



# HORSEMEN'S RUN

JULY/AUGUST 2006

**OFFICERS:**

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

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**Horsemen's Run Newsletter:**  
 Karen Papirner, Chairperson  
 Georganne Mobley, Committee  
 Debby Richards, Committee

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

**Deadline for submissions:**  
 20<sup>th</sup> day of previous month of publication, via e-mail [karenpapirner@aol.com](mailto:karenpapirner@aol.com). If you are not Internet active, please deliver submission in writing to 440 Fitzgerald Lane.

**NEWSLETTER NEWS - PLEASE TAKE NOTICE - IMPORTANT**

As of this issue, the Horsemen's Run Newsletter will be published and distributed six times a year, instead of every month. The "free" source we had for copying the newsletter is no longer available. Since we now have to pay for the copy paper/printing, publishing half as many copies a year makes economic sense. You will receive the newsletter as close to the first of every other month, as possible. Issues will be: January/February, March/April, May/June, July/August, September/October, and November/December. Once up and running, residents will be able to access the Newsletter and Minutes directly from our own subdivision's website. No idea for now when this will become a reality, but it is eventual.

**Anyone** wishing to advertise, or wanting to submit an article of interest to the community, or notices/minutes from the board, submissions from chairmen, or individual committees needing to give residents notice of coming events **MUST** adhere to **DEADLINE FOR SUBMISSIONS** by the 20<sup>th</sup> day of the previous month the Newsletter will be distributed. (Example: for the **September/October Newsletter**, submissions pertaining to "both" months must submitted by August 20.) **Please plan ahead.**

Notification is preferred via e-mail at [karenpapirner@aol.com](mailto:karenpapirner@aol.com). If you are not Internet active, please deliver submission in writing to 440 Fitzgerald Lane. It takes time to insert and finalize what comes in for the Newsletter. It takes time to have the Newsletter printed and distributed in a timely manner so residents can have the news in advance of events taking place. Don't miss out. Again, please plan ahead.

**YOUR COOPERATION IS GREATLY APPRECIATED.**

**FROM THE BOARD** – Attached MINUTES are "draft" pending final approval at the next regularly scheduled meeting. The monthly board meetings are always held the first Wednesday of each month, and are open to any interested residents. The July 5th meeting will be held at the home of Dennis Davenport, 110 Reynolds Place. The August 2<sup>nd</sup> meeting will be held at the home of Cleo young, 105 Compton Drive. Meetings start promptly at 7:00 PM. Your attendance is encouraged and welcomed.

# HORSEMEN'S RUN SOCIAL PAGE

Hooray for the 2nd "Adult Swim & Happy Hour," held on Friday evening, June 16. We had approximately 25 folks come and go throughout the evening. Food & fun were shared by all.

## SOCIAL ACTIVITIES:

Pam reports the following neighborhood activities:

1. Mark your calendars and come join us for the Friday evening "Adult Swim and Happy Hours" on July 21st, and August 18th. The poolside get-togethers are held from 6:00 - 10:00 PM, or anytime in between. We need **YOU** to make these evenings a success!
  - a) "BYO-whatever" (*Drinks for you and food to share.*) Remember, **NO** glass and **NO** kids!
2. Alisha Thompson and Betsy Moosbrugger are interested in starting a book club. For those interested, please call Alisha @ 770-460-1558, or Betsy @ 770-719-9152.
3. Patti DeMasi and Alisha Thompson are starting a dinner club. There will be "8 couples" per group. Groups will be added as needed to accommodate everyone who wants to join. Please call Patti @ 770-460-5431 or Alisha @ 770-460-1558 to join a dinner group.
4. For the **4<sup>th</sup> OF JULY**, everyone is invited to decorate their golf cart or bicycle for a parade through the neighborhood. Those participating in the parade will gather in the pool parking lot. The parade will begin promptly at 10:30 AM. The parade will end in the same area. This will be fun for adults and children of all ages.



## DOGS IN COSTUME WOULD ADD TO THE FUN!

5. July 8<sup>th</sup>, Pam will host a "Meet and Greet" for Linda Wells, our County Commissioner. This is your opportunity to speak face-to-face with someone in charge of our county's future. She has fought to keep responsible growth in Fayette County, and would like the chance to continue. Come to 175 Compton Drive from 5:00 -7:00 PM for a "Come & Go" party.
6. For August, Pam is working on a "Screen on the Green" in the BIG PARK. This will be a drive-in type movie. Families can bring picnics and blankets to set in the park. We will watch a family movie for "all" ages. More info to come.

**Remember, the more that participate, the more fun that can be shared.  
Until next time, have fun! You live in a wonderful place!**

Pam Garrett  
770-460-7806  
[pag8406@bellsouth.net](mailto:pag8406@bellsouth.net)

# Architectural Review Committee

Dave Pettis has resigned as Chairperson of The Architectural Review Committee ("ARC"). You did an outstanding job, Dave! You are an upstanding member of our community who always worked with integrity and diligence to uphold our property values. You will be missed.

Thankfully, Barry Hess, an "ARC" member, has stepped up to say he is willing to replace Dave Pettis as Chairperson. We have not gotten formal approval from the board yet regarding Barry's proposal. Further committee meetings have been postponed until after the July board meeting.

If you have any questions regarding what you need to do as a homeowner to improve or alter the exterior of your property, please let someone from the "ARC", or Board of Directors, know:

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

Members of the "ARC" are:

Chairperson:	Committee Members:	Committee Members:
OPEN POSITION	Georganne Mobley 678-817-6257	Karen Papirner 770-719-9060
	Barry Hess 770-719-3077	Bobby McCullough 770-461-2848
	David/Patti Demasi 770-460-5431	Terry King 770-716-4168

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.

Also, if your project is approved, please remember to contact the **Fayette County Building Department** to find out if you need a **PERMIT** for your project. If you ignore the PERMIT process, then be ready to deal with the consequences, which could mean a fine, and the possibility of Fayette County making you tear down what has been built and starting over. That would cost you much more in the long run than applying for a PERMIT in the first place. If the contractor gets the PERMIT, ask to see it as it must be prominently displayed outside until after your project has passed final inspection by the Fayette County Building Department. **Getting and displaying the PERMIT is ultimately the homeowner's responsibility.**

The "ARC" is made up of volunteers taking their personal time and energy, working diligently to keep our neighborhood looking as nice as possible. The work that this committee does to insure high standards within the subdivision directly relates to **KEEPING OUR PROPERTY VALUES AS HIGH AS POSSIBLE**, something we all have a vested interest in. Therefore, If a member of the "ARC" comes to talk to you about an issue, please treat them with the same respect and courtesy with which you would want to be treated.

## YOUR TECHNICAL TALENT IS NEEDED

If you have expertise in creating and setting up a web-site, our Horsemen's Run Community desperately needs **YOU** to volunteer your services.

Please call Karen Papirner at 770-719-9060 to discuss.

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# UPDATE ON PHONE BOOK AND RESIDENT GUIDE:

With the plea in last month's Newsletter, more residents responded to the request for filling out the needed information form. I am happy to report that I now have heard from three-fourths of our residents. If you have not yet responded, please provide the following information via e-mail to [karenpapierner@aol.com](mailto:karenpapierner@aol.com). If you want to drop off the form, or no longer have the form, just write the information on a piece of paper and deliver it to 440 Fitzgerald Lane. My objective is to print an up-to-date publication as soon as possible.

## Information needed:

1. Adult Residents' (Homeowners') First and Last Name(s):
2. Address:
3. Lot Number:
4. Home Phone Number:
5. Homeowner's E-mail Address:
6. Home Closing Date:
7. Where you moved directly to Horsemen's Run from (town and state only):
8. First name and year of birth of each child under the age of 18 living at home:  
(Example: Brady, 2004)
9. Are you an empty nester? (This would also apply to residents who do not have children, but are still in the empty nester age category. It also applies to those who do have children over the age of 18, but still live at home for whatever reason.)

## POOL COMMITTEE UPDATE – Bill Fountain, Chairperson – Scott Floyd, Committee Person

Scott Floyd has joined Bill on the committee. He has been assisting in keeping the pool area neat & clean. **THANK YOU, THANK YOU, THANK YOU** for all the hard work you both do every day.

**PLEASE READ THE NEW 2006 RULES POSTED ON THE BULLETIN BOARD AT THE POOL.**

To all who come to the pool, Bill wants to express appreciation for their assistance in keeping our pool neat by picking up trash, and for replacing lounges/chairs when they leave. It is a **BIG** help.

**IMPORTANT:** If a resident is the last to leave the pool area, or if it is after sundown, please put the table umbrellas in the down position. They have been left open and the wind picks them up, leaving them in the field behind the pool. One of the umbrellas has been repaired three times and will be permanently broken if it blows away again.





### BOOKCASE

Pennsylvania House

Current Collection- Hallmark Cherry

Three adjustable shelves on top.

Center drawer.

2 doors at bottom with 1 adj. shelf.

36"W x 18"D x 78"T

**PERFECT CONDITION - \$550**

Unusual to find furniture of this quality and condition for resale.

Call Karen @ 770-719-9060



2004 Circle City Chopper Soft Tail, 113 ci, 6 speed, 250 rear tire, 4000K, Custom paint, Chrome engine.

\$20,500. Negotiable.

Call Phil Smith @  
770-719-4663

## HELP WANTED

**\$10 per hour - SITTER - \$10 per hour**

Mature teenager, college student, or adult wanted to "sit" with handicapped young man for short periods of time.

**VERY EASY WORK**

If interested, please contact Becky or John Haugh  
@ 770-719-4706.

To submit your "FREE" ad, please email the ad as you would like it to read to [karenpaperner@aol.com](mailto: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 20<sup>th</sup> day of the previous month Newsletter will be printed.

Ads are for residents of Horsemen's Run.

# Doing Business With Neighbors

Please think of us. We welcome your referrals.

Presented by Gayle Braun (Kastenbauer)

To be added to, or deleted from, this list – Email to [alybower@bellsouth.net](mailto:alybower@bellsouth.net) or call 770-460-0931

## ATTORNEY

Frank D. Perry  
770-253-6950  
[Perrylaw318@comcast.net](mailto:Perrylaw318@comcast.net)

## ATTORNEY

Jason B. Thompson  
770-631-1811  
[jthompson@webb-firm.com](mailto:jthompson@webb-firm.com)

## CONSULTANT

B2Integration  
Steve McElevan  
404-870-9140  
[smcelevan@b2integration.com](mailto:smcelevan@b2integration.com)

## DESIGNS

Designs That Sell, Inc.  
Presale Arrangement &  
Design Consulting-Patti DeMasi  
770-845-5299  
[designthatsell@bellsouth.net](mailto:designthatsell@bellsouth.net)

## ENTERTAINMENT

String Quartet  
Norman Neeley  
770-461-2300  
[ndn@mindspring.com](mailto:ndn@mindspring.com)

## INSURANCE

Long Term Care Advisor & Term  
Life  
Gayle Braun (Kastenbauer)  
770-460-0931  
[gaylebraun@bellsouth.net](mailto:gaylebraun@bellsouth.net)  
[www.LTCAdvisor.info/Braun](http://www.LTCAdvisor.info/Braun)

## INTERIOR DESIGN & DECORATING

Kathy Becknell  
404-702-6292

## LANDSCAPING & LAWN SERVICES

Arrow Landscape  
Tim Brooks  
404-886-1532  
[TimShannBrooks@bellsouth.net](mailto:TimShannBrooks@bellsouth.net)

## MORTGAGE

Wells Fargo  
Suzie Abshire  
770-639-1961

## PHYSICIAN

OB-GYN  
Thomas W. Scott, M.D.  
404-352-2850  
[tsgyn@aol.com](mailto:tsgyn@aol.com)

## PHYSICIAN

Pediatrics  
Mark Becknell, M.D.  
770-486-7111

## REAL ESTATE MGT & INVESTOR

Granske Enterprise, INC  
Rudolph Grant  
770-312-1620  
[grantcix@bellsouth.net](mailto:grantcix@bellsouth.net)

## REALTOR

Jeanie Quinn  
404-597-8192  
[ecquinn@earthlink.net](mailto:ecquinn@earthlink.net)

## REALTOR

Glenda Smith  
Remax Around Atlanta-  
All Stars  
770-719-4663  
[gsremax@bellsouth.net](mailto:gsremax@bellsouth.net)

## REALTOR

Sherry Amos  
678-618-2355  
[sherryamos@bellsouth.net](mailto:sherryamos@bellsouth.net)

## RETAIL

Mary Kay Consultant  
Amy K. Daniels  
770-716-6880  
[amykdaniels@marykay.com](mailto:amykdaniels@marykay.com)

## TUTORING

Grades 1-5  
Anne Scott, Ed.D.  
770-460-3426  
[Dranne4ever@aol.com](mailto:Dranne4ever@aol.com)

## ADDITIONAL SERVICES:

### BABYSITTING

Catie Fink: 770-707-2217  
Alyson Kastenbauer: 770-460-0931  
Madison Leathers: 770-460-7836  
Kaitlyn Sowinski: 770-460-5191

### PET SITTING

Catie Fink: 770-707-2217  
Kylie Hastings: 770-716-0526  
Alyson Kastenbauer: 770-460-0931  
Nathan Neeley: 770-461-2300

### GRASS CUTTING / LAWN AERATOPM

Robert Fink: 770-707-2020

### GRASS CUTTING

Kody Hastings: 770-716-0526  
John Kastenbauer: 770-460-0931

TO BE INCLUDED IN FUTURE  
PRINTINGS – Email to  
[alybower@bellsouth.net](mailto:alybower@bellsouth.net)  
or call 770-460-0931

MEETING OF THE BOARD OF DIRECTORS  
OF THE HORSEMEN'S RUN COMMUNITY ASSOCIATION, INC. ("HRCA")  
JUNE 7, 2006  
DRAFT

*These minutes are to be considered for approval by the Board on Wednesday, July 5, 2006*

The meeting of the Board of Directors was called to order at 7:05 p.m. Present were Dennis Davenport, Cleo Young, Ross King and Recording Secretary Deborah Richards. Present also were Bill Fountain, Pam Garrett, Terry King, Georganne Mobley and Dave Pettis. The meeting took place at the residence of Ross King, 510 Hancock Ct.

Approval of Minutes

Minutes were reviewed from the April 29, 2006 meeting. **On motion by Cleo Young to approve the minutes as presented, seconded by Ross King, the motion passed unanimously.**

Distribution of minutes via email – the Board has discovered that some email services shut off your service when there is a large quantity of emails being sent out. At this time, if a resident would like copies of minutes, agendas, etc. they are to see a Board member. It was discussed this would be the perfect reason to have a Horsemen's Run Web Page.

Financial Report

Budget – All projections are in line and going as planned. An additional column for Actual YTD figures will be added to the spreadsheet. The electric bill is high this month due to the pump for the pool.

Pool Repair Bill – a bill in the amount of \$283.25 was submitted by Bill Fountain for miscellaneous repairs in and around the pool. **On motion by Dennis Davenport, seconded by Ross King, the motion to reimburse Bill for his expenses passed unanimously.**

Thank you Bill for the great job you are doing with pool maintenance as the pool committee chairperson. It was suggested that Bill have discretionary authority for repairs and upkeep in the amount of \$200 per month. **On motion by Ross King, seconded by Cleo Young, the motion passed unanimously.**

Update on 2006 Assessments – Two homeowners have not paid their assessments. A letter will be written to them by the Board to inform them of compounding interest that will begin to accrue as of June 30, 2006. This letter will also inform them that until the assessment is paid, they have forfeited their right to the community pool, tennis courts and their right to vote. A third homeowner has paid the 2006 assessment, but not the delinquent fees. A letter has been sent requesting payment of the delinquent fee; their check has not been deposited. A fourth homeowner who owes for 2005 and 2006 is working on an approved payment plan.

Delinquent Assessments – Mr. and Mrs. Depweg still owed their 2005 and 2006 assessments as of April, 2006. A certified letter was sent requesting payment in April. The yearly assessments have been paid by them; however they still owe the delinquent fee. Their check has not been deposited and a certified letter; which was carbon copied to the Board's attorney; has been sent requesting the balance due.

Old Business

Landscaping – Ross met with Tim Brooks, the neighborhood landscaper and resident regarding water usage for the irrigation system. In Tim's opinion, the system is inadequate and in need of repair. Since the public property has not been turned over to the Board as of yet, it was recommended that a special meeting be called with Luke Nichol, possibly Jan Trammel and Jim Sams. *The Board* will invite Tim to meet with them to discuss his findings prior to meeting with Luke.

Purchase of Pine Straw – Tim Brooks provided the Board with a price of \$2.75 per bale, delivered. He has estimated that 1,000 bales should do the job. It was suggested that we order 1,500, if there are any bales left; residents are welcome to purchase them for \$2.75. Tim will place the order and deliver the bales for spreading by the community on June 17, 2006 from 7:30 a.m. until complete.

Grass in Denton Circle Park – Denton Circle Park needs sod in some areas. Tim's estimate for the amount of sod required is 20 pallets. The cost for sod is \$75-80 per pallet. Since this is not the only area in need of attention in the neighborhood, a list will be made so all areas can be addressed. Two areas that need to be addressed: Fitzgerald Park and the retention pond on Horsemen's Run which has weeds everywhere and is an eyesore when entering the subdivision.

Drainage Issues – there are storm drains in Phase III that still have bales in front of them. Dennis will contact the county (Phil Hammond) regarding the drainage issues.

Timing for Election of Officers and Covenant Amendment Proposals: Expand Board of Directors; Initiation Fee for Resales – need to put a schedule in place. This subject will be discussed at the July meeting of the Board of Directors.

Plan Review for New Homes – Jan Trammel has signed an agreement to continue reviewing new home plans in lieu of paying annual assessments.

Opening of Pool – Issues: Gate; Electricity; Garbage – Bill repaired the gate. Bill does not mind bringing the garbage can out to the curb for pick up and bringing it back into the pool area. There are two (inside) pool lights that are not working. Bill is going to see if replacing the bulbs will work at a cost of \$90. **On motion by Dennis Davenport, seconded by Ross King, the motion to spend \$90 to replace the bulbs passed unanimously.**

Pool Rules – conditional approval of the Pool Rules was given. Approval was given if the following items are changed: No outside pool parties will be allowed. The pool hours are from 9 a.m. to 10 p.m. Swimming lessons at the pool will not be offered at this time. **On motion by Cleo Young, seconded by Ross King, the motion passed unanimously.**

Gazebo – resident use only. To reserve a specific time, contact the Recording Secretary.

New Business

Addition to Home – Robert Fink. Replaced back deck with composite flooring and tin roof. The Architectural Review Committee (ARC) reviewed what was done. However, a drawing or picture was not obtained prior to starting the project. In order for the Board to approve such a structure, a picture must be presented. The ARC will present a picture at the next meeting. **On motion by Dennis Davenport, seconded by Cleo Young, this issue was deferred to the meeting in July.**



Swimming Pool – 215 Compton Dr. There are three issues that require approval: swimming pool, fence and light posts in front yard. A letter will be written by Dennis explaining proper procedure for obtaining approval from the Board since all that was shown to the ARC was the outline of the pool drawn on the ground, with nothing in writing for the fence or the light posts. **On motion by Dennis Davenport, seconded by Ross King, this issue was deferred to the meeting in July.**

Chitwood Addition on Denton Circle – A letter will be written by Dennis to notify them that a request for approval was not submitted prior to adding this addition to the home.

Addition to the back of the Fulp home on 4 Seasons park – the ARC will forward a drawing to the Board to be discussed at the next meeting.

Architectural Review Committee – Bobby McCullough, Dave Pettis, Georgeann Mobley, Terry King, Karen Papirner, David Demasi. Thank you for all you are doing for the neighborhood.

New Committee Member – Bill Hess. **On motion by Dennis Davenport to add Bill Hess to the ARC, seconded by Ross King.**

Scope of Responsibility – In order to maintain the equity of the properties in Horsemen's Run and maintain a sense of community, residents must seek Board approval for exterior changes as related in the Association Covenants. The following changes to a property need Board approval:

- adding a detached structure
- an addition to an existing home
- swimming pool
- fence
- exterior painting of a house to a different color

Once the ARC gets a request for any of the above; after meeting with the homeowner; please forward the paperwork to a Board member for discussion and voting at the next Board meeting. The paperwork must include:

- a drawing of the work to be done
- measurements
- modifications (if any) to the property that will be needed, such as trees removed, etc.

Procedure to get the proper paperwork:

- All requests must be made in writing to HRCA, PO Box 224, Fayetteville, GA 30214.
- This request will be passed on to the ARC.
- After the ARC member meets with the homeowner and gets the drawing, measurements, etc. invite the homeowner to the next Board meeting which is when the project will be discussed and voted on.

The homeowner should be reminded that the covenants state that a project should not be started without Board approval first.

The board has requested that the ARC provide rules and regulations for approval for the next meeting.

### Committee Update

Pool Maintenance Committee – Bill Fountain. A request was made to install a grill at the pool. A formal request will be made in writing and discussed at the July meeting.

It was noticed that there may be some drug activity going on in the parking lot at the tennis court/pool area. Cleo Young will alert the police to ask that they drive by the area on a regular basis.

It was brought to the Board's attention that additional pool keys cannot be made without contacting Luke Nichol.

Communications Committee – Karen Papirner. Newsletter distribution was discussed. Dennis cannot make 100 copies of multiple pages every month for distribution. Since most email providers limit the number of emails that can be sent at one time, the possibility was brought up that once block captains are elected, they could electronically pass on the newsletter to their respective groups. Another option may be to have a neighborhood business owner make copies in exchange for an ad in the newsletter. Cleo will also contact a former Horsemen's Run resident who owns a printing business to see what they would charge to make copies.

Social Committee – Pam Garrett. The last pool party was a success. The next pool party will be held Friday, June 16<sup>th</sup> from 6 to 10 p.m. There will also be a 4<sup>th</sup> of July parade through the neighborhood. Meet at the pool at 10:30 a.m. Also in the works: "Screen on the Green" and a dinner club.

Other Business

Community Bulletin Board – will be discussed at the July meeting.

Comments from Residents

No comments

Reports and Announcements

No reports or Announcements

Schedule of Meetings – The next Board meeting is on July 5, 2006 at the home of Dennis Davenport, 110 Reynolds Place.

The meeting of the Board of Directors was adjourned at 9:28 p.m.

These minutes are to be considered DRAFT until formally approved by the Board at the next Board meeting.