

JANUARY



NEIGHBOR to NEIGHBOR River Plantation Section VIII Newsletter January 2022



31 - DEC - 21 RPS Financial Review

RP8 is sound financially even though we had some major projects this year such as chimney rebuilds, painting, additional grounds work.

MONTHLY INCOME

Monthly Actual Income	\$ 24,149.61
M Budget Income	\$ 32,459.99
M Income Variance	\$ -8,310.38

MONTHLY EXPENSES

Monthly Actual Expenses	\$ 35,899.67
M Budget Expenses	\$ 40,942.40
M Expenses Variance	\$ 5,042.73

YTD INCOME

YTD Actual Income	\$ 365,249.41
YTD Budget Income	\$ 389,520.00
YTD Income Variance	\$ -24,270.59

YTD EXPENSES

YTD Actual Expenses	\$ 422,636.86
YTD Budget Expenses	\$ 491,310.00
YTD Expenses Variance	\$ 68,673.14

YTD CAPITAL FUNDS

YTD Transfer to Capital Funds	\$ 111,560.00
YTD Capital Funds Used	\$ 213,350.00
YTD Net Capital Funds	\$-101,790.00

CONTRACT SERVICES

Management Fee	\$ 1,596.00
Pest Services	\$ 456.00
Grounds	\$ 4,720.83
Trash	\$ 1,900.00
Pool	\$ 575.00
Total	\$ 9,247.83

CASH POSITION

Capital Account	\$ 516,213.04
Operating Account	\$ 23,022.95
Total	\$ 539,235.99



McGarr & Associates' New Platform

If McGarr has your email address, you should have received an invitation last week to sign on to their new management program, AppFolio. This is the site where you will set up a recurring payment or a single payment, or send in a maintenance request. You will set up your account from the email link. If you don't see the email, check your spam folder. If it's not in your email or spam folder, call Brent McGarr's office and have a new email invitation sent to you.

If Owners are currently having their maintenance fees auto-drafted from their account by McGarr & Associates, they will need to either login to the portal to set up a new payment OR set up a payment through their online banking.

Owners still have the option of mailing a payment directly to the office as well. If you have any questions, please call the McGarr office at 615-366-8876.

Please note that McGarr's website is still www.McGarr.net. After January 31, if you go to their website to pay, it will take you to AppFolio and you will have to set up your account.

Our Section VIII's new website is still being developed.

REMINDERS

❄ Owners of rental units: You're responsible for providing current information on your renter every January. McGarr will be sending out a letter to remind you.

❄ The dog park gate is fixed. Your pool key will work on the gate lock. Be sure to clean up after your dog when you use the park.

❄ The open Board meeting that was scheduled for January has been postponed until the Annual Meeting in April due to Covid, date to be determined.

❄️ Every car parked in our Section must have a current license plate. Davidson County will no longer require the vehicle inspection sticker as of February 4, 2022.

❄️ You can set up your auto draft for your maintenance fee through the new AppFolio portal; you can set up online banking with your bank; or you can pay by check to McGarr.

HELP WANTED

Now seeking an intelligent, energetic, fun loving, hardworking, extroverted, introverted, calm, thoughtful, creative, analytical, individual to serve on the homeowner's association board for RP8. If even ONE of these characteristics, sounds like you, we need your ideas, opinions, and talents to keep our neighborhood running efficiently and effectively to the benefit of all. It is an educational and enlightening experience, a great way to meet your neighbors, become active in our community, and it will look great on your resume!!

(No drug testing)

(There is no pay. It is its own reward!)

One opening beginning April 2022

Contact any current board member for details



WELCOME NEW RESIDENTS

If you are new to our Section, welcome. Please contact Carole Dahlinger via phone 615-646-1054 or email cld47@aol.com and provide her with your telephone number and email address so that we may include you in our directory as well as provide you with notices and newsletters. Our preferred method of delivering this information to you is via your email address. This helps us to keep you informed while keeping the costs down. Thanks.

CONTACT INFORMATION

Non-Emergency Police: 615-862-8600

Management Company: McGarr & Associates

www.McGarr.net

615-366-8876

Primary contact: Brent McGarr brent@mcgarr.net

Board Members

Bill Cave – President 615- 347-7425

wrc1083@outlook.com

Linda Simmons - Treasurer 615-294-6608

lfkfsimmons@gmail.com

Carole Dahlinger – Secretary 615-646-1054

cld47@aol.com

Jane Trotter 847-308-6204

ajtrotter1@gmail.com

David Sullivan 615-351-1773

410ggp@gmail.com

Pest/Termite Control:

Belle Meade Exterminating 615-298-5555

Lamp Post Lights

And Alley Lights: Carole Dahlinger 615-646-1054

COMMITTEES

Clubhouse: Linda Simmons 615-294-6608

lfkfsimmons@gmail.com (includes clubhouse rental)

Dog Park: Bill Cave 615- 347-7425

wrc1083@outlook.com

Pool: Turner Hutchison 615-812-3825

turnerhutchison@bellsouth.net

Grounds: Margaret McCutcheon 615-646-8857

margaret.mccutcheon.55@gmail.com

Welcome: Jane Trotter 847-308-6204

ajtrotter1@gmail.com

In order to keep our Association fees down, we need all the help we can get! If you can volunteer to help with any of the committees, please contact the Committee Chair