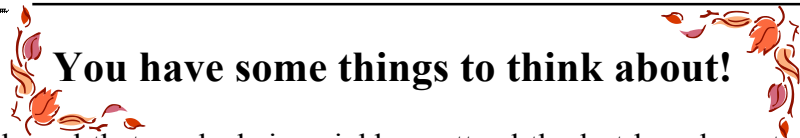


The Village Crier

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

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

www.rivershyre.org



November, 2007



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I was very pleased that we had six neighbors attend the last board meeting to hear a presentation from Bragg and Associates, a property management company. Two young ladies gave a presentation of their offerings and service; and answered and handful of questions from the board members and from the audience.

Bragg and Associates is the only property management company in the CSRA that handles associations. Currently, they are only handling condominiums. Rivershyre would be the first neighborhood they would handle. "Guinea Pigs" was the term someone used.

They can handle some or all aspects for our association. There would still be a Rivershyre board, but some or all of the work could fall to them. Some of the major advantages would be handling all of our finances (including yearly homeowner's billing, lien filing, and tax preparation); Architectural Control, and Grounds & Lakes. Plus they would oversee the website and the clubhouse.

One of the services that caught everyone's attention would be the opportunity to pay your yearly homeowner's dues with a credit card. It would also relieve the "hassle factor". We have a few homeowner's who believe the rules and covenants don't apply to them. A property management company can be more consistent and persistent.

Bragg and Associates fee is based on 10% on Rivershyre's annual income. That would be close to \$6,000 or an additional \$25 to your homeowner's fee. One aspect we have to look closely at is basic maintenance and repairs around the neighborhood. The bulk of that is being done by volunteers. If that is handed over to the property management company, they would find the appropriate repairman but the neighborhood would be responsible for payment.

At the November board meeting (Tuesday, November 6th – 7:30 pm) the board will decide what next steps to take. If we decide to move forward, we'll need to have Rivershyre's approval.

If you have any comments or concerns, please don't hesitate to contact me or please drop by the next board meeting.

Another decision you will have to make will be whether Rivershyre would want to donate, sell, or not participate in the Columbia County Greenspace program. The Greenspace program would be a walking/biking trail that would stretch from Riverside

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



**Here comes Santa Clause, Here
comes Santa Clause!!!!**

Santa had so much fun last year at our special breakfast that he wants to come again this year! A special Pancake Breakfast is planned for Saturday, December 1, 2007 from 9:00 to 10:00 a.m. The menu will include pancakes, sausage, juice and milk. Santa has promised to pose for pictures with the children so remember to bring your camera along with you.

The deadline to RSVP is Thursday, November 29, 2007. Be sure to call Joanie at 706-863-2931 so we'll know just how many pancakes to flip! Santa wants to have lots of Rivershyre families eating breakfast with him this year so remember to RSVP early. This event is **free** for our families so why not come and have breakfast with Santa!!!!



~ **Rivershyre Yard of the Month** ~

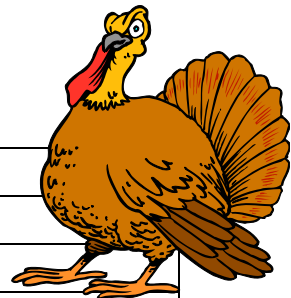
Rivershyre's thirty-ninth Yard of the Month can be found at **1144 Hartford Trail**. This competition is sponsored by Philip and Sharon Jones of Re/Max Realtors (833-4663). The monthly winners will have a very nice sign placed in their yard signifying that they have been selected as having the nicest yard in Rivershyre.

**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.

*** **Calendar of Events** ***

Veterans' Day	Sunday, November 11 th
Veterans' Day Observed	Monday, November 12 th
Thanksgiving	Thursday, November 22 nd
Pancake Breakfast	Saturday, December 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.

2007 Board of Directors

Bill Ferguson	President
Grady Taylor	Vice President
Barbara Broome	Secretary
	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 10/20/07

1080 Rivershyre Drive	\$259,900
1133 Midford Court	\$249,900
1216 Oakton Trail	\$246,900
1080 Severn Hill Circle	\$254,900
1186 Rivershyre Drive	\$259,900
1147 Hartford Trail	\$234,900
1168 Oakton Trail	\$259,900
1196 Newport Trail	\$274,900
1088 Severn Drive	\$259,900
1087 Severn Drive	\$259,900

Pending Sales as of 10/20/07

N/A

Sold Properties 7/20/07 – 10/20/07

2030 Edenton Trail	\$249,900
2036 Edenton Trail	\$268,000
1175 Parkside Trail	\$235,000

Average Sales for Previous 6 Months

Average Home Size	2764 sq. ft.
Average Sales Price	\$255,283
Average Dollar Per Sq. Ft.	\$92.3
Average Days on the Market	49 days

Committee Chairpersons

Architectural Control	Chuck Faulkner
By-Laws & Nominating	Dick Huskin
Finance	Russ Leseberg
Grounds & Lake	Open
Neighborhood Watch & Safety	Bea Romeo
Pool	Open
Social & Welcome	Angie Shay

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.

Committee Updates & Notes

...Things to Think About

Continued from Front Page

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Park (next to Riverside Elementary) all the way out to Patriots Park. Part of the path would pass through our nature area. The county would like about 30 acres that runs along Euchee Creek.

Here are some notes from the last Greenspace meeting I attended:

- Originally, work was to start at the Riverside boat ramp and go to Patriots Park
- Now it will start at Patriots and eventually finish at the boat ramp
 - Reasons: The county needs to negotiate a right of way at the Railroad Bridge with CSX
 - Stratford is currently not in favor of the trail going through their neighborhood
- Work will be done in 5 phases (as of now)
- Rivershyre will fall into phase 4 or 5 which looks like 2011 or later
- The Greenspace committee is applying for additional funding and grant money

The Greenspace committee is looking for a “letter of intent” from the Rivershyre board stating that the board would like to participate and “transfer” the land in question over to the county.

Transfer can mean “donation of the land”; sale to the county of the land, or something in between.

The letter of intent would accompany all of the grant proposals Columbia County is applying for. The county realizes that the board can say Rivershyre would like to participate, but the final decision would have to come through a neighborhood vote.

Again, comments, concerns, or an opinion, please contact me.

Other news (of the non-voting sort)

Mike Amerson and his son Mitchell have cleaned up a portion of the nature trail. They have moved or removed a number of trees that were blocking the walking path. There is still a number of trees and debris that has to be cleaned up; but this is a start.

Mike & Mitchell – Our thanks!

As the final numbers are tallied up, it looks like the pool will finish in the black for 2007. There was only some spare change left, but Dick Huskin and the pool committee did a great job in keeping expenses down while “almost” reaching the 2007 membership goal.

Dick and the committee are already making plans for next pool season and adding more members. If you are interested in joining the pool committee, please contact Dick at: rhuskin1@comcast.net or 706-855-1385

We will be in need of a clubhouse attendant in January. Stephany Ricker has done a great job these past couple of years, but she is ready to move on. This is a paid position (based on the number of parties). If you are interested, please contact me.

Grady Taylor is still sifting through the fine print on various insurance policies for the neighborhood. He hopes to make a recommendation to the board in December and hopefully, we will be better prepared for the next neighborhood emergency.

Golf Carts: Parents, you are reminded that only “licensed” drivers are allowed to drive golf carts on county roads. This is not a Rivershyre regulation, rather a county and state law.

The message board: The message board at the front of the neighborhood is for Rivershyre Community Association use only. It is one of our ways to communicate to you and your neighbors. Please do not write on the board or staple/tap signs on or around it.

Finally – Please welcome Russ Leseberg to the Rivershyre Board. Russ lives on Severn Drive and has only been a resident for less than two years. Russ – many thanks for volunteering and welcome!!!!

Anyone else like to volunteer, please give me a shout!!

Bill Ferguson
706.651.1797
Coopriator@comcast.net

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".

<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	

STOP & READ Updated Liens List

2006 Liens

1162 Oakton Trail

2007 Liens

- 1155 Oakton Court
- 1172 Dartmore Trail
- 1162 Oakton Trail
- 2003 Rivershyre Drive

Help Wanted!

Clubhouse Attendant
Paid position
For more information
Call 706.651.1797

