



NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
August 2021



31 - July - 21 RPS Financial Review

All and all RP8 finances are in good shape. Clubhouse and Invest Interest continues to be down. Delinquencies continue to fluctuate. We continue to work on clearing these up.

MONTHLY INCOME

Monthly Actual Income	\$ 34,536.64
M Budget Income	\$ 32,460.00
M Income Variance	\$ 2,076.64

MONTHLY EXPENSES

Monthly Actual Expenses	\$ 55,484.67
M Budget Expenses	\$ 32,163.33
M Expenses Variance	\$ (23,321.34)

MONTHLY NET INCOME

Monthly Actual Net Income	\$ (20,948.03)
M Budget Net Income	\$ 298.67
M Net Income Variance	\$ (21,244.70)

YTD INCOME

YTD Actual Income	\$ 221,651.69
YTD Budget Income	\$ 227,220.00
YTD Income Variance	\$ (5,568.31)

YTD EXPENSES

YTD Actual Expenses	\$ 267,165.18
YTD Budget Expenses	\$ 330,493.31
YTD Expenses Variance	\$ 63,328.13

YTD NET INCOME

YTD Actual Net Income	\$ (45,513.49)
YTD Budget Net Income	\$ (103,273.31)
YTD Net Income Variance	\$ 57,759.82

YTD CAPITAL FUNDS

YTD Transfer to Capital Funds	\$ 65,076.69
YTD Capital Funds Used	\$ 116,915.00
YTD Net Capital Funds	\$ (51,838.31)

CONTRACT SERVICES

Management Fee	\$ 1,596.00
Pest Services	\$ 0.00
Grounds	\$ 6,620.83
Trash	\$ 0.00
Pool	\$ 645.00
Total	\$ 8,861.83

DELINQUENCIES

90 Days	\$ 3,999.00
60 Days	\$ 895.00
30 Days	\$ 1,315.00
Current Month	\$ 140.00
Total	\$ 6,349.00

CASH POSITION

Capital Account	\$ 535,433.06
Operating Account	\$ 7,833.16
Total	\$ 543,266.22

Trash and Recycling

Our trash and recycling company is Green Max Landscaping, owned by James Eberly. He has given his permission to print his phone number which is (615) 429-3855. If you have a problem with the men not picking up your trash, he wants you to call him. If you have a large number of trash bags to be picked up from a move in, a move out, or a closet clean out, he wants you to call him to set up a special pickup. His men aren't supposed to pick up more than 3 or 4 bags on a regular pickup day. One large pickup takes up too much room. If you have a large piece of trash such as a chair, call James and, for a small fee, he will pick it up. He's a believer in customer service. Oh, yes...he says to PLEASE tie your bags shut.

Recycling: Make sure everything placed into recycling is clean. James would prefer it if you would separate your recycling into clear plastic bags:

1. Plastics
2. Aluminum, Tin
3. Paper
4. Glass
5. Cardboard (larger pieces flattened and stacked).

This helps his men who have to go through every bag and walk them to the correct bins at the recycling center. And don't forget to TIE your bags.

REMINDERS

☀️ If the light bulb on the back of your shed goes out, please do not change it unless you use a *Daylight* (not a soft or bright light) LED bulb. Otherwise, call or text Cecile McGinniss at 1(708)220-1673 and she will change it for you.

☀️ School has started...a reminder to please **STOP** when the school bus has the stop sign out!

☀️ **No** satellite dish on the condo roof! If the company says that's the only place they can get a signal, tell them to look for another satellite. Dishes may only go on the fence, storage shed, or on a pole in the ground.

☀️ Mark your calendar for September 24, the 4th Thursday, our next open Board meeting at the clubhouse.



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.

