



# The Village Crier

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

W. D. Clark, Editor  
newsletter@rivershyre.org

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

September, 2002

## Inside

- Tex-Mex Night!
- Family Block Party!
- Make Your Plans for the Scavenger Hunt
- Yard Waste
- Garage Sale – September 7<sup>th</sup>

## Topics of Interest

Our Address & Phone Number	2
Calendar of Events	4
Board & Committees	4
President's Corner	5

## Spooky to be Hungry

For the past seven years, Rivershyre has participated in the "It's Spooky to be Hungry" fall food drive for the Golden Harvest Food Bank and this year is no exception. The drive will take place on **Saturday, October 26, 2002** and we're looking forward to all residents participating in some way.

How can YOU get involved?

- Volunteer to help co-captain the Rivershyre event. Good preparation makes for a smooth collection day.
- Volunteer to collect food on

October 26 from 9:30am to 12:00pm. We'll meet at 1181 Dartmore Court at 9:30am for coffee/donuts and instructions. Bring the family!

- Donate generously! Non-perishable food, baby items such as diapers, and money are gladly accepted.

Please contact Debbie Johnson at 651-1603 or [deborahjohnson@knology.net](mailto:deborahjohnson@knology.net) for more information. Check the October newsletter for more details and reasons you should get involved.

## Editor's Note

This fall is going to be a very busy time in Rivershyre. School is back in full swing, football season is under way, and sooner or later it will start to cool down a bit. In this issue of the newsletter, you will note that the Social & Welcome Committee has planned a Scavenger Hunt, a Tex-Mex Night, a Family Block Party, and a Garage Sale. Please see pages 2 and 3 for all the details on these exciting events.

Articles for the newsletter are requested no later than the 20<sup>th</sup> of each month.

They can be e-mailed to: [newsletter@rivershyre.org](mailto:newsletter@rivershyre.org) or you can drop them by 2032 Edenton Trail.

Comments on the newsletter are always welcome. You can send comments to the same addresses above.

## Annual Meeting

The Villages of Rivershyre Homeowner's Association Annual Meeting will be held Tuesday, September 17<sup>th</sup> at 7:00pm at the Clubhouse. All homeowner's in good standing are invited to attend.

We will review the status of the neighborhood, hear reports from each of the committee chairpersons, review the 2003 budget, and look at the future of our community and our association. We will also elect new Board members at this meeting.

Please come out and hear what's going on in our neighborhood.

The Villages of  
Rivershyre

P. O. Box 2194  
Evans, GA 30809-2194

Clubhouse/Pool Phone  
(706) 854-0283

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)

## Scavenger Hunt Information

Calling all Rivershyre youth ages 10 and up – mark your calendars for Saturday, September 28<sup>th</sup> at 6:00pm. You'll need to be at the Clubhouse about 15 minutes early to receive your "hunting equipment".

A quick recap of the details:

- Team event with up to 4 persons to a team – at least 2 team members must be Rivershyre residents.
- \$5 entry fee per team.
- Cash prizes for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place teams.
- The Great Hunt takes place from 6:00 to 7:00 pm and the only means of transportation for participants are bikes, scooters, and foot power.
- Pizza and soda for all while the points are being tallied for the winning teams.

Please RSVP to Cindy at 651-9201 by September 21<sup>st</sup> with your team member's names (no changing will be allowed after you have turned this in) and your \$5 registration fee. The fee must be paid in advance. The rain date for this event will be Sunday, September 29<sup>th</sup>.

### NOTE TO RIVERSHYRE RESIDENTS:

On the night of the Scavenger Hunt, there will be many of our youth going from house to house looking for special items on the lists they will be given. Please watch for them as they hurry around from 6:00 to 7:00pm and maybe lend them a hand with an item. (All items will be returned.)

## How about Going to an Old-Fashioned Family Block Party?

The Social & Welcome Committee would like to host an activity that the whole family could attend and we came up with the idea of a **Family Block Party!** We wanted to wait until the weather had cooled down a bit so we picked the date of Saturday, October 5<sup>th</sup> and decided to have it at lunch time from 11:00am to 2:00pm. We will supply hamburgers and hot dogs, condiments, ice and paper products. Each family is asked to pick from one of the following categories to bring along with them:

- Chips/snacks and two 2-liter sodas,
- Salads, baked beans, mac & cheese, etc...

- Or, desserts (can't have a meal without something sweet at the end)!

The Block Party will be held on the grounds of the Clubhouse and we will have family games, music, good food, and just lots of fun. Please RSVP to Cindy at 651-9201 before September 28<sup>th</sup> in order for us to know how much food to buy. Let her know when you make your reservation which category of food you will be bringing with you. And if you have an idea for a game or activity that you'd like to do on that day, let her know. We'll see if we can add it to our list of ideas!

For more exciting details on upcoming social events, please see page 3.

## Rivershyre Neighborhood Fall Yard Sale

The time is here – our annual Fall Garage Sale is Saturday, September 9<sup>th</sup>! The day starts at 8:00am and once again we have made arrangements with the Salvation Army to come through the neighborhood after 1:00pm to pick up items that didn't sell. Just place the things for their truck at the end of your driveway. (Perhaps this would be a good time for a fall clean-out at your house?)

Place balloons on your mailbox so the shoppers will know where to find you. Someone will be by early in the morning to collect the \$2.50 advertising fee. We will have ads in the local papers and signs throughout our area.

Hope your sale is a great success!

## Neighborhood Upkeep

Some of our neighbors recently noticed grass clippings being dumped in a mulched common area. The issue was addressed and corrected with the lawn contractor. Along this vein, please note that NO ONE should dump any kind of yard waste, including animal waste, in the Rivershyre common areas!

This was a good example of neighbors taking time to report issues and follow up on them. Please take time to contact the appropriate committee when you have concerns about the neighborhood.

Dan Johnson – G&L Committee

### REMINDER!

Residents are reminded that grass clippings, leaves, etc... should not be blown into the streets or storm drains. Not only is this unsightly, it is inconsiderate of your neighbors who have this waste collect in front of their property when (or if) it rains.

## Tex Mex Night

Come and enjoy some good company, fun, and Monterey Mexican food!!

Saturday, September 14<sup>th</sup> at 7:00pm is the time to join us at the Clubhouse. And all you'll need to bring that night is yourself! We will have margaritas, beer, soda, and a great menu from Monterey's. Here's a sample to whet your appetite: beef and/or chicken chimichangas, beef and/or chicken burritos, tacos, tortilla chips, salsa, and their magical cheese sauce.

The charge will be \$10 per person. RSVP to Jen at 860-8726 before September 7<sup>th</sup>. Your reservation will be confirmed when your money has been received. Make a call to Jen and you can put your check under her doormat or use the thumb tack located on her mailbox.

So dust off your old sombrero (don't sell it at the Garage Sale) and come have a party with your neighbors. See you on the 14<sup>th</sup>!

### FYI!

Didn't get a copy of the announcement for the Homeowner's Association Annual Meeting which included the proposed 2003 Budget? Please visit our website and click on "Documents". Both are available in \*.pdf format.

### Free Kittens

Recently someone left five very young kittens in our neighborhood. One of our residents, Carol Butler was kind enough to try to find them homes. There are three males and two females. By the time you read this they will be about 10 weeks old.

If you would like to give one of these kittens a good home, please contact Carol at 855-9608 or by email at: [carolbutler@mindspring.com](mailto:carolbutler@mindspring.com).

## Board of Directors

Randy Stone	President
Martha Kapfhammer	Vice President
Ray Jasniecki	Treasurer
Bill Clark	Secretary
Holly Bullock	Asst. Treasurer
Susan Perfect	Asst. Secretary
Denise McLain	Member
Mike Paluba	Member

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

## Committee Meetings

Architectural Control	4 <sup>th</sup> Monday, 7:00 pm
Board of Directors	1 <sup>st</sup> Thursday, 7:30 pm
By-Laws & Nominating	No Regularly Scheduled Meetings
Finance	2 <sup>nd</sup> Wednesday, 7:30 pm
Grounds & Lake	3 <sup>rd</sup> Monday, 7:00 pm
Pool	3 <sup>rd</sup> Wednesday, 7:00 pm
Neighborhood Watch & Safety	4 <sup>th</sup> Thursday, 7:00 pm
Social & Welcome	2 <sup>nd</sup> Tuesday, 10:00 am

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.

## Committee Chairpersons

Architectural Control	Jeff Butler
By-Laws & Nominating	Bob Lloyd
Finance	Ray Jasniecki
Grounds & Lake	Dan Johnson
Neighborhood Watch & Safety	Joyce Rabb
Pool	Mike Plankey
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.

## Upcoming Events

Neighborhood Fall Garage Sale	Saturday, September 7 <sup>th</sup> , 8:00am until 1:00pm
Tex-Mex Party	Saturday, September 14 <sup>th</sup> , 7:00pm, Clubhouse
Homeowner's Association Annual Meeting	Tuesday, September 17 <sup>th</sup> , 7:00pm, Clubhouse
10 & Up Scavenger Hunt	Saturday, September 28 <sup>th</sup> , 6:00pm
Family Block Party	Saturday, October 5 <sup>th</sup> , 11:00am until 2:00pm, Clubhouse

## Clubhouse Rentals

If you are interested in renting the clubhouse, please contact Ruth Lloyd at 860-3803 or Martha Kapfhammer at 650-8766. The fee is only \$50.00 plus a \$150.00 security deposit. The Clubhouse accommodates 80 people.

The Clubhouse phone number is 854-0283.

The rental agreement, clubhouse rules, and check-in/out checklist can be found on our website at [www.rivershyre.org/clubhouse](http://www.rivershyre.org/clubhouse).

## The President's Corner

**The 2002 Annual Homeowners Association meeting will be at 7:00pm on Tuesday, September 17<sup>th</sup> at the Clubhouse.** The meeting will include a presentation of the 2003 Budget, a financial statement, committee reports and election of new board members. Three incumbent board members will be running for re-election and we hope to add at least two or three new members. I am looking forward to getting the fresh new ideas and talents that the new members will bring to the Board.

**We really need some help from persons with a business or property management background to help the association get set up to run more like a real business.** I feel that the association has made forward progress on a lot of things this year. We are financially sound and have made some significant accomplishments (e.g., put our finances on QuickBooks, erected a playground, obtained a new pool service contractor). However, I have come to realize that there are still a lot of things we need to set up to efficiently handle the association's business. It is very difficult to run a business organization with all volunteers, but we are trying. This year we have taken steps to compensate some of the persons that have been doing more than their fair share in handling various aspects of the association's responsibilities. This next year we are also planning to set up a portion of the Clubhouse as an office space so we can store office supplies and Association records. I also want to get a dedicated phone line with an answering machine so we have a means to receive business calls. I am an engineer and do not have a business or financial background. Neither do most of the other board or committee members. In effort to get some information on how to run a successful association, we have purchased some literature from the Community Association Institute. I have read most of those books and found them to be very educational and enlightening. However, they also helped bring to light some of our shortcomings, which I hope to address over the next year. We would really like to get some professional guidance in several areas. **If you have this type of experience but do not want to serve in an official leadership capacity on the board or serve on one of the committees, please consider helping us out on a consulting basis. If we can't get things set up to run in a business-like fashion using neighborhood volunteers, we may need to start looking into hiring a property management firm to run the association.**

**Architectural Control Committee needs 3 or 4 new members** to help reorganize and restructure the committee so that it is more effective in regulating the covenants. We are hoping to issue some newsletter articles and add some website content to better advise the residents of what type of property alterations need ACC approval and how to go about processing a PAR to obtain that approval. We hope to establish a point of contact and streamline the review and approval process.

**The Grounds & Lake Committee needs 2 or 3 new members** to help prepare bid requests and administer contracts for maintenance work. In the next couple years we need to get the tennis courts resurfaced. We also need to set up ongoing service contracts for routine fence and sprinkler repairs. Next year we also need to write up a specification and obtain bids to repair the gravel parking areas at Hardy Lake Park and the Nature Trail. There are also some common area improvements that are being reviewed as part of the Master Plan that will need assistance and input from the G&L Committee. Funding for most of these items has already been budgeted, but we need help to get the work implemented.

**The Bylaws & Election Committee needs 1 or 2 new members** to help out with elections and research legal issues.

**The Finance Committee needs 3 or 4 new members (including at least a couple with a financial background)** to help us with getting the financial side of our association's business in good working order. I have spent a whole lot of time this year setting up the association finances in QuickBooks and putting together a long term savings plan. We could use some input and advice from someone with a financial background to ensure that we have our accounting system set up correctly. We also need some help in developing a Reserve Study for the Associations Property, including the Pool. If we don't get some professional help from someone in the neighborhood, we may need to hire a CPA to act as a financial consultant for the association.

**The Neighborhood Watch and Safety Committee needs some people to help get the committee up and going again.** We would like to get representatives from each village to serve as local points of contact for security and safety issues. We have existing agreements with the Sheriffs Department for the Neighborhood Watch Program but we need to get our neighborhood network re-established. We also hope to add security, safety and emergency response information on the committee's webpage.

If you are interested in joining a committee or becoming a member of the Board of Directors, please send an email to [webmaster@rivershyre.org](mailto:webmaster@rivershyre.org) or call me at 863-9053.

Randy Stone

---