



NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

July 2021



30 - June - 21 RP8 Financial Review

RP8 is sound financially. Income from interest and Clubhouse rental is still down this month. Delinquencies continue to fluctuate. We continue to work on clearing these up.

MONTHLY INCOME

Monthly Actual Income	\$ 28,914.36
M Budget Income	\$ 32,460.00
M Income Variance	\$ (3,545.64)

MONTHLY EXPENSES

Monthly Actual Expenses	\$ 23,318.01
M Budget Expenses	\$ 32,163.33
M Expenses Variance	\$ 8,845.32

MONTHLY NET INCOME

Monthly Actual Net Income	\$ 5,596.35
M Budget Net Income	\$ 296.67
M Net Income Variance	\$ 5,299.68

YTD INCOME

YTD Actual Income	\$187,115.05
YTD Budget Income	\$194,760.00
YTD Income Variance	\$ (7,644.95)

YTD EXPENSES

YTD Actual Expenses	\$211,680.51
YTD Budget Expenses	\$298,329.98
YTD Expenses Variance	\$ 86,649.47

YTD NET INCOME

YTD Actual Net Income	\$(24,565.46)
YTD Budget Net Income	\$(103,569.98)
YTD Net Income Variance	\$ 79,004.52

YTD CAPITAL FUNDS

YTD Transfer to Capital Funds	\$ 55,780.02
YTD Capital Funds Used	\$ 91,415.00
YTD Net Capital Funds	\$ (35,634.98)

CONTRACT SERVICES

Management Fee	\$ 1,596.00
Pest Services	\$ 456.00
Grounds	\$ 4,720.83
Trash	\$ 1,900.00
Pool	\$ 600.00
Total	\$ 9,272.00

DELINQUENCIES

90 Days	\$ 3,944.00
60 Days	\$ 255.00
30 Days	\$ 40.00
Current Month	\$ 1,115.00
Total	\$ 5,354.00

CASH POSITION

Capital Account	\$ 547,054.75
Operating Account	\$ 17,159.50
Total	\$ 564,214.25

RENOVATION TEAM

The HOA Board of managers is proposing the formation of a team of residents to define the scope of work for needed renovations to the RP8 property in order to maintain the value, appearance, and appeal of our community.

Our property was initially developed in the mid 1980's. As the property has matured, we now face a series of extensive maintenance issues that have been noted and will continue to evolve over time, as examples; the on-going roof replacement project, the renovation of all the external chimneys on Bellevue Style condominiums, Resurfacing the swimming pool, the current light post project, etc.

To meet these challenges and prepare for them as best as possible, the board has proposed establishing a team of residents (5-7 people). One of which would be a board member interested in preserving the assets of our community in the most sensible manner possible. Obviously, people with a history of participating in renovation projects would be optimum but truly, anyone with the desire to do this work for our community is welcome. Skill sets needed range from people with knowledge of building practices, to contract negotiations, to people with a legal background. This team is initially conceived as a 1-3-year term, but not a standing committee that would be in place forever.

Purpose of the Team:

Determine the scope of work (what should be accomplished and in what order), contractor requirements, create in broad terms the implementation schedule, identify funding

requirements, present options, and recommendations to the board of Managers for approval and, if necessary, present the options to the residents in a special or annual meeting.

Feedback on this proposal is important, please provide HOA Board members with your thoughts on forming this team. Would you serve on this team?

REMINDERS

🐞 The next date for the Metro yard trash pickup is October 29. **People: Please Please Please** do not put your clippings out before Oct. 23. They are never on our street on the start date. So, maybe even just wait until the 29th.

🐞 Remember to leave your house key, pool key, Rules & Regulations, and Directory for the new residents if you are moving from your condo.



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.

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

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: Carole Dahlinger 615-646-1054

Alley Lights: Cecile McGinniss 708-220-1673

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.