseberg
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, 7:00 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, 7:00 pm
Pool	3 rd Thursday, 7:00 pm
Neighborhood Watch & Safety	4 th Thursday, 7:00 pm
Social & Welcome	2 nd 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. Contact Karen Kearns at thekearns2004@yahoo.com 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.

...Ready to Vote

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Homeowner's Fees

The second issue is an attempt to be "proactive" (or preparing for that rainy day). As I have stated in past newsletter articles, the board has investigated the hiring of a property management company to handle many of the duties and responsibilities currently done by volunteers. What we have found is:

- There are only two companies in the CSRA area that offer property management to communities our size
- Their fees are 20% of the homeowners association income (currently that would be around \$12,000)
- There would be additional fees and charges for basic maintenance and administrative duties.

What the board is proposing is a "Permanent step increase in the annual assessment". What that basically means that the Rivershyre board of directors can (now or down the road) raise your homeowner's dues "X" amount to cover the monies needed to pay a property management company. **THIS DOES NOT MEAN WE ARE GOING TO IMPLEMENT THIS FOR 2009!!!!** We are NOT raising your rates (more than the usual 5%).

We are making preparations "just in case" we don't have enough volunteers or help to manage the association ourselves. The best time to prepare for the "bad" times is well before they come along. Hopefully, future boards won't have to move forward with the special assessment. We have a nice number of volunteers – and we can always use more.

We'll discuss this at the September meeting as well. We'll send out ballots in the October-November timeframe.

On to other things!

Architectural Control Committee (ACC)
Unfortunately, we have had to pass along a

number of fines to homeowners who did not submit Property Alteration Requests (PARs) and had a structure built without permission; or keeping recreation vehicles parked in their driveway after repeated requests to move them.

The ACC has a job to protect you, your neighborhood, and your home values. We have one of the nicest neighborhoods in the area, and in good times, our homes sell very quickly. The ACC wants to maintain the beauty of Rivershyre. Following the rules will make their job easier and make you street and your home much more attractive (for visitors and buyers).

2008 Homeowners Dues

Fortunately, we did not have to bring in Tony Soprano to collect from the last few homeowners. We have had to place just ONE lien for non-payment. Plus, three other liens from past years have been paid off as well.

Many thanks to Holly and Steve Bullock for their persistence in getting the last of the payments. In the end, it paid off for the entire community.

Neighborhood Watch & Safety

First, an apology for anyone who was forced to wait while our Fourth of July parade marched through the neighborhood. The sheriff's department notified us that we had to close off the streets during the parade (safety and liability issues). In nine years of Christmas, Halloween and July 4th parades, we never thought about closing the streets, but after a conversation with them, we followed their "recommendation".

Vandalism: Well, every neighborhood has its moments and apparently, some neighbors homes or property were violated. A damaged garage door, a pick up truck mirror was broken, yard statues stolen, and someone walked into a garage and stole a gas can.

If you notice anyone or groups of "anyone" up to
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Committee Updates & Notes

...Ready to Vote

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no good, please contact the sheriff's department. The best way to put a stop to this is to be vigilant and to warn your children of the consequences of their actions.

Social and Welcome

Many thanks to Joanie Bryant and all of the volunteers who helped make the Fourth of July parade and pancake breakfast a success. Next major event will be the Halloween party.

Pool

Great news – the pool membership total is the same as last year. Because of the “maturing” of our neighborhood, and the coming and goings of families, the membership has been steadily decreasing over the years. Congrats to the pool committee for maintaining the numbers. (I have had numerous conversations with other neighborhoods who have pools and all have reported significant declines in membership over last year.)

As a pool member, you are invited to attend the free movies at the pool every Friday night. The free movies have been a great success and each Friday as seen an increase in attendance. All movies are family friendly and you can view the films by float or in a chair (just DON'T bring popcorn – it bother's the filters).

Don't forget the end of year pool party on Labor Day Monday (September 1st). The pool will be open to everyone in the neighborhood. More details to come!

As always, feel free to contact me if you have any questions or problems. And we can always use more volunteers!!

Bill Ferguson
georgiaterp@comcast.net
 706.651.1797

Neighborhood Watch & Safety Committee



Hope everyone is enjoying their summer! We have got a lot of new neighbors moving in. Please make sure that you get to know them and exchange phone numbers so that they feel welcomed.

We have had a few incidents to report this month in the neighborhood. We had an incident with some kids vandalizing mail boxes. One mail box post was stolen and has been returned to the owner. We also had a trellis stolen from someone's back yard. Please let me know if you find it. We had problems with kids from our neighborhood tearing up the parking lot in the nature area. There have been people camping in the nature area. This is not a designated camp ground. No one is to be out there after dark. There are a lot of snakes and various other wild life as well as poison ivy out there. You can't see them in the dark.

Please contact the Sherriff's department at **706-541-2800** to be put on their watch list when you go out of town. Also let your neighbor know. There was an incident in a neighboring subdivision where a stranger stayed in someone's home when they went on vacation and vandalized it. Their neighbor saw the car and thought they were supposed to be there. This could have been avoided.

We are planning a fall festival along with Social and Welcome committee. We could use volunteers in planning and helping with the event. If you are interested or need to contact me, my email address is kbarrett29@comcast.net.

Thank you!

I wanted to thank Joanie Bryant and all who helped her with the 4th of July pancake breakfast and parade, it was a nice turn out. Renee' Nehlsen

Grounds & Lake Committee

The Grounds and Lake Committee held its July meeting on Monday the 21st and considered plans for more workdays to perform repairs to the clubhouse and make improvements around the neighborhood.

Some of the cleanup activities the committee volunteers were involved in during the Spring clean-up day involved removing debris that had collected in common areas and buffer areas behind several residences. Please remember that if you live adjacent to a neighborhood buffer area, common space or natural area, that area is NOT for dumping your yard debris. These areas will be watched closely in the future and any neighbors dumping waste in these areas will held responsible. The same goes for burning your debris. No resident is allowed to burn their own debris or trash on community property, at any time, under any condition.

As a reminder of the rules for use of the common areas, nature trails and activity areas, included in this issue of the Newsletter is a list of rules applicable to these areas.

The work of the committee and its volunteers is not done. During future workdays, volunteers will be needed to make repairs to the two bridges on the nature trail, complete repairs to the playground equipment and make repairs at the clubhouse. Dates for those workdays will be posted on the neighborhood bulletin board as the dates get closer. Whenever such a notice is placed on the board, please lend a hand and join us in helping to take care of our neighborhood. All of these efforts are accomplished with volunteer help and your help is greatly appreciated.

The committee meets on the 3rd Monday of each month at 7:30 p.m. at the Rivershyre Clubhouse. The next meeting is scheduled for Monday, August 18th. If you would like to join the committee or simply have questions, please feel free to visit.

Rules for the Use of the Common Areas

HARDY POND & PICNIC AREA

- The pond is for the exclusive use of Rivershyre residents and their guests. A resident must accompany any guest using these amenities
- Swimming is not allowed.
- Motorized vehicles are not allowed in the grassy areas.
- Gasoline motors are not allowed in the pond (electric trolling motors are OK).
- Fires by residents are not permitted except in the grills in the picnic areas.
- Please do not disturb the wildlife.
- Please do not litter. Deposit your trash in the appropriate containers provided in the picnic area.
- Hunting and the use of firearms are not allowed in these areas. This includes paintball, pellet and BB guns.
- The pond and picnic area is for use during DAYLIGHT ONLY. These areas are CLOSED after dark. This includes the parking lot at the pond.

FISHING

The following rules are established to keep Hardy Pond stocked with enough fish for a well-balanced ecosystem that can be maintained for the enjoyment by all:

BASS: Catch and release is our policy for all Bass less than 5 pounds. However, fish about 5 pounds may be kept for trophy use.

BREAM: Catch and release is suggested for small and immature fish. There is no limit to the number of mature fish (approximately hand-size) that may be kept.

GRASS CARP: DO NOT TRY TO CATCH OR INJURE THESE FISH. They are placed into the pond to control weeds and other aquatic vegetation. They are expensive to replace and must be maintained to control weed growth.

CATFISH: There are no restrictions.

BAIT: Live minnows are NOT allowed to be brought into the pond.

NATURE AREAS AND TRAILS

- The nature areas and trails are for the exclusive use of Rivershyre residents and their guests. A resident

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Common Area Rules *Cont. from Page 6*

- must accompany any guest using these amenities.
- Hunting and the use of firearms are not allowed in these areas. This includes paintball, pellet and BB guns.
- Please do not disturb the wildlife.
- Motorized vehicles are not allowed in the land areas.
- Gasoline motors are not allowed in the waterways (electric trolling motors are OK).
- Please do not litter. Deposit your trash in the appropriate containers provided in the picnic area.
- The nature areas and trails are for use during DAYLIGHT ONLY. All such areas are CLOSED after dark. This includes the Parking Lot at the Nature Trail.
- Fires by residents are not permitted in these areas.
- Please be considerate of the neighbors and the wildlife by maintaining the peace and quiet of these areas, including the parking lot.

TENNIS COURTS

- The tennis courts are for the exclusive use of Rivershyre residents and their guests. A resident must accompany any guest using these amenities
- The tennis courts are FOR TENNIS ONLY. Bikes, skateboards, rollerblades or anything that can damage the court surface are not allowed.
- Only soft-soled tennis shoes are to be worn during play on the courts.
- Climbing on or over the fence or crawling under the fence is NOT ALLOWED.
- Lock the gate after use.
- Beverages and food are not allowed on the playing surface. Water and other beverages are limited to the rest area near the gate.
- Please dispose of all litter in the appropriate container.

BUFFER ZONES & MISCELLANEOUS COMMON AREAS

- Structures of any kind are not permitted as is no personal use of the common areas or zones.
- No dumping of grass clippings, yard waste or other trash is permitted.
- Fires by residents are not permitted in these areas.

A Reminder from the Architectural Control Committee

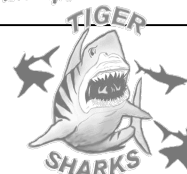
It has come to our attention that many residents are parking their cars on the side of their homes on the grass. This is a Violation of the Covenants, and you can and will be fined. Unless it is a Paved parking area or behind a privacy fence!! Please refrain yourselves from doing this.

Another unsightly Violation of the Covenants is that we have is too many signs on a lot, you are only allowed one sign. Please keep this in mind when you are selling your home!

Thank you.

Rivershyre

Tigershark News



Well the Rivershyre Tigersharks swim season has come and gone for another year and what a great season it was. The CSRA Swim League was a huge success with the competition being very tight up and down the entire league.

The Tigersharks would like to thank the Pool Committee for their outstanding efforts in helping with the pool and the team so our kids could practice and have meets. What a wonderful benefit we have in our neighborhood pool and without our neighborhood pool our swim team could not exist. We would also like to extend another thanks to Mr. Eddie Jordan of Papa Johns Pizza for his efforts for the swim team this year and we hope for many years to come.

Coach Jessie Usry and her staff did another outstanding job with our children this year and the benefits the children have received from the coaches efforts are really showing in the water. Coach Jessie is back again next year so the Tigersharks will be tough again!

If you have the opportunity please thank our swim team committee, Tim Taylor, Scott and Jeanna Baggott, CeCi DiPrete, Lynne Vaiden, Tracey Hogue, Cindy Hogue, Janeabeth Wells, Debra Roache, Jessie Usry, and Christina Troutman. These parents and coach are working hard for the benefit of the children.

We cannot wait for next season!!!! Go Tigersharks!!!!