



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



**RPS 31 May – 21 Financial Review**

Clubhouse rental is down along with interest income.

Delinquencies are down. Good Report.

**Monthly Income**

Actual	\$ 31,883.00
Budgeted	\$ 32,460.00
Variance	\$ (577.00)

**Monthly Expenses**

Actual	\$ 23,318.22
Budgeted	\$ 32,163.33
Variance	\$ 8,845.11

**Monthly Net Income**

Actual	\$ 8,564.78
Budgeted	\$ 296.67
Variance	\$ 8,268.11

**YTD Income**

Actual	\$158,535.69
Budgeted	\$162,300.00
Variance	\$ (3,764.31)

**YTD Expenses**

Actual	\$188,362.50
Budgeted	\$266,166.65
Variance	\$ 77,804.15

**YTD Net Income**

Actual	\$ (29,826.81)
Budgeted	\$(103,866.65)
Variance	\$ 74,039.84

**YTD Capital Funds**

Transferred	\$ 46,483.35
Used	\$ 88,715.00
Net	\$ 42,231.65

**Contract Services**

Management Fees	\$ 1,596.00
Pest	\$ 456.00
Grounds	\$ 4,720.83
Trash	\$ 1,900.00
Pool	\$ 500.00

**Delinquencies**

90 Days	\$ 3,509.00
60 Days	\$ 200.00
30 Days	\$ 615.00
Current	\$ 40.00
<b>Total</b>	<b>\$ 4,364.00</b>

**Cash Position**

Capital Account	\$536,668.72
Operating Account	\$ 22,284.18
<b>Total</b>	<b>\$558,952.90</b>

**REMINDERS**

☀️ Keep shrubs cut away from house and storage shed siding. There are several side beds in serious need of a trim. The Rules and Regulations state that all plantings must be kept at least 12 inches from the unit or shed sides.

☀️ Have you picked up your pool key yet? Even if you don't use the pool, you may have company staying with you who would enjoy the pool.

☀️ Recycling: Yes – empty, clean plastic bottles, cans, paper, and cardboard. No – Styrofoam, plastic bags, and pizza boxes. Glass food jars and bottles must be separate in a box or grocery bag or similar container. The cardboard should be flattened and stacked separately.

☀️ The next Metro Yard Waste pickup date for Area 9 (includes River Plantation) is **July 13**. Please do not put trimmings and yard waste bags out before July 6. The dates for the rest of the year are October 29, 2021, January 24, 2022, and April 8, 2022.



## BOARD MEETING!

After 15 months of isolation and caution due to Covid-19, we will have our next in person Board meeting June 22 at 6:30 in the party room of the clubhouse. At this time, we are planning on the board meetings to be held quarterly. This is subject to change. These board meetings are open to any RP8 resident.

## CLUBHOUSE

Our beautiful RP8 Clubhouse is open and ready for your party or out-of-town guest.

If you need to rent it, just email Linda Simmons at [lfkfsimmons@gmail.com](mailto:lfkfsimmons@gmail.com) or call at 615-294-6608.



## 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.

## POOL RULES

- 🎯 No glass is allowed inside the pool area, not even in the garbage cans.
- 🎯 No food is allowed inside the pool area.
- 🎯 No diving from the side of the pool or from chairs is permitted.
- 🎯 No non-resident guest shall enter the pool area without being accompanied by a homeowner or tenant.
- 🎯 No children under 14 shall be in the pool area without a supervising adult accompanying them.
- 🎯 No alcoholic beverages are permitted inside the pool area.
- 🎯 No profanity may be used inside the pool area.
- 🎯 No animals are allowed inside the pool area.

## 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:** Carole Dahlinger 615-646-1054

**Alley Lights:** Cecile McGinniss 708-220-1673

## 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.***