

September

NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
September 2021



31 - August - 21 RPS Financial Review

Expenses exceed income due to several capital projects we are working on.

MONTHLY INCOME

Monthly Actual Income	\$ 27,622.66
M Budget Income	\$ 32,460.00
M Income Variance	\$ (4,837.34)

MONTHLY EXPENSES

Monthly Actual Expenses	\$ 31,823.89
M Budget Expenses	\$ 32,163.33
M Expenses Variance	\$ 339.44

MONTHLY NET INCOME

Monthly Actual Net Income	\$ (4,201.23)
M Budget Net Income	\$ 296.67
M Net Income Variance	\$ (10,405.65)

YTD INCOME

YTD Actual Income	\$ 249,274.35
YTD Budget Income	\$ 259,680.00
YTD Income Variance	\$ (10,405.65)

YTD EXPENSES

YTD Actual Expenses	\$ 298,989.07
YTD Budget Expenses	\$ 362,656.64
YTD Expenses Variance	\$ 63,667.57

YTD NET INCOME

YTD Actual Net Income	\$ (49,714.72)
YTD Budget Net Income	\$(102,976.64)
YTD Net Income Variance	\$ 53,261.92

YTD CAPITAL FUNDS

YTD Transfer to Capital Funds	\$ 74,373.36
YTD Capital Funds Used	\$ 134,887.98
YTD Net Capital Funds	\$ (60,514.62)

CONTRACT SERVICES

Management Fee	\$ 1,596.00
Pest Services	\$ 456.00
Grounds	\$ 4,720.83
Trash	\$ 1,900.00
Pool	\$ 600.00
Total	\$ 9,272.83

DELINQUENCIES

90 Days	\$ 4,549.00
60 Days	\$ 640.00
30 Days	\$ 660.00
Current Month	\$ 60.00
Total	\$ 5,909.00

CASH POSITION

Capital Account	\$ 530,804.39
Operating Account	\$ 8,260.60
Total	\$ 539,064.99



OUR CLUBHOUSE

Of the eleven sections that make up River Plantation, our section has the most unique clubhouse. The farmhouse and land is what is now River Plantation. Our clubhouse, the original farmhouse, was built in 1904 by John and Margaret Thompson on 146 acres of land. It was built out of poplar wood because of the tree's resistance to termites. The foundation for the house and cellar was constructed of yellow stone rock which was plentiful in the area at that time. The stone fence on the property was laid using rock from the Bellevue area. It was next owned by the Doubleday family and was generally known as the Doubleday farm. When Haury and Smith started to build Section VIII, they were going to tear down the old farmhouse and build a clubhouse similar to all the other sections, but their decorator, Joan Raby, talked them into renovating the house instead. Now we have a beautiful clubhouse with 3 bedrooms that can be rented and also a party room complete with a full kitchen that can be rented by residents. Please keep it in mind. Reservations can be made by calling Linda Simmons at 615-294-6608.

REMINDERS

* The next yard waste pickup is OCTOBER 29. PLEASE, please, please do not dump your garden bags, shrub clippings, or your tree limbs streetside before Oct. 22. The area by the dog park has two "No Dumping" signs with the correct dates, but they keep being ignored. If you see someone dumping before these dates, please remind them.

* As part of your maintenance fee, Section VIII provides pest control by Belle Meade Exterminating for no charge...as in free! They will spray for ants, earwigs, centipedes, etc. This does not include spraying for termites, brown recluse spiders, or carpenter bees. You're allowed one treatment a month. Just call Belle Meade and make an appointment ...615.298.5555.

* At present the swimming pool will remain open for part of October, weather permitting.

* Park Smart! Lock your car and remove anything of value from your car when you arrive home. Every area of Davidson County is having a problem with groups going into neighborhoods and checking car doors. If they see something of value, they will break your car window to get it.

* The next open Board Meeting is this coming Tuesday, Sept. 28, at 6:30 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.

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

lfksimmons@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

lfksimmons@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.

