

Black Horse Run
Equine, Community & Events Newsletter
January-March 2021

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



2021 COMMUNITY CALENDAR

BHR social events are still limited while COVID-19 continues to be a health concern. If any changes are made regarding BHR's events or use of facilities, the Board will post updates to our email list, website calendar, and the Nextdoor site.

Residents who need to discuss issues with the Board will need to submit discussion items via email. Agenda items can be emailed to

bhrpoa@bellsouth.net.

Thank you to our community volunteers

BHR Board Members for 2021

Andrew Clark Andy Deininger

Marsha Umanzor Jim Luther

Shelley Gray Chris Mosakewicz

Chelsea Sickles Jessica Hughes

Architectural Control Committee

Don Rogers Emily Laughlin

Barbara Haight Brian Laughlin

Bill Haight

Community Directory Update

Update our community directory by completing your contact info here and forwarding to bhrpoa@bellsouth.net or dropping it off at the clubhouse by **January 15**.

Please provide, at a minimum, the following information:

First Name:

Last Name:

Phone number:

Email address::

Lot Number or street address:

This information will be updated on the **password** protected section of our website at www.blackhorserun.org/page-18091

Office Hours Have Changed

Black Horse Run Business Office hours have changed. New office hours will be Monday-Thursday, 8:30am-2:30pm. Closed Friday-Sunday.

Save Money, Pay Dues Annually!

Pay your BHR dues for the year and save 5%.
See your invoice for details.

April Drive-thru Inspection of Our Community

The Architectural Control Committee volunteers will conduct a drive-thru inspection of our community, reviewing conditions that may be out of compliance with the BHR covenants, in April. You will be notified and asked to remediate out of compliance situations observed on your property if there is an issue. 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 in the Covenants (also found on the BHR Website):

- 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.
- The development of any unclean, unsightly or un-kept 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 out-buildings.
- Lawns are to be mowed as needed and maintenance of the home and any other structures and improvements, (including fences) are required to insure the lot's good condition.
- No fuel tanks, such as propane tanks, or similar storage receptacles may be exposed to view.
- Garbage receptacles proudly in public view
- Commercial signage in view of the public
- Temporary unit, such as, storage units, trailers, tents, etc.
- Mail boxes and posts in poor state of repair
- Blockage of bridal trails if obvious from the street.

Please contact the ACC via email at BHRACC1@gmail.com or contact our Business Office at 919-847-3131 if you have any questions.



What Can I Do with My Horse Trail Easement?

The short answer is ALMOST anything you like provided you **do not** block the passage of our equestrians. The building of permanent structures such as sheds, playsets, deer stands, landscaping features, and debris dumping are prohibited. BHR residents are asked to remember that trails are for equestrian and BHR maintenance/emergency purposes only. Homeowners are responsible for maintaining the easement as part of their property. We ask all residents to review the horse trail map at www.blackhorserun.org (ABOUT tab) and zoom in on your lot. You will be able to determine if an easement is attached to your property.

Keep in Touch with Our Community

Stay in touch with community events, activities, policies and documentation through our [BHR FaceBook](#) page, our [Nextdoor site](#), and our [BHR website](#). This newsletter is available on our website (ABOUT tab) with active links to site information and email.

Web Administration

Our community website administrators are [Don Rogers](#) and [Amy Horst](#). Please contact one of them if you see any inaccurate information on our website or have suggestions for additional features or information. Recommendations will be presented to the Board for review if necessary.

