

BHR Equine, Activities & Events Newsletter

January-March 2020

Black Horse Run

919-847-3131* bhrpoa@bellsouth.net * www.blackhorserun.org

2020 Food Truck Volunteers

It is possible that several volunteers might work together to keep the food truck schedule active in BHR. A couple of people have expressed interest, though schedule constraints prevent any one person from leading the entire effort. If you are interested in being part of the food truck team, email Jane at bhrpoa@bellsouth.net.

2020 COMMUNITY CALENDAR

First Quarter

Only the current quarter's events are listed as new board members transition in and various volunteer roles are filled; all events are at BHR clubhouse unless otherwise noted.

(More events may be announced, see www.blackhorserun.org)

January 15: Board Meeting, 7 p.m.

Subject to change – call in advance to confirm

January 23: Coffee Social, 9-11 a.m.

FOOD: Coffee and doughnuts provided by BHR

NOTE: In the interest of accommodating varied schedules, coffee socials will be on Thursday mornings for this quarter

February 12: Quarterly Business Meeting and Board Meeting, 6:30 p.m.

Subject to change – call in advance to confirm

February 15: Wine Social & Fundraiser for Saving Grace, 6:30 p.m.

FOOD: BHR provides wine and light appetizers; guests are welcome to bring appetizer foods to share if they would like

February 20: Coffee Social, 9-11 a.m.

FOOD: Coffee and doughnuts provided by BHR

March 11: Board Meeting, 7 p.m.

Subject to change – call in advance to confirm

March 19: Coffee Social, 9-11 a.m.

FOOD: Coffee and doughnuts provided by BHR

ACC Updates

Easements – We All Have Them

The North Carolina Real Estate for Brokers and Salesmen Manual states: “An easement is an irrevocable right to use or enjoy the land of another in some limited way that does not amount to full ownership of the land. Easements do not prevent the owner (YOU) use of the land subject to the easement from continuing to use the property as he sees fit as long as the easement holder's (Black Horse Run) rights are not interfered with.”

So what does this mean you us? Every property in our community has one or more easements. The easement is typically a utility easement between properties or along road frontage or in the case of our community, horse trail easements that touch every lot in Black Horse Run. In accordance with our Covenants, book 2197, page 541 (you can find them at the ACC tab of the BHR website) horse trail easements are typically 30 feet wide at the back and/or side of your property and documented on the plat of the subdivision. Your individual property survey will show easements on your property. BHR policy continues to be that horse trails are for the express use of the equestrian community and that no bicycles, ATV's, trail bikes or pedestrian traffic is authorized. Lot owners may use, but not obstruct, these easements. This policy on the use the horse trails is substantiated by legal opinion documented on July 31, 1987 and on June 7, 2004.

Not only is improper use of horse trails a violation of our Covenants, it is inconsiderate and disrespectful of your neighbors on whose property those horse trails are on. Our horse trails are the heart of our equestrian community and should be kept clear, not used for debris or trash disposal, or be built upon. Thank you for respecting a defining attribute of our community. Please direct any questions to our business office, 919-847-3131 or to the ACC via email at BHRACC1@gmail.com. (Corrected 2/27/2020)

Electronics Recycling Day – April 18-19, 2020

Here's your chance to responsibly dispose of all those electronic gadgets and gizmos that are taking up space in your home. Old computers, portable and cellular phones, GPS units, flat screen monitors and televisions, small CRT (tube) monitors, radios, appliances, and electronic toys can all be brought to the Clubhouse on April 18-19, 2020 to be collected and safely recycle by Triangle Recycling of Wendell.

This event is not for regular recycling; we will not be accepting glass, plastic bottles, cardboard, old tires, etc. Triangle Recycling has been doing the responsibly correct thing with old electronic gear for more than 35 years. **We will be available from noon-6:00 p.m. on Saturday 4/18 and from noon - 4:00pm on Sunday 4/19 to collect your electronic recycling.** One of our community volunteers will be available to destroy hard drives on old commuturs and laptops if you are not able to securely delete data. In event of poor weather (that is *really* bad weather), we will hold the recycling event the following weekend, April 25-26. Point of contact for this event is Don Rogers, drogersjr@gmail.com if you have any questions in advance.

BHR Business & Teen Lists (as of 1/2020)

BHR Business List

Allen Apiaries, owned by Bob and Judy Allen, offer pure, unfiltered, pesticide-free honey for sale, gathered by their bees from the trees and flowers in and around BHR. Pints are \$9 and quarts are \$18. Contact them at 919-621-2692 or allen.robert63@gmail.com.

Seth Cutler owns **Alpen Rentals**, offering an Alpine-style condo for rent on Beech Mountain. Rentals are offered year-round. We are Beech Mountain Club members, so renters can take advantage of tennis, golf, swimming, etc. Contact us at 919-841-5676, sethc@nc.rr.com, and view property at www.vrbo.com/75076.

Long-time BHR resident Maria Hobbs is the owner of **All About Technology Embroidery**. She will personalize your saddle pads, blankets, show shirts, etc. 919-389-0123 or maria.hobbs@gmail.com.

As The Wood Turnz is owned by Don Rogers, 919-673-7118. Custom made pens, bowls, bottle stoppers, napkin rings, spice grinders all made to order. He'll help you create a family heirloom from meaningful wood you provide from your lot or family property. Visit www.asthewoodturnz.com.

The Bookcase Shop in Durham is owned by Phil & Elaine Fletcher. Elaine has run the BHR Swim Team for years with great enthusiasm and skill. Phil and his team create high-quality, custom-made wood furniture in their factory in Durham. www.thebookcaseshop.com.

Capital Container, LLC, is owned by Norman and Caroline Bunce, BHR South. 15-yard roll-off open top containers for debris removal, house clean-ups, or remodeling jobs. Phone 919-427-3519. www.capitalcontainerllc.com.

Pablo Caciado owns **Curb Appeal Products**, offering beautiful, low-maintenance architectural products. Free consultation and estimate. Phone 919-846-8088, info@curbappealproducts.com, www.curbappealproducts.com.

Falls Glen Farm in BHR has pasture-raised, grass-fed beef for sale. All natural, no antibiotics. Contact Bill Goldston for more info, 919-604-3953 or midcarol1@gmail.com.

Sarah C. Forney, Financial Advisor| Long View Group at Morgan Stanley; Direct: 919-877-2413; Sarah.Forney@morganstanley.com; Website: <http://fa.morganstanley.com/longviewgroup>

Samantha Hall is a real estate broker who uses extensive, detailed research to give clients excellent service and support. Samantha can be contacted at 919-749-0489 or samanthalahall@gmail.com.

Chelsea Sickles is the owner of **Kiss Me Studios**, creating beautiful images that capture the true essence of who clients are, with stylish flare. She specializes in weddings, events, family, newborn, maternity, and pet photography. If you have any questions, e-mail at chelsea@kissmestudios.com. For general information, visit www.kissmestudios.com.

Landscapes by Jim, owned by Jim Saccardo, for all your landscaping installation needs. 919-427-5578, landscapesbyjim@gmail.com.

Matt Young Painting provides clients with affordable options for painting and other improvement projects of all sizes and a pleasant, high-quality experience. Visit www.mattyoungpainting.com or call 919-322-2034 or 850-348-9833.

North Raleigh Florist is owned by BHR resident Janice Cutler. Full-service florist for all special occasions, celebrations, milestones, and moments. Celebration Shopping Center - 7457 Six Forks Rd.; Raleigh, NC 27615; Call 24 hours a day at 919-847-3381 or order online at www.northraleighflorist.com.

North Raleigh Tree Service, Inc., owned by the Kenny Family. Your tree removal service right here in BHR, fully insured. Call 919-808-CHOP for a free estimate. E-mail us at service@northraleightree.com.

BHR Business List, continued

Norwood Road Garden, Inc., owned by Mike Bruton, is a full-service garden center also offering landscape and stone design & installation services. Contact Norwood Road Garden at 919-848-1385, gardencenter@norwoodroadgarden.com, or www.norwoodroadgarden.com.

Piedmont Exteriors, LLC is owned by Ken Howard. Specializing in all exterior home repairs. Including siding, window & door replacement, roofing, painting, decks, gutters, garages, fences and more. Call us at 984-202-5607 to schedule a free estimate. Or visit us at www.piedmontexteriors.net.

Molly Goldston and her team at **Saving Grace** will help you find the love of your life! We have dozens of dogs of many ages and breeds waiting for you to rescue them. If you are interested in volunteering, we always need help (must be 18). For more information see our web site <http://savinggracenc.org> or contact us at SavingGrace@SavingGraceNC.org.

BHR Teen List

Tamara Coste, BHR Main, is an American ed Cross certified babysitter who also offers pet care. Call 919-706-5701.

Mackenzie Cutler, BHR West, is Red Cross certified, very responsible, drives and is available for baby sitting. References are available. Please call 919-841-5676.

Erin Cutler, BHR West, is a student at Millbrook HS. She is Red Cross certified, mature and is available for baby and pet sitting. References are available. Please call 919-841-5676.

Mikaela Deininger, BHR Main, is an experienced babysitter and pet sitter who is American Red Cross babysitting certified and CPR/First aid Certified. She is a high school student and has 3 younger siblings. You can reach her at 919-349-2069 or email kldeininger@att.net.

Camryn Fletcher, BHR East, is a student at Ravenscroft and is available for babysitting. She can be contacted at 919-436-9008 or at Camryn.fletcher@att.net.

Olivia Gardner, BHR South, is available for either pet sitting or babysitting in the neighborhood. Olivia is a mature, responsible and experienced student at Leesville High. If you are in need of assistance, please contact her at 919-605-7431 or by email at livgardner4@gmail.com.

*** **Diana Luther**, BHR East, is a high school student and equestrian who is available for babysitting and pet sitting. She can be reached at 919-971-6287.

Matt & Mason Maclaughlin, BHR East, own M&M Lawn Service, offering lawn mowing, trimming, and other lawn maintenance services. They can be reached at 919-208-6705, 919-348-7757, or via e-mail at mwm99soccer@gmail.com.

*** **Paige Roach**, BHR West, is Red Cross certified and is available for baby and pet sitting. Please call 919-699-0332.

Holly, Anna Kate and Lilly Uppena, BHR South, are Red Cross certified for babysitting (home and pool) and also pet sit. Please text at 919-427-8552 for reference info and availability.

*** = contact information is new to this edition of the BHR Teen List

Please see the attached Covenants article regarding the care and maintenance of properties.

Covenants Article, Second Installment

In this section of the Newsletter the ACC will be providing a refresher of specific Covenant provisions which are the basis for our drive-thru inspections. The complete Declaration is available on the BHR website under the ACC tab.

Our Covenants say:

“It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkept (sic) conditions of buildings or ground on such lots which shall tend to substantially decrease the beauty of the neighborhood as a whole or the specific area. Non-operating cars, unused objects or apparatus, or any portion thereof, shall not be permitted to remain on any lot. All lots shall be kept clean and free of garbage, junk, trash, debris, or any substance that might contribute to a health hazard or the breeding and habitation of snakes, rats, insects, etc. Each purchaser of a respective lot shall cause each lawn to be mowed as needed, cause the maintenance and protection of landscaping insuring proper drainage of the lot so as to prevent soil erosion, and cause the maintenance of the home and any other structures and improvements located on said lot insuring its good condition and appearance in the opinion of the Architectural Control Committee referred to above. Failure to maintain lots and homes and any other structures and improvements, including fences, in a tidy manner in the opinion of the Architectural Control Committee...will result in...notification of violation.”(underlining for emphasis and not in the original document)

There's a lot here that affects homeowners in Black Horse Run and this particular Covenant is the source of many of the violations the ACC addresses routinely. Under this provision the most common violations include:

- Un-registered, non-operating vehicles and other equipment including sports equipment like basketball hoops, etc.;
- Piles of branches, rotting logs and trees, garbage/trash in front yards;
- Lawns, including accompanying road shoulder, that are overgrown;
- Homes covered in mold, mildew, algae and moss; including roofs;
- Mail boxes and mailbox posts that are in a poor state of repair. We will continue to ask for house numbers on mailboxes as a courtesy and safety concern but will no longer be considering that issue a violation;
- Unkempt driveways (debris, leaves, pine straw, visibly broken concrete, etc.);
- Over-grown rain gutters (vegetation growing out of gutters); and
- Out buildings (sheds, gazebo's, etc.) in a poor state of repair.

Please don't hesitate to contact us at BHRACC1@gmail.com if you have specific questions or concerns.