



HORSEMEN'S RUN

OFFICERS:

Dennis Davenport - President
 Ross King - Vice President
 Cleo Young - Treasurer
 Debby Richards - Secretary

CONTENTS:

Newsletter:	1
Karen Papirner, Chairperson Georganne Mobley, Committee Debby Richards, Committee	
Phone Book/Resident Guide:	1
Karen Papirner, Chairperson Georganne Mobley, Committee Suzie Abshire, Committee	
Annual Meeting:	1
April 29, 2006	
Social Committee:	2
Pam Garrett, Chairperson	
Amenities:	3
Pool Maintenance Bill Fountain, Chairperson	
Pool Season Opens:	3
Underaged Golf Cart Drivers	3
Block Captains Wanted:	3
Household Items For Sale	4

The Horsemen's Run Newsletter is a monthly publication by the Horsemen's Run Homeowner's Association.

Deadline for submissions:
 20th day of previous month, via e-mail karenpapirner@aol.com.
 If you are not Internet active, please deliver submission in writing to 440 Fitzgerald Lane.

CELEBRATING OUR OWN NEWSLETTER:

We are growing and spreading our wings. Growth brought with it a need for our Board of Directors to be able to communicate on a regular basis to residents of our community. Out of that need came the **Horsemen's Run Newsletter**.

You can expect to be updated on important matters of concern to all of us, as well as finding items of fun and interest meant to bind us together into a closely knit community of neighbors knowing neighbors.

PHONE BOOK AND RESIDENT GUIDE:

Also in the works is a community telephone book. In order to make sure that we have accurate and up-to-date information, you can expect to be contacted by phone, or in person, by a member of this committee very soon. Your cooperation will be greatly appreciated. The following information will be asked:

- Name:
- Address:
- Phone Number:
- Homeowner's E-mail Address:
- Closing Date:
- Where you moved from: (town and state)
- Name and year of birth of each child living at home:
- Are you an empty nester?

The information gathered will supply all of us with knowledge of not only how to get in touch with one another, but will provide a wonderful way to inform newcomers where playmates live in the same age-range of their own children. It will also let "empty nesters" know of households who have "grown children," like themselves. E-mail addresses are necessary as we plan for our newsletter to be delivered that way as soon as possible. For those who are not Internet active, an alternate method of delivery will be arranged.

ANNUAL MEETING:

Weather cooperating, the annual meeting was held outdoors on Saturday, April 29, 2006, at the main park in our subdivision. We had 33 homes represented. Thank you, Georganne Mobley, for posting signs at the subdivision entrance to inform our residents of this meeting. Thanks to quick work from our Secretary, Debby Richards, a copy of the minutes is attached for your review.

HORSEMEN'S RUN NEWSLETTER

MAY 2006

ADULT POOL PARTIES:

Pam Garrett, Chairperson of the social committee, is organizing **ADULT** pool parties, utilizing our subdivision pool area. **(No, you do not have to go in the water. Just come and socialize!)** The time will always be the same, 6:00pm – 10:00pm, **"BYO-whatever"** (*Drinks for you and food to share.*) If 6:00 pm is too early, come by when it is convenient for you. Remember, **NO** glass and **NO** kids! The dates for this monthly adult get-together are: May 19, June 16, July 21, August 18, and September 15. Please mark your calendar. Hope to see you there. Please call Pam (770-460-7806) if you would like to help by being on this fun social committee.



SOCIAL ACTIVITIES:

In the spirit of wanting Horsemen's Run to be an interactive community with opportunities for all to join in on social functions, many different activities are being planned in hopes that we can spark the interest of many of our residents. Pam Garrett, Chairperson of the social committee, will be the person to call (770-460-7806). Pam will make note of who calls for which activities. When there are enough people to make an activity work, she will put those interested persons together as a group. One or more people interested in a particular activity can be the organizer(s). The more people who get involved, the better!

Below is a sampling of social activities we hope people will find fun and interesting:

1. Dinner Group	7. Scrap-booking / Rubber Stamping	13. Block Party - families
2. Couples Bridge	8. Lunch Group	14. Children's swim lessons
3. Couples Billiards	9. Book Clubs (day & night)	15. Children's tennis lessons
4. Couples Games Night	10. Poker (Guys night out)	16. Mom & Tot play group
5. Couples Bunko	11. Ladies Night Out	17. Children's story hour
6. Couples Bowling	12. Community Garage Sale	18. Babysitting Co-Op

HAVE FUN - GET INVOLVED

NOTE: If you have other ideas for social activities, please call Pam with your suggestions. We are open to new ideas.

NOTE AGAIN: Pam will also be organizing activities centered around the holidays, some for families, and some for "adults only."

HORSEMEN'S RUN NEWSLETTER

MAY 2006

AMENITIES:

Many thanks to Bill Fountain (770-716-8400) who has agreed to be the Chairperson responsible for pool maintenance. If you notice anything that needs attention, Bill is the person to call. **I am sure Bill would also like calls to see if he needs your help.**

POOL SEASON OPENS:

Get ready to cool off. The Horsemen's Run pool will open on Saturday, May 13, 2006.

WARNING

NO LIFEGUARD ON DUTY

Unattended solo bathing is prohibited.

Children shall not use pool without an adult in attendance.

No glass articles allowed in or around pool.

No food, drink or wrappers shall be permitted within 10 feet of the swimming pool.

No running or rough play allowed.

No spitting, spouting of water, or blowing nose in pool.

No "cut-offs" or exposed diapers allowed.

No diving allowed.

No swimming allowed during heavy rain or when lightening and thunder can be seen or heard.

PRIVATE POOL

This pool is for the private use of
the members of the

Horsemen's Run Community Association
and their guests only.

Guests must be accompanied by a member while at the pool

UNDERAGE GOLF CART DRIVERS:

Remember when driving a golf cart within our community, drivers must be at least 16 years old and must have a valid driver's license. Or, a person must possess a valid vehicle learners permit, be at least 15 years old, and must be accompanied in the front seat by a person who possesses a valid motor vehicle driver's license and is at least 18 years of age. **IT'S THE LAW!**

BLOCK CAPTAINS WANTED:

With our ever growing community comes the need for **BLOCK CAPTAINS**. It will take one or two people from each block far less time to distribute communication materials to residents than it will take one person taking on the entire task. Please call Karen Papirner at 770-719-9060, or Georganne Mobley at (678-817-6257) to volunteer to be a **BLOCK CAPTAIN** for YOUR block.

HORSEMEN'S RUN NEWSLETTER

MAY 2006

ARCHITECTURAL REVIEW COMMITTEE:

The Architectural Review Committee is currently looking over the covenants for our neighborhood. In the coming weeks, we will be reviewing these for possible changes to our restrictions.

Committee members will also begin looking throughout the neighborhood for current violations. We do have a process that you must look into for any exterior modifications to your property, i.e., additions, outbuildings, swing-sets, decks, porches, garden plots, etc. Refer to the covenants for a general list of items which fall into this category in Articles 6 and 7. There is a specific form which you will need to fill out. **Any member of the Architectural Review Committee will be able to furnish you with a form.** The form will be submitted to the board to review and vote on. You will be notified if what you want to do meet the subdivision's guidelines, or if you need to make some changes to your plans in order to get approval from the board.

If you have any questions on what you need to do as a homeowner to improve or alter the exterior of your property, please let someone from the Architectural Review Committee, or Board of Directors, know in writing. Mail your request to:

**Horsemen's Run Community Association
Attn: Architectural Review Committee
P. O. Box No. 224
Fayetteville, GA 30214**

As a resident, if you see alterations being made that you find questionable, please feel free to contact a member of the committee. Information from you will be held in confidence.

Please help us preserve the integrity of our neighborhood and let us know how we can help you.

As noted in the minutes attached to this newsletter, members of the Architectural Review Committee are:

Chairperson:

Dave Pettis 678-817-0836

Committee Members:

Bobby McCullough 770-461-2848

Georganne Mobley 678-817-6257

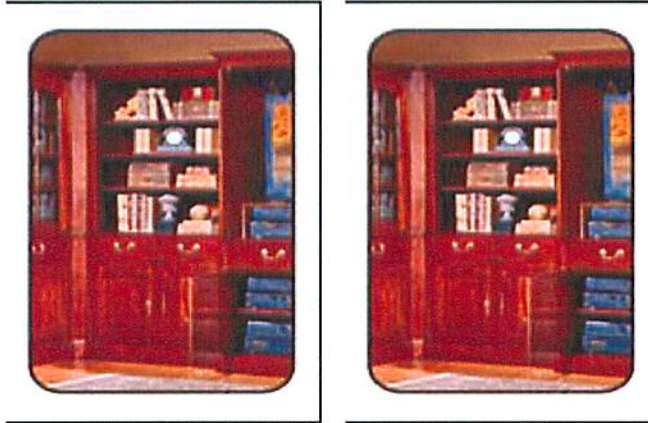
Terry King 770-716-4168

Karen Papirner 770-719-9060

David Demasi 770-460-5431

HORSEMEN'S RUN NEWSLETTER
MAY 2006

HOUSEHOLD ITEMS "FOR SALE"



2 – PENNSYLVANIA HOUSE BOOKCASES

Current Collection – Hallmark Cherry

3 adjustable shelves on top.

Center drawer.

2 doors at bottom with one adjustable shelf

PERFECT CONDITION

\$550 each – will sell separately

Call Karen @ 770-719-9060

THOMASVILLE SOFA

90" long

Earth Tones

PERFECT CONDITION

\$600.00

Call Karen @ 770-719-9060

To submit your "FREE" ad, please email the ad as you would like it to read to karenpaperner@aol.com.

If you are not Internet active, please write the ad and deliver it to 440 Fitzgerald Lane,
along with your name, address and telephone number.

Deadline for submissions will be the 20th day of the previous month.

Ads are for residents of Horsemen's Run.

ANNUAL HOMEOWNERS MEETING
OF THE HORSEMEN'S RUN COMMUNITY ASSOCIATION, INC. ("HRCA")
MINUTES
APRIL 29, 2006

The annual meeting of the Horsemen's Run Community Association was called to order at 10:08 a.m. Present were Dennis Davenport, Cleo Young, Ross King and Recording Secretary Deborah Richards. There were 33 families at the meeting. The meeting took place at the gazebo at Four Seasons Park.

Approval of Minutes

Minutes were reviewed from the April 5, 2006 meeting. **On motion by Cleo Young to approve the minutes as presented, seconded by Ross King, the motion passed unanimously.**

Financial Report

Budget – Current budget standing was discussed. It was asked that an additional column be added to the existing budget that would compare actual and M-T-D expenditures. Some residents expressed a desire to see this information on-line.

The Reserve Study allocation on the Budget is not planned to be used currently. This money allocation will be used to determine repair or replacement of capital items such as sidewalks, paths, etc.

It was requested that prices be provided to have the Association managed by a management company prior to the next budget.

Update on 2006 Assessments – All but six people have paid.

Delinquent Assessments – The law firm of G. Robert Williams II will handle the delinquent assessments for 2005.

Plan Review for New Homes – According to Luke Nichol, Jan Trammel is currently reviewing new home plans prior to approval for building in the subdivision and has been since late 2003. Ms. Trammel will continue the Plan Review service in lieu of paying annual assessments.

Old Business

Turnover Meeting was October, 2005 – At that time concerns were discussed as to the state of the community.

Met with Developer March 26, 2006 – Items discussed include: (1) Retention pond storm water issue. Brent Scarborough will look at the erosion to determine whether engineering changes need to be made. Once this has been addressed, the Board will see if the landscaper can fix some of the issues with water collection. (2) Fitzgerald Park is a mess. Luke Nichol indicated that the plan was for it to be a natural green area, but will look at it to see if any improvements should be made. (3) Luke's attorney will turn over all common areas to the Association.

Ball Park Issue – It was discussed that the above mentioned retention pond at one time was referred to as a ball park. It is not a ball park and never will be one. Since drainage issues are to be addressed in this area, it may be dangerous for people to play in this pond area.

List of Accomplishments – A list of accomplishments that the Board has made since the takeover meeting was distributed and discussed.

New Business

Opening and Closing dates for pool – May 13 to September 16, 2006. A list of dates for Adult Only swim parties was distributed and discussed.

Architectural Review Committee – Dave Pettis (Chairperson), Bobby McCullough, Georgeann Mobley, Terry King, Karen Papirner, David Demasi.

Scope of Responsibility – To more clearly define covenants to preserve and enhance the neighborhood and property values. To close any gaps in current covenants.

Plans need to be submitted to the Board prior to building any outdoor project. Submit your request and plans to the board via the PO Box (PO Box 224, Fayetteville 30214). The Architectural Committee will be notified. At least two of the six members will call you and evaluate your project. This process may take 30-days. The Board meets on a monthly basis and therefore works in 30-day increments.

If you are interested in serving on this committee at some point, please let one of the Architectural Committee members know.

Two Requests – There are two homes requesting approval for additions.

Request for Fence – Steven DeVane family, 120 Compton has requested permission to install a fence. Approval was given. An approval letter will be sent. **On motion by Ross King, seconded by Cleo Young, the motion passed unanimously.**

Purchase of Straw – Will be discussed at the June meeting. The community agreed to help spread pine straw in the common areas. It was discussed that it may be worth it to contact some companies directly about the bulk purchase of straw. One company mentioned was Corbin's (McDonough). Supervised children are welcome to help.

The Association is in dire need of a Landscape Maintenance Committee. If anyone is interested, please contact a member of the Board.

Election of Officers – not prepared to elect anyone today, however, everyone will be contacted at a later date for voting. There is no need to have a face to face meeting to vote. This will take place in October for terms beginning in January, 2007. Currently there are three positions on the Board.

Amendment of Covenants

Expand Board of Directors – Some residents have expressed a desire to have more people serve on the board possibly as officers and directors. As an officer's term ends, a director can then move into place. There would be an odd number of people for voting purposes. These changes would take place in January, 2008. It was also mentioned that terms may be staggered so the entire board does not leave at the same time.

Initiation Fee for Resales – Currently if a house re-sells and the yearly assessment is paid by the seller, the new homeowner does not have to pay an initiation fee. That fee is paid up until

the next year assessment. The Board would like to change this so the buyer will pay an initiation fee at closing such as is done at the time a new build is purchased.

Committee Update

Pool Maintenance Committee – Bill Fountain. If anyone is interested in serving on this committee, please let the Board or Bill know this.

Communications Committee – Suzie Abshire, Karen Papirner (chairperson). This committee will determine the best way to communicate within the neighborhood. Karen has started a newsletter which will be published in May. HorsemensRun.org has been reserved on the internet for future use.

Social Committee – Pam Garrett. Adults only pool party list of dates was distributed. Children's activities are being planned for the near future. Help is needed for this committee. Please let Pam or a Board member know if you are interested in helping out.

Comments from Residents

The Board was thanked for doing a great job.

It was asked if there is a way to get monthly budgets and/or meeting minutes on line. Residents were advised to let the Board know they are interested in this information and a mass email will be made each month.

A resident mentioned that there are common areas in need of grass. Also there are tops missing on some of the water boxes for the irrigation system. There are also broken park benches in the main park that are in need of repair. A Landscape Maintenance Committee would take care of these types of issues. Help is needed to form this committee. Please let the Board know if you would be interested in being on this committee.

The Architectural Committee is looking into a Message Board to be placed near the entrance of the subdivision for announcements and news.

Please, when you walk your dog, clean up after it.

Some parents expressed interest in putting a sign at the entrance of the subdivision announcing 2006 high school and college graduates. As long as this is done at the parents' expense, it is approved.

Some residents expressed the opinion they like having the Association belong to the homeowners since homeowners are more attuned to the needs of the neighborhood.

Reports and Announcements

Schedule of Meetings – The next Board meeting is June 7, 2006 at the home of Ross King, 510 Hancock Ct.

The annual meeting of the Horsemen's Run Community Association was adjourned at 11:35 a.m.