



The Village Crier

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

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September Report from the Association President

September, 2007



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It's that time of the year again! Time for our annual Homeowner's Association meeting. Mark your calendars for Tuesday, September 18th at 7pm. Everyone in the Rivershyre community is welcome to come.

In fact, I'd like to "insist" that every homeowner come to the meeting. Maybe we can get more than 25 people, out of the 275 homeowners in the Rivershyre community, to come out. It's our chance to give you an update on what's happening within the neighborhood, but more importantly it's also a great opportunity for **you** to share any problems, concerns, or ideas that you have. And it would also provide you an opportunity to meet your Rivershyre neighbors and board members!

Please! Take an hour of you time on Tuesday September 18th and come down to the clubhouse!

In the newsletter, you will find the proposed 2008 Rivershyre Association budget. The first thing you'll note is the proposed 5% increase in your 2008 homeowners dues. Why? Because taxes, insurance, utilities, and grounds maintenance are increasing in costs and the additional monies will help to offset the higher bills we'll see during 2008.

You will also see the 2008 budget numbers for the pool. Many of you have been keeping a close eye on these numbers and once again in 2008, we'll be adding an additional \$45 to your homeowner's bill to cover the pool assessment. We'll distribute a separate pool budget breakout at the homeowners meeting. If you would like a copy before the meeting, please let me know and I'll e-mail a copy to you!

Here are two areas of major concern that "**could**" affect your pocketbook in 2008!!

Tree removal and clean up!

- In the past two months since the storm, we have noticed more damaged trees around Hardy Lake, along Rivershyre Drive, in several buffer areas, and throughout the Nature Trail. The board will be reviewing the additional damage and will be soliciting bids from several tree companies – but we are going to be looking at a large bill with little funding set aside in the budget to cover this expense. An option is to look at some of our long term funding accounts – and perhaps "borrow" from those areas.

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Sept Report...

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**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

Hiring a Rivershyre Management Company

- o Simply put – NO ONE seems to want to volunteer their time and support and we need help, *desperately* for the board and for all of our committees. Several volunteers will be leaving at the end of the year and others want to cut back on their work load (they do have day jobs like you!). If we can't get you to volunteer and help the Rivershyre community, we'll be forced to begin the process of reviewing and hiring a property management company. Right now, we estimate that this will cost each homeowner an additional \$150 or more per year to hire a property management company to coordinate Rivershyre community activities.

I have thoroughly enjoyed my three years as president of the neighborhood, it's time to turn over these duties and responsibilities to someone else. The board will also need a treasurer and a vice president as well as volunteers for the pool committee, Grounds & Lakes, Architectural Control, and Neighborhood Watch and Safety.

If you have three hours a month to spare, we need you!!

Additional Notes:

Motorcycles

Well, for the time being, those young men who were racing around the neighborhood on dirt bikes –without helmets- were slowed by the Sheriff's department a few weeks back. Neighbors and the board were concerned for

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~ Rivershyre Yard of the Month ~

Rivershyre's thirty-seventh Yard of the Month can be found at **1158 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 *****

Labor Day	Monday, September 3 rd
End of Year Pool Party	Sunday, September 9 th
Annual Association Meeting	Tuesday, September 18 th
Fall Yard Sale	Saturday, September 22 nd

**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 20th of each month. Drop them by 1116 Rivershyre Drive or email them to: 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 8/20/07

1080 Rivershyre Drive	\$259,900
1133 Midford Court	\$249,900
1212 Oakton Trail	\$264,900
1080 Severn Hill	\$254,900
1186 Rivershyre Drive	\$259,900
1147 Hartford Trail	\$234,900
1168 Oakton Trail	\$259,900
2036 Edenton Trail	\$269,900

Pending Sales as of 8/20/07

2030 Edenton Trail

Sold Properties 5/20/07 – 8/20/07

1190 Newport Trail	\$239,900
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 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. 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

September is here and the 2007 pool season will soon be coming to an end. We've had a HOT and DRY summer. We just hope having the pool available made the weather a little more bearable and the summer a lot more fun for your family.

While the pool will be closing this month, we will be ending the season like we started it; with a PARTY ! Just like when we began the season back in May, all Rivershyre residents are invited to participate in the activities during the Grand Closing Party on Sunday, September 9th.

Now that school is back in session, our daily operating schedule until the end of the pool season will be limited. Attendants will NOT be on duty at any time on Mondays through Thursdays. Attendants WILL only be on duty on Fridays after 4:00 pm and from 10:30 am until 9:00 PM on Saturdays and Sundays through the last day of operation on Sunday, September 9th. The pool will be available for adult swimmers (18 years and older) during the period between 7:00 am and 11:00 pm when no attendants are present. However, those younger than 18 years may only enter the facility during these periods if they are accompanied by their parent or adult guardian. The Concession Stand will be closed when attendants are not present. As always, no one is permitted to use the facility between 11:00 pm and 7:00 am.

Our next meeting of the Pool Committee is scheduled for the second Thursday in September (9/13/07). The committee would like to expand the participation in the meeting from that of just the committee members to that of the whole membership. We would like to establish, or re-establish, if this has been done before, a practice of holding an annual membership meeting to critique our performance this year. Holding the meeting sometime during the second week in September will allow the committee to gauge feedback from the membership and prepare a summary report for presentation to the membership of the homeowners association at the annual homeowners meeting scheduled for the following Tuesday (9/18/07). The committee wants to involve the membership in the review process and to express to the memberships of both the pool organization and the homeowner association our desire to demonstrate full accountability

and openness in financial and operational matters.

Even though the pool season is ending soon, there is still plenty of work to be done to make the facility ready for winter. The committee is planning a work day near the end of September or the beginning of October to clean-up equipment and deck furniture and prepare them for storage. Additionally, there are several repairs that must be made before winter. We will need volunteers to help and will provide more information on dates and work agendas at the members' meeting. Please volunteer when the time comes around.

One other reminder about the ending of the pool season. All Concession Cards with an outstanding balance must be used before the end of the last day of operation on Sunday, September 9th. Neither refunds nor credits for next year will be given. All balances must be spent this pool season or they will expire. Thank you for using the Concession Card system. We have found it to be a real aid, particularly for the younger customers. By the way, the Concession Stand menu for 2008 is one of many areas we certainly would like to have your input on. Any suggestions for favorite snacks would be appreciated.

I would like to thank the attendants and their managers for all of their hard work and their efforts this year to make the pool experience a pleasant one for the members. If you happen to have the opportunity, please take a moment to say thanks to our attendants; Megan Diebold, Kat Lloyd, Jessie Usry, Aaron Brickey, Larry Hogue, Alex Trakowski, and Matt Usry. Also please remember to thank their managers Jeanna Baggott and Tracey Hogue.

We've also had the help of many volunteers and all deserve our thanks. Please know your help is very much appreciated.

The Rivershyre pool facilities are here for the benefit of its members. If you are a member this year or have been in the past, we sincerely hope you'll join again next year. If you have never been a member, please come out and see what the pool facility has to offer. We have a few changes in mind and a number of new things to try and really hope you'll give membership a try in **2008**.

See you at the pool members' annual meeting!

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the safety of children in the streets, drivers like you who could have had an unfortunate accident, and the young riders who apparently think their head's are harder than the street. Many thanks to the Sheriff's department for their help!

Neighborhood Insurance

Board member Grady Taylor is reviewing our current neighborhood policy. Right now his recommendations are to increase our liability coverage, increase our casualty coverage, and increase our "officers" coverage. We would like to have an updated and more complete policy in effect by the end of the year. If you have any comments or concerns about our policy, please contact Grady at grady.taylor@comcast.net.

Pool Parties

The pool committee and the Social & Welcome committee held two pool parties just before school started. One was for the middle school crowd that drew around 35 young men and women. A couple of days later, there was a smaller gathering for a high school night at the pool. Everyone seemed to be quite pleased with the results and with the large number of parents who came out to help chaperone the evenings as well. Look for more "teen nights" next summer at the pool!

Don't forget the pool closing party on September 9th. The pool will be open all day long to "all" Rivershyre residents and there will be a dinner from 5-7pm hosted by the Social & Welcome committee. September 9th will be the final day the pool will be open. That night, the pumps and the key card machine will be turned off.

Yard Sale

Looking to do some Fall cleaning? The neighborhood yard sale will be held on Saturday, September 22nd. The yard sale will be promoted in the Augusta Chronicle so we should expect large crowds yet again to peruse your "treasures".

Farewell!

I believe, if you translate the word "kapfhammer" you will find that it means "volunteer". Well, Rivershyre is losing a couple of Kapfhammers. Martha and David Kapfhammer will be moving to Cary, NC in October to be closer to their "soon to be" second grandchild.

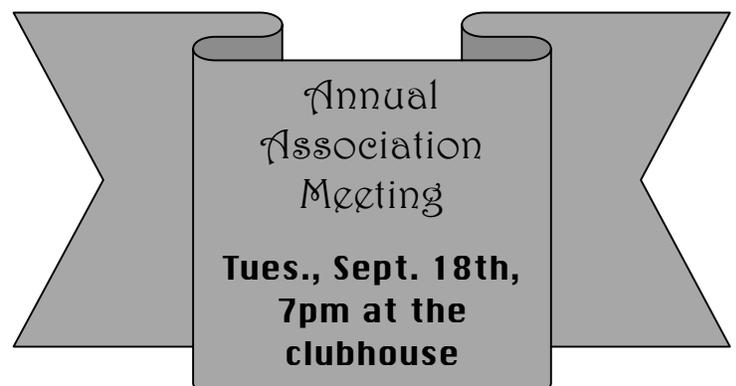
Martha epitomizes the word volunteer: board member, board president, board treasurer, ACC member, pool committee treasurer, and Social & Welcome chair. Add to that all of the work she has done for St. Teresa's Catholic Church, and the sewing jobs she has spent time on (check out the window treatments in the clubhouse) and it's a wonder she had any time to marry off three children and spoil her granddaughter.

For those who know Martha, you are well aware of the work and efforts she has put forth to make Rivershyre one of the best communities in the CSRA. For those who don't, she is the one who coordinated the parades, picnics, breakfasts, and dinners. She will be missed!!

And Dave, he epitomizes the word "volunteered", as in, "I'll get Dave to volunteer for that". Thank you Dave for being volunteered these many years!

I hope to see ALL of you at the clubhouse on September 18th!

Bill Ferguson
706.651.1797
Georgiaterp@comcast.net





End of the Season Pool Party

We hate to see summer come to an end because that means we must close our beautiful neighborhood pool for the season. So we're going to have one more party before we must say good-bye! The last day for the pool operating season is Sunday, September 9th so our party is scheduled for that day. *ALL* Rivershyre families are invited to come spend the day at the pool, relax by the water, and help us celebrate another successful swim season.

In the afternoon from 5 until 7 p.m. the Social and Welcome Committee will be serving dinner for everyone. The menu will include hot dogs, baked beans, mac and cheese, drinks and dessert. We are asking that you RSVP to Joanie by September 5th in order for us to know how many hot dogs to get ready to grill. All children present at the party must be accompanied by their parents.

We encourage everyone to have dinner with us on September 9th at the pool. This is your last chance this year to enjoy one of our neighborhood's greatest amenities. Grab your family and meet your friends at the Rivershyre pool! Remember to call Joanie to let her know that you'll be joining us for dinner on the 9th.

Clubhouse Rentals

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

It's Yard Sale Time Again!

Fall is here -- time to clear out around the house and get ready for our Rivershyre Yard Sale. The date is set for Saturday, September 22nd. We seem to have lots of traffic on the day of our sale so why not have a yard sale at your house?!

If you would like to participate, the rules are pretty simple: start at 8:00 a.m. - or as early as you'd like to get up! There is a \$2.50 fee per household. We will advertise in the newspaper and around the neighborhood. A Social & Welcome representative will come by early on Saturday morning 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. Here's hoping that the weather cools a bit and that lots of shoppers come looking for bargains in our yards!!

STOP & READ Updated Liens List

2006 Liens

1162 Oakton Trail

1183 Oakton Trail

2007 Liens

1155 Oakton Court

1172 Dartmore Trail

1162 Oakton Trail

2003 Rivershyre Drive

