



# Deer Prints

River North Home Owners Association

October 2017

## Hello Fall!



**Thoughts of Fall ....**Crisp air, falling leaves, amazing colors, a favorite sweater, a walk at dusk, hot chocolate, pumpkins, county fairs, apple cider, the first crackling fire, s'mores, leaves crunching beneath stomping feet, candy corn, college football.

The Fall air reminds us to take a deep breath. The falling leaves remind us that change is necessary for renewal and growth. The beautiful colors remind us that diversity is all around, and when viewed together, forms an incredible sight to behold.

River North is the perfect place to enjoy this season! Grab your favorite sweater and join a neighbor for a casual stroll down your street. Take in the leaves' artistic and aerobic displays and shuffle your feet through a pile of leaves. When your walk concludes, settle in for a warm cup of cider, and smile as you reminiscence of previous seasons and contemplate the good things yet to come.



**Association Office Saturday Schedule**  
9 am - 12 pm  
Oct. 14th - Nov. 11th - Dec. 9th

**Home Owners Assoc. Meetings**  
7 pm at Healy Point County Club  
Oct. 16th - Nov. 13th - Dec. 11th

**Front Gate # 478-477-3646**  
**Association Office # 478-743-1406**  
river.north@att.net

## Committee Reports



### Security Committee - Carmen Beecher, Chair

I'm pleased to report that the recently implemented GateKey security system and other security enhancements are working great. Wait times at the front gate during rush hour have lessened, and while we can't eradicate the rush hour delays, we have made progress in improving them.

Within the last month, several crimes have been reported in the community, including vandalism and at least one vehicle break-in. I'd like to remind residents that YOU are the crime prevention team for River North. If you see something that doesn't look or feel right, call the Sheriff's department and ask them to investigate. In most cases, the incident will never rise to the level of a crime; but, there will be exceptions.

Vandalism reported - mailboxes damaged by a bat or board from a moving vehicle; a row of mailboxes struck by a vehicle, creating unacceptable property damage for residents; one vehicle break-in. Please remember to keep your vehicle doors locked, and should have information about any of these incidents, contact the association office or the Sheriff's department so they can determine if further action is required.

The Board has received numerous reports of residents and guests passing other vehicles on River North Blvd. Residents are reminded, and asked to remind their guests, of River North's Rules of the Road, which apply to all and are for the safety of our residents and guests. Passing on River North's roads creates a scenario for danger and disaster, and the Jones County Sheriff's department has been asked to patrol the community more frequently and enforce these rules unconditionally.

**\*\* Passing another vehicle or golf cart on a road with a solid line is PROHIBITED.**

Some driveways come into the road at a curve or crest of a hill. Visibility of oncoming traffic while exiting those drives is extremely limited. Likewise, speeding drivers have less time to react should they approach a vehicle coming out of a limited-visibility drive. Slow down and stay alert. Passing other vehicles increases the risk of accidents in limited-visibility areas.

**\*\* When entering a drive at the crest of a hill, where it is necessary to cross over a lane, consider pausing 5 – 6 seconds before crossing the oncoming traffic lane to allow time for any oncoming vehicles to top the hill and come into view.**

**\*\* Mind your speed!!** Going too fast, as well as going too slow, can create unsafe situations. The speed limit in most places is 30 mph. Don't "drive on someone's bumper" if they are driving the speed limit but you want to go faster. Getting where you want to go 1 minute faster vs. a possible road rage scenario – not worth it. Stay calm, and you'll get there, safely.

Vehicles traveling at low speeds (i.e., 15 mph), can also create stress for drivers following behind the slow driver. Golf carts have the right of way, but please be courteous and pull over to allow passing if there are multiple cars traveling behind you. Automobile drivers who wish to drive slower – do the same – pull over to allow others to get around you safely.

**\*\* When walking, jogging, or taking your dog for a stroll, be mindful of all traffic. Wear reflective or brightly colored clothing, especially at dawn, dusk and night so drivers can more easily see you. Don't allow your dog to stray into the road even if they are on a leash - reaction time for you and/or a driver may not be enough to avoid an incident.**

Lastly, if you have a guest / visitor entering through the back gate, you as the RESIDENT must call the front gate prior to your guest's arrival. They must be pre-approved for entry. Residents not giving prior notification to the guards creates a problem for the guest, for the resident, and causes delays for others who may be trying to enter at the back at the same time.

I hope everyone has a safe, happy and fulfilling holiday season.

### Communications Committee Bobby Hopkins, Chair

The resident email alert system is now active. If you are interested in joining, send an email to [rivernorthoa@gmail.com](mailto:rivernorthoa@gmail.com) and request to join. Please include your street address for verification of residency. This is a Gmail group list and will be used strictly for alerts, announcements, reminders, and dissemination other information as directed by the Board.

For general discussion and chatting with others in the community, you can join "Nextdoor" - <https://rivernorthga.nextdoor.com>.

Residents are encouraged to register on the River North website [www.rivernorthmacon.com](http://www.rivernorthmacon.com). For assistance with registration, contact Amy or Howard at the Association office.

This is the final 2017 issue of Deer Prints. December's publication will be the President's year end message and ballot for HOA Board elections.

### Finance Committee Gene Robertson, Chair

Since we received minimal damage from Hurricane Irma, we do not anticipate any large expense for cleanup of the community common grounds. There have been no extraordinary expenses since our last report.

All current invoices presented for payment have been paid. We continue to implement sound fiscal policies with all expenditures in the normal course of business.

### D & A Waste Services

*Jones County business providing our county with consistent, reliable, and affordable garbage collection.*

**Rates starting at \$19.00 a month with no can deposit.**

*Lets keep Jones County Clean.*

**Darrin Bowden - 478-221-2502**

Standard \$19.00 monthly service includes:

- Once a week curb side pick up
- No contracts / No can deposits
- New 95 gallon garbage can
- No hidden fees or fuel charge
- Yard debris disposal available (call for estimate)





## President's Message

From Al Watts

The River North Homeowners Association Meeting was held on September 18, 2017, with the reschedule being necessary due to Miss Irma. We anticipated an increased attendance at the meeting as the topics were of great interest to all resident; however, there was minimal turnout.

Questions and concerns regarding the 2018 dues increase were addressed, and discussion was held about the upcoming bridge work.

Again, I urge all residents to attend the monthly HOA meetings and have a voice in your community. It is your right to have full participation and be an active member.

Each Board Member serves as chair of a committee, and they would appreciate volunteer committee members to assist with achieving the goals of each committee. If you are interested in being more involved in the community by serving on a committee, please contact that particular Committee Chair.

You may view the minutes of the September meeting soon on our website, and previous meeting minutes are available on the site now. You may also ask for a copy of approved minutes at the back gate office. If you have not registered for access to the resident-only info on web site, please do so soon as possible in order to stay fully informed about your community.

### Infrastructure Committee - Tate Wilson, Chair

It has been a long and tedious process, but we have finally received two proposals for the bridge repair. Both are extremely reasonable and will correct the issues that desperately need to be addressed. Once the board decides on which proposal to accept after talking to each company and fine tuning the repair work details, those repairs should happen shortly.

Currently, the roads are being evaluated by GA Asphalt to determine which areas need the most urgent repair. Overall, the roads are good, but we would like to start the repaving process. This will be done in stages, beginning with the worst areas and moving forward until completed.

In order to complete these projects and prepare for future concerns, the community must look at its financial situation. The much needed and required repairs cost money to complete. With the current budget, there is no way that all of these can be completed, as well as maintain the normal Association operations, nor prepare for future concerns or emergency situations that may arise. As a community, we are responsible for the roads and bridge. Without the needed repairs and the budget to do them, the community will suffer. We need to pull together, move forward, and prepare for the future.

### Hospitality Committee - Tate Wilson, Chair

Fall is here. School has been in session for two months. The holidays are fast approaching. Halloween is less than 30 days away; Thanksgiving is less than 50 days; Christmas is less than 90 days!

There are several new residents - Welcome to the neighborhood!!! If you have not yet received your Welcome Gift, please email the office and provide a time that you will be home so your gift can be delivered.

### What's Happening?

Halloween Community Safety Ride: On Halloween night, October 31st, we'd like to offer our community a safe time Trick-or-Treating by providing rides through the neighborhood for our children so they do not have to walk on busy, congested, or dark streets. To accomplish this, we are asking residents who have a trailer to volunteer their time and trailer to carry the children around on Halloween Night to Trick-or-Treat. If interested, please email the office. We will leave from a central location - Healy Point parking lot - at 6:30 p.m., will drive through the neighborhood making stops along the way, and will return to Healy Point's parking lot when done.

The other thing needed is a list of the houses that will be giving out candy on Halloween night so the stops can be planned. Please email the office if you would like to be included on the Trick-or-Treat stop list.

Halloween Trunk-N-Treat: We'd like to have a community-wide event that will bring us together - and what better way than to give candy to our children for Halloween. On Saturday, October 21st, bring your vehicle to Healy Point's parking lot, decorate it, and give out candy to the children as they walk from car to car Trick-or-Treat.

The event is from 6:00 pm to 7:30 pm. Vehicles need to arrive at least 1 hour early to set up. Neighborhood children are invited to dress up and do some early Trick-or-Treating in a safe and secure area.

Healy Point Country Club Festival: Friday, October 27th, 6:00 p.m. to 8:30 p.m. Healy Point is providing a member and community event. Children \$8.00; adults \$12.00; children 3 years or younger - free. There will be a kid friendly buffet, games, hayride, and other fun things.

Please help make this Halloween a fun and safe time. Give out candy; volunteer to drive the children around; decorate your vehicle. Let's be a community.

234 River Hills Ridge - purchased by Bauer Homes LLC

## Welcome Neighbors!

115 The Masters Cove - Bagwell

403 Lakeview Place - Fennell

102 Trophy Ct. - Kern

507 Shady Greens Dr. - Williamson

477 River North Blvd. - Sugrue

224 River North Blvd. - Goodrich

2228 Plantation Dr. - Reid

234 River Hills Ridge - Kincaid

131 The Masters Cove - Adams

211 Old Ridge Way - Evans

105 River Hills Lane - Kulpree

595 River North Blvd. - Duston



### Covenants Enforcement - Al Watts, Chair

We were very fortunate to have minimal losses during the recent Hurricane. Uprooted trees and debris represent the most significant damage, and we appreciate the quick response residents have made to clean and clear their property. If you have not completed the clean up process, please continue with your efforts. Also, be reminded that if you have a dead or leaning tree, we recommend it be removed as those are likely to be a hazard during storms or strong wind gusts.

Regular lawn maintenance is always encouraged, but as a side note, we did take into consideration that the rainfall has been plentiful and it is difficult to mow under saturated conditions. It appears that sunny nice weather is ahead and we can all enjoy to sounds of lawns being mowed and the view of colorful fall plants enhancing our curb appeal.

Speeding and passing on the roads remains a major issue. A surveillance camera is now in place at the Front Gate. If you witness any unlawful practice, please get a description of the vehicle including make, model, color, etc., and report it to the gate guard immediately. We will then be able to view the vehicle on video and have access to the tag number which is traceable to the owner. Front Gate number - 478-477-3646. My number - 301-832-2585. We can make a difference if we all work together.

In closing, I would like to remind you that a copy of River North covenants is available on the website or by request from the Association Office. We want to assist all residents with information about the rights and responsibilities of the River North Homeowners Association.

### Beautification Committee - Tim England, Chair

Although the temperatures are still warm, summer is winding down. We'd like to extend a sincere thank you to everyone that kept their yards looking so beautiful throughout the summer!

Hurricane Irma caused a bit of damage in Middle Georgia. We appreciate all the good people in River North that looked out for and helped their neighbors in the aftermath.

Fall is right around the corner. Besides football, cool temps and BBQs with friends and family, it also means that leaves will be falling. Please keep your yards and gutters looking good by removing downed limbs and leaves. You are what makes River North such a pleasant neighborhood to live in!

In the coming months, we will be on the lookout for the best Halloween and Christmas decorations. A \$50 award will be presented to the house selected based on the display of holiday spirit. Last year, homes reflected quite an array of fun and tasteful décor, which added enjoyment and festivity to our neighborhood. Use your creativity and imagination to make it magical.

**Neighbor request** - I'm Joey, and I am one of the most loving, affectionate dogs you will ever meet. I need a place to stay from about November 15 until February 15. I can't go on Mom's business trip. Even though I like most dogs and cats, I would prefer not to have to share you. I will go on walks with you, watch you work or read, play with you, and definitely sit on your lap. I will bring my own food. Contact Liz at 720-626-2713 or at colemanej2000@yahoo.com if I can stay with you.



### Board Members & Contact Info

Al Watts - alwatts142@yahoo.com

President of combined board and Communities board

Carmen Beecher - carmenbeecher@gmail.com

Vice President of combined board and River North board

Tate Wilson - tate.wilson@cox.net

Secretary/Treasurer of combined board and River North board

Bobby Hopkins - bobbyhop@bellsouth.net

Member of combined board and President of River North board

Tim England - timemail@cox.net

Member of combined board and Vice President of Communities board

Gene Robertson - gene\_robertson@hotmail.com

Member of combined board and Secretary/Treasurer of Communities board

# Goodbye Irma!

