

BHR Equine, Activities & Events Newsletter

April – June 2020

Black Horse Run

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

2020 Pool Updates

Virus Updates

Black Horse Run has been getting regular updates from our pool management company on the status of pool inspections and openings for the 2020 summer pool season.

At last update, we were told that county inspections will begin no sooner than April 24th. It is unclear whether that delay will affect BHR's expected pool opening date. We will post updates to email, the website, and NextDoor as they become available.

Key Fob Entry to the Pool Area

Residents and other members will need to use key fobs to enter the BHR pool starting in the 2020 pool season. Each household will be provided one key fob at no charge, with additional fobs available for families to purchase.

This kind of system coincides with what many neighborhood pools use to control facility access. Key fob entry will provide pool access through the parking lot gate only; key fobs don't offer access directly to the clubhouse.

With physical distancing being a priority at the moment, BHR has not yet scheduled days and times for members to pick up their key fobs. We will keep members updated when key fob pickup gets scheduled.

Changes to Lifeguarding and Pool Season

This year the Board decided to try two big changes, in addition to key fob entry. First, this season the pool will have no lifeguards. Our pool management company will continue to check chemicals daily and maintain equipment, but parents and caregivers will be directly responsible for supervision.

This change will allow BHR to do several things:

- Open the pool earlier for morning swimming
- Make swimming hours consistent on all days
- Keep the pool open through September

More information is upcoming. Based on the feedback we get on these changes from residents and other members during this season, we will determine whether these changes are worth continuing into the future.

2020 COMMUNITY CALENDAR

All BHR social events are paused while government restrictions regarding COVID-19 are ongoing. If any changes are made regarding BHR's events or use of facilities, the Board will post updates to our email list, website, and the NextDoor site.

Residents who need the Board to discuss any issues will need to submit discussion items via email. Agenda items can be emailed to bhrpoa@bellsouth.net.

All events scheduled at the Black Horse Run clubhouse are cancelled through May 15, including neighborhood events and private party rentals. BHR may need to extend that time. The Board will continue to monitor the situation and update members as new information is available.

New BHR Website

For the past eight months we have been working on creating a new website that will give us more flexibility in providing content, easier updates, an updated real-time activities calendar, and a community directory. Most of the information on the website: ACC info, social activities, the quarterly newsletter, forms, policies, Board member listing, etc. has open access.

Additionally, there is a "Members Only" section that is accessible only with a password. This section now contains a membership directory and the Teen Business List. In the future it may contain information that the Board wants accessible to members yet not generally available to the public. To access the Members Only section of the website, you need to provide your email address to Jane at bhrpoa@bellsouth.net. Currently we can only provide a password to one primary email address, not multiple accounts per household. We will send you a password which you may change if you wish. You will also be able to edit the personal information in your profile.

Please look around the website. If you see any errors, please let us know so we can make corrections. If you have any suggestions for future content, please share those ideas so we can present those ideas for consideration. The point of contact for website content is Don Rogers, who can be reached at drogers1@nc.rr.com.

The website is a great resource to visit for all things Black Horse Run. The web address is <https://blackhorserun.org>.

ACC Updates

Covenants Explainer

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 new BHR website (www.blackhorserun.org) 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." (under-lining 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 routinely addresses during our drive-through inspections. 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 shoulders, 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, gazebos, etc.) in a poor state of repair.

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

April Community Drive-Through

In April, Architectural Control Committee (ACC) volunteers will conduct a drive-through inspection of our community, reviewing conditions that may be out of compliance with BHR covenants.

Homeowners will be notified and asked to remediate any out of compliance situations observed on their properties. You can find complete information about the ACC's process, review the inspection checklist, read the covenants, and look at BHR violation procedures at the new BHR website at www.blackhorserun.org. A summary of the typical items the ACC looks for are listed below, with more detail provided in the accompanying article on this page.

- 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 of rats, snakes, insects, etc.
- The development of any unclean, unsightly, or unkept condition of building or grounds which shall tend to substantially decrease the beauty of the neighborhood. Particularly, mold, moss, mildew on roofs, houses, garages, or outbuildings.
- Lawns are to be mowed as needed and maintenance of the home and other structures and improvements (including fences) are required to ensure the lot's good condition
- No fuel tanks, such as propane tanks or similar storage receptacles, may be exposed to view
- Garbage receptacles to public view
- Temporary units, such as storage units, trailers, tents, etc.
- Mail boxes and posts in poor state of repair

Please contact the ACC via email at BHRACCI@gmail.com or contact the BHR business office at 919-847-3131 if you have any questions.

