

**NEIGHBOR to NEIGHBOR**  
**River Plantation Section VIII**  
**Newsletter**  
*November 2021*



**31-Oct. -21 RP8 Financial Review**

**RP8 is sound financially. Delinquencies are up, we are working with an attorney to clear these up.**

**MONTHLY INCOME**

Monthly Actual Income	\$ 33,037.64
M Budget Income	\$ 32,460.00
M Income Variance	\$ 577.64

**MONTHLY EXPENSES**

Monthly Actual Expenses	\$ 14,152.05
M Budget Expenses	\$ 32,163.33
M Expenses Variance	\$ 18,011.28

**MONTHLY NET INCOME**

Monthly Actual Net Income	\$ 18,885.59
M Budget Net Income	\$ 296.67
M Net Income Variance	\$ 18,588.92

**YTD INCOME**

YTD Actual Income	\$ 311,564.80
YTD Budget Income	\$ 324,600.00
YTD Income Variance	\$ (13,035.20)

**YTD EXPENSES**

YTD Actual Expenses	\$ 349,696.07
YTD Budget Expenses	\$ 426,983.30
YTD Expenses Variance	\$ 77,287.23

**YTD NET INCOME**

YTD Actual Net Income	\$ (38,131.27)
YTD Budget Net Income	\$(102,383.30)
YTD Net Income Variance	\$ 64,252.03

**YTD CAPITAL FUNDS**

YTD Transfer to Capital Funds	\$ 92,966.70
YTD Capital Funds Used	\$ 154,752.71
YTD Net Capital Funds	\$ (61,786.01)

**CONTRACT SERVICES**

Management Fee	\$ 1,596.00
Pest Services	\$ 456.00
Grounds	\$ 0.00
Trash	\$ 1,900.00
Pool	\$ 600.00
<b>Total</b>	<b>\$ 4,552.00</b>

**DELINQUENCIES**

90 Days	\$ 5,849.00
60 Days	\$ 660.00
30 Days	\$ 835.00
Current Month	\$ 329.00
<b>Total</b>	<b>\$ 7,673.00</b>

**CASH POSITION**

Capital Account	\$ 529,503.18
Operating Account	\$ 21,145.26
<b>Total</b>	<b>\$ 550,648.44</b>

**From the Board of Managers**

**Notice of Monthly Dues Increase:**

Effective January 1, 2022, the monthly Association Fee will be \$225.00. This increase is needed to cover the increasing costs of labor and materials, as well as to rebuild the Reserves for future Capital Improvements. A separate letter with a copy of the approved 2022 Operating Budget will be sent to homeowners by December 1.

**Letter to Neighbors**

Many of you did a wonderful job getting your debris to the street by the Oct. 29<sup>th</sup> deadline to be picked up! Additionally, you used the required paper refuse bags for clippings and yard debris. In fact, there was not a single plastic trash bag this year. We commend you for this.

However, someone left 5 large ferns still in their pots and in clear plastic bags on General George Patton Rd after the Oct. 29<sup>th</sup> deadline for Metro pickup. If this was you or if you know who it was, please note that there are only four times per year that this is to be done: once in the spring, once in the summer, once in the fall, and once in the winter by the scheduled pick-up dates set by Metro. Also, please note that Metro would have refused to pick them up, anyway, had they been placed to the curb by the deadline because they were still in pots and were in plastic bags as opposed to the paper lawn refuse bags.

What was done to handle these ferns? A 70-year-old board member – who shall remain anonymous – picked up these ferns, removed the pots, drove the pots to the dump on Trinity Lane, and took the remaining ferns to the composting place on Centennial. This was done at the board member's own expense.

While all board members are willing to serve their neighbors, this level of service should not be necessary for an unpaid position. We are asking all neighbors to be kind and to do your part.

Regards, RP8 Board of Managers

## REMINDERS

🍁 Side Planting Cleanup: The Oct 29<sup>th</sup> deadline for side bed cleanup has passed. Many of you took care of this and we applaud you! However, there are a few residents that still need to complete the task. If your side plantings are touching the side of your unit, they are not in compliance with our current Rules and Regulations that state: all plantings should be at least 12" from the building. Please do the necessary trimming or we will need to get someone to do it for you at your expense.

🍁 The clubhouse committee will be decorating the clubhouse for the holidays on December 1. So, keep our clubhouse in mind for your holiday parties.



## 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](mailto: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](http://www.McGarr.net)

615-366-8876

Primary contact: Brent McGarr [brent@mcgarr.net](mailto:brent@mcgarr.net)

### Board Members

Bill Cave – President 615- 347-7425

[wrc1083@outlook.com](mailto:wrc1083@outlook.com)

Linda Simmons - Treasurer 615-294-6608

[lfkfsimmons@gmail.com](mailto:lfkfsimmons@gmail.com)

Carole Dahlinger – Secretary 615-646-1054

[cld47@aol.com](mailto:cld47@aol.com)

Jane Trotter 847-308-6204

[ajtrotter1@gmail.com](mailto:ajtrotter1@gmail.com)

David Sullivan 615-351-1773

[410ggp@gmail.com](mailto: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](mailto:lfkfsimmons@gmail.com) (includes clubhouse rental)

**Dog Park:** Bill Cave 615- 347-7425

[wrc1083@outlook.com](mailto:wrc1083@outlook.com)

**Pool:** Turner Hutchison 615-812-3825

[turnerhutchison@bellsouth.net](mailto:turnerhutchison@bellsouth.net)

**Grounds:** Margaret McCutcheon 615-646-8857

[margaret.mccutcheon.55@gmail.com](mailto:margaret.mccutcheon.55@gmail.com)

**Welcome:** Jane Trotter 847-308-6204

[ajtrotter1@gmail.com](mailto: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.***