

BHR Equine, Activities & Events Newsletter

October - December 2019

Black Horse Run

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2020 Food Truck Schedule...

...needs to be filled by a new food truck coordinator. Dare Jones, after years of hard work on this effort, needs to step away to pursue other commitments. This is the time of year when contacts are made and dates booked, so we need a volunteer *as soon as possible!* If you love food trucks and would love the convenience of your favorites coming to BHR, now's your time! If interested, email Jorie Walker: joriwalker@gmail.com.

BHR Business, Teen, & Horse Care Lists

With so many new residents, we want to make sure that everyone knows that BHR keeps business lists, teen lists (for those who do child/house/pet sitting), and horse care lists. If you would like to make sure you're on the list or get added, email Jorie Walker: joriwalker@gmail.com. Lists will be in the January 2020 newsletter.

Equestrians, Please Remove Horse Waste on the Roads

In the same way that dog owners are expected to be responsible for their pets' waste, horse owners are expected to clear their horses' waste from the roads. It is a good practice in general, but particularly as a courtesy to those who walk and run along the roads, especially families.

While it's understandable if riders are unable to take care of waste right away, neighbors would appreciate making time to circle back to collect the waste and dispose of it at home.

2019 COMMUNITY CALENDAR

Only the current quarter's board & equestrian meetings are listed;
all events are at BHR clubhouse unless otherwise noted.
(More events may be announced, see www.blackhorserun.org)

October 12: Community Yard Sale

Located at both individual houses and the BHR parking lot. Contact Marla Mcleod to participate.

October 16: Board Meeting, 7 p.m.

Subject to change – call in advance to confirm

October 31: Eat, Drink & Be Scary, 6 p.m.

FOOD: This is a pre-trick-or-treat chili dinner; attendees provide chili and fixings; BHR provides drinks and supplies

November 2: Breakfast Social & BHR Annual

Meeting; Social at 9 a.m., Meeting at 9:30 a.m.

FOOD: BHR provides light breakfast offerings during social time prior to business meeting

October 16: Board Meeting, 7 p.m.

Subject to change – call in advance to confirm

December 3: Decorating Clubhouse for Holidays

FOOD: Neighbors bring appetizers and wine or other beverages

December 8: Children's Christmas Social, 3 p.m.

FOOD: Families bring a kid-friendly appetizer or snack; BHR will provide water & hot chocolate

December 13: Grown-Ups' Holiday Social, 7:00 p.m.

NOTE NEW DATE!

FOOD: BHR provides heavy appetizers and beverages; attendees bring desserts

Community Yard Sale on the 12th

Marla Mcleod is organizing the community yard sale on October 12. Families can participate either on site at BHR clubhouse's parking lot or at their homes. Please let Marla know if your family is interested in participating. Marla's contact information is in the BHR directory. She can also be contacted via private message on NextDoor.

Check Out Our New Website!

Thanks to hard work on the part of the Hall family, Don Rogers, and Amy Horst (apologies to anyone inadvertently missed), BHR has a new website that is much easier to update and interact with. The goal is to make the website as easily maintainable by our community volunteers as possible.

Additionally, we wanted to be able to expand the capability of the site over time. In support of that, we made the transition with a core group of functions and are making plans for new capabilities. If there are additional functions you would like to see, please email the BHR office at bhrpoa@bellsouth.net and the board can discuss implementing those at upcoming meetings.

Need Organizer for Clubhouse Decoration Event on December 3

Several years ago, residents decided to rekindle the tradition of having neighbors decorate the clubhouse for the holidays, our busiest rental and party season. Especially this year in our newly remodeled clubhouse, we'd love to have decorations that are creative, festive, and personal. Please let Jane know if you can spare a couple of hours to organize and lead a team of volunteers to decorate. Beverages, wine and food are highly encouraged – the whole event is a great kickoff to a warm and welcoming holiday season in BHR.

ACC Updates

Curious About the BHR Covenants?

Black Horse Run covenants is the governing document for the establishment of our community. In a property owner's association there is a hierarchy of governing documents; at the top is the Declaration of Covenants. Our covenants are on file with the State of North Carolina, Wake County, Book 2197, and pages 541-555 on October 17, 1973. The Architectural Control Committee (ACC) focuses on the enforcement of provisions on pages 552-555 which governs new projects and the upkeep and general maintenance of all residential properties.

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:

"No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than eighteen (18) inches square and one sign of not more than six square feet advertising the property during the construction and sales period."

This provision is clear and allows signs during construction and the sale of a home. However, commercial signage which advertises your personal business, such a sign on a van or car, is not permitted. The temporary placement of signs in a yard when work is being done on a house have traditionally been acceptable; i.e., roofing contractors, painters, etc. provided they are removed as soon as the work is completed.

Our covenants say:

"Each lot owner shall provide receptacles for garbage in an area not generally visible from public street view, or provide underground garbage receptacles or similar facility in accordance with reasonable standards."

During our June 2109 drive-thru we took note, and advised you individually, about the proliferation of trash containers that were sitting in front of houses, in driveways, and on the sides of houses which were very visible from the street. We encourage each homeowner to make an effort to move their receptacles at least to the side of their house or garage and if you have more than one to place them both against the house, garage, behind a fence or shrub. The difference it makes when driving through our community is significant.

Our covenants say:

"No fuel tanks or similar storage receptacles may be exposed to view, and may be installed only within the main dwelling house, within any other structure, or buried underground."

Do we have a big problem with this? No, we don't, but there are a few homes for which this violation applies. Typically we are talking about white propane tanks. The provision is clear and if you have been notified by the ACC that this problem exists please fix it. How? Build a screen to compliment your home or plant a couple of shrubs between the tank and the street.

Would You Buy Your House?

Take a moment the next time you arrive home from work, from dropping off the kids, or running an errand to stop at the top of your driveway and look at your house and yard. Does it give you the same great impression you got the day the realtor drove you to view your home for the first time?

When the Architectural Control Committee (ACC) conducts its annual drive-thru we do essentially that; we look at your house and yard from the perspective of a realtor evaluating the condition of a property.

When you look at your house and yard what do you see? Stains on the roof, algae on the siding, branches or trees down in your yard, overgrown shrubs, a mail box that's getting close to falling over, or unused stuff in your front yard? If so, let us know how we can help. Many of our neighbors have recommended local handymen or businesses that can provide the services you need. Some even offer discounts to BHR residents.

Thank you to homeowners who routinely maintain their properties or have responded to our drive-thru findings to rectify a specific issue with your home. Our aging community needs a little extra care these days and we need everyone's help to keep Black Horse Run a community we can all be proud of. Please feel free to contact the ACC at BHRACC1@gmail.com with questions or concerns with regard to compliance with our BHR covenants.

Keep an eye out in this and future community newsletters for a refresher on our covenants. So, would you buy your house?

