



NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
December 2021



Happy
Holidays!

31-Nov-21 RPS Financial Review

RP8 is sound financially.
 Delinquencies are down slightly.

Monthly Income

Monthly Actual Income	\$ 30,245.18
M Budget Income	\$ 32,460.00
M Income Variance	\$ (2,214.82)

Monthly Expenses

Monthly Actual Expenses	\$ 37,101.30
M Budget Expenses	\$ 32,163.33
M Expenses Variance	\$ (4,937.97)

Monthly Net Income

Monthly Actual Net Income	\$ (6,856.12)
M Budget Net Income	\$ 296.67
M Net Income Variance	\$ (7,152.79)

YTD Income

YTD Actual Income	\$341,809.98
YTD Budget Income	\$357,060.00
YTD Income Variance	\$ (15,250.02)

YTD Expenses

YTD Actual Expenses	\$386,797.37
YTD Budget Expenses	\$459,146.63
YTD Expenses Variance	\$ 72,349.26

YTD Capital Funds

YTD Transfer to Capital Funds	\$102,263.37
YTD Capital Funds Used	\$158,352.71
YTD Net Capital Funds	\$ (56,084.34)

Contract Services

Management Fee	\$ 1,596.00
Pest Services	\$ 456.00
Grounds	\$ 9,441.66
Trash	\$ 1,900.00
Pool	\$ 500.00
Total	\$ 13,893.66

Delinquencies

90 Days	\$ 5,849.00
60 Days	\$ 660.00
30 Days	\$ 289.00
Current Month	\$ 820.00
Total	\$ 7,618.00

Cash Position

Capital Account	\$538,860.03
Operating Account	\$ 4,932.29
Total	\$543,792.32

Side Yard Planting Cleanup

The Oct 29th deadline for side bed cleanup has passed. Many of you took care of this and we applaud you! However, there are a few that still need to complete the task. The new deadline is December 29th, 2021.

Please clean or dismantle your side bed to bring your unit in compliance with our current rules and regulations. If you are unable to accomplish this task, we will ask our yard person to do it for you, and he will place the bill in the plastic box on your carport. If you would like to discuss the issue, please call Linda at 615 294-6608.

The Board of managers appreciate all you do to keep the neighborhood looking good and in compliance with RP8 current Rules and Regulations.

Carport Cleanup

The Board of Managers have noted that some carports need to be cleaned. This is a reminder that carports are for parking our cars. They are not to be used for storage.

We appreciate your giving attention to this issue so that all residents in RP8 are compliant with our current Rules and Regulations.

Parking Violations

Some residents are in violation of the RP8 Parking Rules and Regulations. The Board of Manager wanted to bring a couple of the parking rules to your attention.

“Any vehicle parked either in guest parking or in carports must be properly licensed and operational.”

“After 48 hours of written notice or tow tag, if the homeowner or tenant has failed to remove the vehicle, the Board of Managers, or the Management Company reserves the right to have the vehicle towed at the homeowner's expense.”

The Board appreciates your giving attention to this matter so that all residents in RP8 are compliant with our current Rules and Regulations.

REMINDERS

❄️ December 21st was the first day of winter...the winter solstice. It's also the shortest day of the year. From here to June 21 the days will start getting longer. But regarding winter, this is a reminder to disconnect your garden hose if you haven't already.

❄️ The next Metro Nashville yard waste pickup is January 24, 2022. Sometimes it takes a week or more to get to River Plantation, but this past pickup they came on the day they were scheduled. So please put your yard waste out between January 17 and the 24th. Don't count on them being late. The next one after January is April 8, 2022. Mark your calendar!

❄️ Don't make it easy for the Grinch! Sadly, this season doesn't bring out the best in everyone, so please take particular precautions to keep yourself and your possessions safe. Be sure your car doors are locked at all times and no valuables are in plain sight. Keep your house doors locked as well even if you're just going next door. Keep a watchful eye about the neighborhood and report any suspicious behaviors to the police...615-862-8600. They won't know there's a problem in the neighborhood if they aren't called. Help make this holiday season safe and secure for all of us.

Happy Holidays!

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.