



The Village Crier

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

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www.rivershyre.org

The Rivershyre Fall Yard Sale is Here Again!

September, 2006



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It's that time of the year again -- time for Rivershyre to have their Fall Yard Sale! The date is Saturday, September 23rd and the place is any yard in Rivershyre that wants to participate. We've had some pretty great sales recently. Lots of traffic everywhere in the neighborhood!

The rules for the yard sale remain the same: start at 8 a.m. (or as early as you're willing to get up!); \$2.50 fee per household; advertising around the neighborhood and in the newspapers. A Social & Welcome representative will be by early on Saturday to collect the fee.

If you wish to do special advertising for your sale with signs or balloons, feel free to do so. Please be considerate of our neighborhood and remove these things after your sale. Here's hoping the weather is great and everyone can shop 'til they drop!

Farewell to Summer Pool Party

The Social & Welcome Committee along with the Pool Committee just hates to see summer come to an end and our beautiful neighborhood pool close for the season. So we've decided to invite ALL Rivershyre families to a Farewell to Summer Pool Party!

If you live in Rivershyre, then you are invited to spend an afternoon at the Rivershyre Pool Sunday, September 10th from 4 until 7 p.m. We will have hot dogs, baked beans, mac and cheese and drinks for everyone who comes. We are asking each family that attends to bring either snacks to share or a dessert. You must RSVP to Joannie at 863-2931 by September 7th so we will know how many hot dogs to get ready to grill. We ask that all children present at the party be accompanied by their parents.

Come enjoy our pool and have dinner with your neighbors. Here is one last chance to enjoy one of our neighborhood's greatest amenities. If you've never had an opportunity to enjoy our pool, don't let this afternoon pass you by. Pack up your family and meet your friends for an afternoon at the pool. Remember to call Joannie and let her know that your family is coming to the Farewell to Summer Pool Party!!

Rivershyre Homeowner's Association Meeting
Tuesday, September 19th
7pm – At the Clubhouse

*See Agenda on Page 5 and
Proposed Budget on Page 6*

**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

Additional notes from the President!

Well, we thought we could go an entire summer without vandalism at the pool, but it was not to be. At the end of July, some loser decided to toss a brick through the snack bar window. Nothing was taken, but broken glass on the pool deck and the cost of replacing the window is nothing to laugh at.

Obviously this was done by those who should have been raised better. Ask your children and teens if they have heard about "associates" who have been bragging about events like this or other types of vandalism. This hurts us all!!

Larry Beran has asked that we remind you that fishing at Hardy Lake are "catch and release" for bass and carp. The only exception would be if a trophy bass is caught and mounted (six pounds or larger). Bluegill and catfish can be taken at any time.

Also, Larry asks that you NOT put your family trash or yard waste in the public trash containers at the lake or the nature trail. Those trash cans are for those who use the amenities and who have trash to dispose of (water bottles, picnic trash, etc.).

I don't know if you noticed, but our trees needed a bit of trimming. A number of trees in the common areas and islands along the streets have been growing exceptionally well, so well that they were spreading out over the street and brushing along cars and trucks. We had a little taken off the top and a trim along the sides to help keep the good looks.

Don't forget, the summer ending pool party for EVERYONE in the community is Sunday September 10th from 4-7pm. Hot dogs will be provided. Come on out and end the summer with your friends and neighbors!

Bill Ferguson
Georgiaterp@comcast.net
706.651.1797

**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.

~ Rivershyre Yard of the Month ~

Rivershyre's twenty-sixth Yard of the Month can be found at **1102 Rivershyre Drive**. This competition is sponsored by Philip and Sharon Jones of ReMax 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 *****

Labor Day	Monday, September 4 th
Farewell to Summer Pool Party	Sunday, September 10 th
Fall Yard Sale	Saturday, September 23 rd

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

2006 Board of Directors

Bill Ferguson	President
Grady Taylor	Vice President
Craig Trout	Secretary
Martha Kaphhammer	Treasurer
Chuck Faulkner, Dick Huskin, Lisa McLendon, Darrell Speight	Members

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 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 ReMax Augusta Realtors. If you have any questions about this information, please contact Philip or Sharon at 833-4663.

Active Listings as of 8/19/2006

1107 Rivershyre Drive	\$262,900
1149 Hartford Trail	\$233,900

Sold Properties 5/19/2006 – 8/19/2006

1166 Claridge Trail	\$175,000
1084 Severn Drive	\$230,000
1090 Rivershyre Drive	\$240,000
1141 Rivershyre Drive	\$227,900
1172 Parkside Trail	\$188,000

Pending Sales as of 8/19/2006

1132 Midford Court
1198 Newport Trail

Average Sales for Previous 6 Months

Average Home Size	2535 sq. ft.
Average Sales Price	\$216,975
Average Dollar Per Sq. Ft.	\$85.50
Average Days on the Market	17 days

Committee Chairpersons

Architectural Control	Chuck Faulkner
By-Laws & Nominating	Dick Huskin
Finance	Martha Kapfhammer
Grounds & Lake	Dan Johnson
Neighborhood Watch & Safety	Darrell 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 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 Wednesday, 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. 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 information too. We want to have as complete and up-to-date directory as we can.

Committee Updates & Notes

Architectural Control Committee

The Architectural Control Committee would like to take this opportunity to discuss several issues; two of recurring themes and one on a new topic.

The committee would like to begin this month's column with a sincere thank you to all neighbors that have submitted Property Alteration Requests (PARs) prior to beginning outdoor projects or otherwise making changes in their property that require prior approval by the committee. While there have been several situations where neighbors failed to obtain the required approval before beginning their changes, such situations have been few this year and the number of PARs submitted before changes were made have continued to increase. Keep up the good work!

For the benefit of all neighbors new to the Villages at Rivershyre, our neighborhood covenants require residents to obtain approval from the Architectural Control Committee prior to making certain changes to the lot or exterior of the home. The mechanism by which such requests are made is through the use of the Property Alteration Request. The form is available on the neighborhood website at www.rivershyre.org. There is also one included with this month's edition of the newsletter. Alterations that require prior approval are listed in the covenants. Several examples include, but are not limited to, construction of any sort such as outbuildings, pools, decks, concrete pads, room additions, fences and walls. Additionally, any major alterations in landscaping such as altering the grade of the lot and the removal of trees that are 4 inches or greater in diameter are also included.

On another topic, last month in this column the committee requested all residents to please make an extra effort to maintain their property in a manner that prevents grass and weeds from over-running the street curbs. We want to repeat that request and also point out many residents are not adequately trimming grass and weeds from around flower beds and mailbox posts. Please edge your curbs and trim in and around the plants and flowers.

As always, any questions about the covenants or submitting PARs may be addressed to the committee either at its regular monthly meeting at 7:00PM on the fourth Monday of each month or by e-mail to acc@rivershyre.org.

Neighborhood Watch & Safety

Good news! It appears that crime is down this year in Rivershyre. The bad news is that that may be because reports of incidents are not being made. But overall there have been no violent crime reports in Rivershyre, any break-ins, burglaries, damage to property or vandalism. There have been nuisance type reports such as: dogs roaming around loose, youth loitering in the community and making excessive noise at inappropriate times, disruption of pool equipment, pet owners allowing their pets to relieve themselves in their neighbors' yards, neighbors dumping yard trash on community lands, and the like. All-in-all, Rivershyre has made it through the summer without serious incident, and with fewer reports than last year. Please remember that the value of our community is determined by how we keep it.

Last year we had several calls about drivers speeding through the neighborhood at times when our children are in route to and from school. Please be mindful of your speed when driving in Rivershyre. **THERE SHOULD BE NO SPEEDING, ANYTIME, EVER IN RIVERSHYRE.** Do your part in avoiding tragedy.

Reminders:

- Dogs should be leashed when not in their own yard.
- Never dump debris on community lands
- Respect your neighbor's property
- There is nothing wrong with youth gatherings with their friends during lawful hours. Please keep noise to a minimum.
- Parents, Free DNA life kits are being given out at Toyota of Augusta on Washington Rd., Saturday, September 2, 2006 at 10:00 a.m. – 3:00 p.m.



**The Villages of Rivershyre
Homeowner's Association Annual
Meeting
Agenda
Tuesday, September 19th, 2006**

7:00 pm Call Meeting to Order Bill Ferguson
Note: If a quorum is not present, the meeting will be adjourned and a second meeting will be called to order at 7:15 pm of the homeowners present.

7:15 pm Call Meeting to Order Bill Ferguson
Welcome & Introductions
Review Agenda

State of the Community Bill Ferguson
Accomplishments & Plans for the Future
Committee Reports
Committee Chairs
Treasurer's Report for 2006

- ♦ Budget for 2007

Architectural Control
Grounds & Lake
Neighborhood Watch & Safety
Pool
Social & Welcome
By-laws & Nominating

Nomination and Election of New Board Members

Pool Committee Referendum Discussion

Open the Floor for Homeowner's Issues & Concerns

Adjourn

*** Refreshments will be served prior to the meeting. ***

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".

Message Board

Please note that the message board at the front of the neighborhood is for the Rivershyre Association messages only. We ask those who need to pass along info to certain neighbors or to celebrate an event, to place a sign on the "island" and to discard it after the event is completed!

**Adult Mystery Bingo Coming in
October!**



Circle the date of Saturday, October 14th because it's time for another Adult Mystery Bingo here in Rivershyre! At 7:30 p.m. on the 14th we're going to play a simple game with a little twist added. Each adult that attends is asked to bring along a wrapped 'mystery' prize valued at \$10 (think something useful, something silly, maybe lottery tickets, guy things, girl things -- use your imagination!) For each game of bingo played the prize will be one of the 'mystery' prizes. Pretty simple, right? -- it'll be fun too!

The Social & Welcome Committee will provide sodas and snacks for everyone. If you wish to drink anything besides soda, please BYOB. Remember to RSVP to Joannie at 863-2931 by October 12th. Think about getting a group of friends together and heading over to the clubhouse for a night of fun!

IMPORTANT

Pool Finances

There always comes a time when a business or a family has to make some hard decisions when it comes to finances. Income slows, while bills pile up, or new bills start filling the mailbox. I don't think a day goes by that the University of GA isn't asking me for money, and my son has only been at school for 3 weeks.

Continued on Page 7

Rivershyre Homeowners Association
2007 Budget

<u>INCOME</u>	Homeowners Dues (273 @ \$207)	56,511
	Clubhouse Rentals (40 @ \$60)	2,400
	Late Fees (10 @ \$20.70)	<u>207</u>
	<u>GROSS REVENUE</u>	59,118
<u>EXPENSES</u>	<u>Utilities:</u>	
	Water/Sewer/Storm Water Utility Fee	3,478
	GA Power	8,911
	Gas	746
	Phone	1,225
	Pool Committee Reimbursement – Utilities	<u>(8,155)</u>
		6,205
	<u>General Operating:</u>	
	Office Supplies/Copies	200
	Postal Expenses	400
	Legal Fees	230
	Tax Preparation	450
	Taxes (property-600; federal-440; state-75)	1,115
	Insurance	4,335
	Pool Committee Reimbursement – Insurance (850); Taxes (350); Tax Prep (300)	<u>(1,500)</u>
		5,230
	<u>Grounds and Lake:</u>	
	Lawn Maintenance	29,700
	Flowers, Shrubs, Pinestraw	1,600
	Tree Maintenance	2,000
	Annual Clean-Up	100
	Supplies/Misc.	2,000
	Sprinkler Maintenance	500
	Playground/Tennis court Maintenance	600
	Overseer Stipend	<u>200</u>
		36,520
	<u>Clubhouse:</u>	
	Cleaning and Supplies	250
	Repairs	250
	HVAC Service	150
	Pest Control	125
	Events (Easter Egg Hunt, July 4 th Parade, Christmas events, etc.)	1,300
	Coordinator Stipend	<u>400</u>
		2,475
	Architectural Control Committee	100
	Neighborhood Watch & Safety Committee	100
	Website	<u>240</u>
		50,870
LONG TERM PLANNING	Clubhouse Roof	450
	Clubhouse HVAC Replacement	690
	Clubhouse Appliances	0
	Clubhouse Exterior Paint	575
	Replace Hardy Lake Overflow	0
	Resurface Tennis Courts	400
	Park and Trail Access Road Repair	900
	Replace Split Rail Fence – Rivershyre Drive	400
	Replace Split Rail Fence – Nature Trail	350
	Hardy Park Split Rail Replacement	350
	Repair Road to Clubhouse	1,700
	Dredge Hardy Lake & Shoreline	500
	Nature Trail Parking Area Improvement	0
	Hardy Lake Parking Area Improvement	0
	Nature Trail Boardwalk Replacement	1,500
	Hardy Park Split Rail Replacement	350
	Front Entrance Stonework	0
	Village Entrances Stonework	0
	Clubhouse Interior Upkeep/Repair	<u>433</u>
	TOTAL LONG TERM PLANNING	8,248
	TOTAL EXPENSES	59,118

Pool Finances

Continued from Page 5

The HOPE scholarship helps, but room & board, student fees, activity fees, books, not to mention everything he needs for the dorm puts a strain on the finances. And we have been saving since he was born!

The pool is facing similar concerns. Unfortunately, there is no HOPE scholarship to help it out. Membership is down, and bills are piling up. This is the first year that the pool will be in the red, and the next couple of years are looking a bit bleak as well.

A big chunk of the pool's monthly expenses is the mortgage payment. In fact, it is 17% of the overall pool operating expense. Like most of you, we look forward to that day when we can make that "final" monthly payment and start putting that money towards other areas within our finances. Like savings or paying off other debts.

In the community association budget, money is regularly put aside for funding large projects. The budget line item is noted as a "reserve fund". So far, the community reserve fund has helped to pay for the new fencing, playground equipment, tree upkeep, clubhouse upkeep, and later this year, new a new tennis court surface.

As of today, the pool has a long term "reserve fund" of just over \$24,000. That money has been sent aside over the years to go towards the "refinishing" of the pool liner. Currently, the cost to do the work is approximately \$35,000. The pool is 10 years old and like a roof on your home or that "older" car in the driveway, major work will always be needed.

The \$24,000 can be used to pay off the pool mortgage. If the mortgage is paid off, the pool's expenses will drop significantly, and the pool would be able to continue to operate in the "black" if it can maintain a membership base of 110 families.

But, how do they go about paying for the liner, which needs to be done in the next two to three years, or the pool will not be able to pass the yearly inspection? That's the predicament the pool committee, the board, and each family in the neighborhood faces.

Rivershyre is one of the best neighborhoods in Columbia County. The homes that go up for sale, rarely stay on the market for more than two weeks. One of the many reasons why we are so popular is our pool, perhaps "the" most important amenity, is a huge selling point when a family chooses our neighborhood versus most others in this part of the county (It was for us 11 years ago).

So, what do "we", as the Rivershyre community, do during

this time of financial crisis? This is where the "hard decision" part comes into play.

The pool committee has submitted two different ideas.

Option 1:

A "one time assessment" of \$90 to be paid over two years as part of the annual homeowners dues (an additional \$45 a year for your 2007 and 2008 yearly dues).

Option 2:

A referendum to require all Rivershyre residents to become members of the pool and the pool dues would be added onto the annual association dues. The added cost to the annual dues would be phased down from an initial cost of \$189.00 per year for the first four years and then drop to \$156.00 per year there after.

Before any action is taken, we'd like to hear from you! And how about the timing of this issue – just before our monthly homeowners meeting on September 19th!!

Please note!!!! Currently, the board is asking for your opinions. No decisions have been made!!!! I ask you to e-mail me at Georgiaterp@comcast.net. And/or come to the Homeowners meeting on September 19th.

Once we have heard from you, the board will then decide what the next steps should be. Like the "Trash" question, we could just let it die, or we can look at some other options suggested by you (good ones only please).

If it comes down to a special assessment or having every family join the pool (the two options currently on the table), the board CAN NOT arbitrarily make that decision. Per the Rivershyre Community Association by-laws, it would come down to a neighborhood vote. Per the by-laws, 60% of the neighborhood must vote on this issue. Of that 60% who do vote, 51% must vote in favor of the assessment.

For those of you who would like all the facts and figures about the pool and the proposed referendum, please contact Bill Giddings, who is in charge of the pool committee. Bill has created a document spelling out the entire situation. You can reach him at: bgiddings@knology.net or call him at 706.855.8549.

We are hoping we can find a solution that will be amenable to everyone in the neighborhood. Your help, your opinions, and your suggestions will be greatly appreciated. We all want Rivershyre to continue to be the best community in Columbia County and the CSRA!