

Black Horse Run Equine, Community & Events Newsletter January-March 2022

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Official publication of Black Horse Run Property Owners Association



BHR Board Members for 2022

Andrew Clark	Andy Deininger
Marsha Umanzor	Jim Luther
Shelley Gray	Dan McGowan
Nick Dishler	Kermit Duncan

Architectural Control Committee

Don Rogers, Chairperson

Bill Haight	Barbara Haight
Emily Laughlin	Brian Laughlin

Thank you for volunteering your time and expertise!

COMMUNITY CALENDAR

Upcoming Events

Please watch for Facebook and Nextdoor posts for more details as the events get closer. We will also provide email blasts and keep the [BHR website calendar](#) current with details.

Quarterly Business Meeting — February 2022

Annual Drive-Thru Evaluation—April 2022

Save Money, Pay Dues Annually!

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

VOLUNTEER NEEDS FOR 2022

Our most urgent need now is a volunteer to manage our **2022 food truck program**. Chelsea Sickles did an outstanding job in 2021 with the most vendors ever, however with her upcoming departure our community would benefit from someone interested in carrying on our food truck program.



Annual Directory Information Up-Date

Update your contact info on our protected website directory. If your name and email address is not listed in the blue directory we distributed in February to every home then you may not receive time sensitive information that is occasionally sent out from our business office. Contact the BHR office or fill out and drop off the contact info form in the directory or on the BHR [website](#). 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.

2022
happy new year

*The best to all for a safe, happy
and prosperous new year!*

Community Updates from The Board have been added to the [Residents Only](#) section of our website. See what been going on.

Turn the Page for more Info →

Why Clean Your Rain Gutters?

The Architectural Control Committee (ACC) on our annual and ad hoc drive through reviews of the community routinely note rain gutter filled with leaves and debris. On several occasions we have reported vegetation growing in the gutters not only to improved the appearance of properties but to protect them as well. Why do we note these conditions and report it to the homeowner? Here are five reasons:

1. Prevent water damage: blockages can cause water to flow back toward you home rotting fascia and soffit and even get into you home and do interior damage
2. Protect the roof: Overflowing gutters, especially when water freezes can rot the sub-structure of your roof resulting in very expensive repairs
3. Keep pests from causing trouble: debris in gutters make a comfortable home for rodents, birds, and insects
4. Reduce the risk of foundation damage: water over-flowing gutters and soften the ground around your foundation and result in settling causing cracks which get worse when water freezes
5. Save you money in the long run.: Annual or semi-annual cleaning can eliminate problems that result in expensive repairs.

Board Updates

Recent and previously completed projects

- Cost share project with Wake County completed. The heavily used barn driveway was graded and graveled professionally from the parking lot to the back pasture. Two drainage swells were installed. These steps will significantly reduce the risk of another barn flood.
- Several dead trees in the common spaces throughout BHR were removed.
- Large monument signs at the main entrance of BHR and the three subdivision signs (East, West, and South) were repaired and refreshed by Don Rogers, who volunteered his time to do so.
- Bridge repair by South side being completed by volunteers.
- The Board was instrumental in providing funding for common area white fence repair along Old Creedmoor Rd and our entrances to include rail and post replacement as well as fence cleaning
- BHR migrated the community website to a new host which is more user friendly and less expensive to the community. A volunteer webmaster manages the site and makes updates as needed without additional costs.
- A pet waste station was installed in the park area during the 2019 Community Volunteer Day and is now maintained by a community volunteer.

Fence Cleaning in 2022

In 2022, if you plan to paint your fence please let us know and we can assist with pressure washing prior to cleaning. Contact our business office.

Property Maintenance Along the Road

Many areas of our community, particularly those that have frontage on Old Creedmoor Road and Shooting Club Road, have a little more work than others to do to keep their properties maintained and landscaped. Failure to keep weeds, brush, and debris from our properties along road frontage is not only unsightly, but can be a safety hazard. By not upkeeping property and allowing over-growth can cause visual concern for drivers, be a breeding ground for rodents, unwanted mammals, and certainly become a habitat for snakes. Our published guidelines require that property owners maintain their properties to the edge of the road pavement. As we are a private community the county grass cutting crews touch very little of our property. We ask that you take pride in both our community and your personal property and maintain your lot appropriately.

