



March 2011 Newsletter

Dear Resident:

Your newly elected board members of the Horsemen's Run Community Association, Inc. are happy to report that because of the exceptional stewardship of our previous Boards, our finances are in good shape. Dates for upcoming Board meetings along with meeting minutes will be available on our community website along with other information including our Covenants; Modification Request forms; and calendar of events. It is our intent to keep you informed on all issues pertaining to our community through www.horsemensrun.org, our main communications tool. We encourage you to visit it.

Community Information:

2011 annual assessment notices were mailed out to everyone in mid-January and are due and payable by 31 March 2011.

We will begin very soon in preparing for the opening of our Community pool. We anticipate opening our pool for the season on Saturday 14 May after inspection by the County.

On April 1st Nancy Holland will be collecting eggs for the Easter Egg hunt. An empty box will be on her front porch at 215 Addison. The egg hunt is at the park at 10:30am on Sat. April 16th.

Community Issues:

Speeding. We have received several complaints and concerns about cars and trucks speeding within our Community especially down Horsemen's Run toward our community entrance. Just a reminder - the speed limit is 25mph. Please help keep everyone safe.

Loose dogs. We have also received complaints about a loose dog roaming over on Addison Dr. It looks like a shaggy multi-colored Chow type dog with a curled tail and wearing a red collar. We do not know if it belongs here or is a roaming stray. Fayette County Code (Section 4-29 - Running at large prohibited). *"It shall be unlawful for the owner of any animal to allow it to run at large unattended on or about the streets and highways of the unincorporated limits of the county or on the property of another without such property owner's consent. Any such animal at large shall be impounded by the director or his authorized representative as hereinafter provided."* Additionally our Covenants include similar language (under Article 7.6 -Nuisance) *"...causing any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property"*. We have a great community and certainly want all homeowners to enjoy their homes and pets. We all work very hard and probably moved to this community for the peace and tranquility it offers. Dogs are a wonderful addition to families and help reduce stress and improve quality of life. We just need to be mindful of our neighbors. Thanks to everyone for their help in this effort.

Neighborhood Watch. For those of you who are planning on being out of town, such as over spring break or a vacation, please remember you can call the Sheriff's office to request a

“house watch” for your home.. Deputies will patrol the area while you are gone to make sure your home is safe. Call 770-461-5266 and ask to be connected to the Watch Dept. Additionally, Nancy Holland has set up a “Block Watch distribution email list”. If you would like to added, please send her an email.

Horsemen’s Run Fees. Recently a new Homeowner reported a problem they had at their closing due to non-disclosure of the initiation fee for our community. Just a reminder, if you plan to sell your home in the Horsemen’s Run Community there is an initiation fee due at closing. This fee is \$600.00 and is due each time the property is sold. This fee is in addition to the annual dues/assessment fee of \$600.00. The annual dues/assessment fees are due and payable by March 31 of each year. On April 1st a \$75.00 late fee plus interest will accrue after May 1st on the unpaid balance at a rate of 1.5% per month on the total bill of \$675.00. This information must be disclosed to any interested Buyers. If your home is listed with an Agent, they should have these disclosure forms available for you to sign along with the Buyers signature. This could avoid a problem at closing and a possible lien on the property. It is also the responsible of the Seller to provide the Buyer with the pool/tennis court key at closing. There is a charge of \$25.00 for a replacement key. This is a lovely community and we all need to do our part to see that it continues as such. If you need any further assistance, please contact Mrs Bernice Cox your 2011 Treasurer.

We are thrilled to serve our community and hope to provide the kind of leadership that will preserve our property values and enhance our quality of life. We encourage you to attend a Board meeting and let your voices be heard. They are normally held on the 1st Monday of every month at 7pm. Please let us know if you have any ideas or comments. The more we hear from you, the better job we can do.

Sincerely,
Your 2011 HRCA Board and Committee Chairs

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