



**NEIGHBOR to NEIGHBOR**  
**River Plantation Section VIII**  
**Newsletter**  
*February 2022*



**31 - JAN - 22 RP8 Financial Review**

RP8 is off to a good start for this year. Some contract service vendors did not turn in invoices this month.

**MONTHLY INCOME**

Monthly Actual Income	\$ 36,106.72
M Budget Income	\$ 35,700.09
M Income Variance	\$ 406.71

**MONTHLY EXPENSES**

Monthly Actual Expenses	\$ 12,458.15
M Budget Expenses	\$ 35,700.09
M Expenses Variance	\$ 23,241.94

**YTD INCOME**

YTD Actual Income	\$ 36,106.72
YTD Budget Income	\$ 35,700.01
YTD Income Variance	\$ 406.71

**YTD EXPENSES**

YTD Actual Expenses	\$ 12,458.15
YTD Budget Expenses	\$ 35,700.09
YTD Expenses Variance	\$ 23,241.94

**CONTRACT SERVICES**

Management Fee	\$ 1,637.25
Pest Services	\$ 0.00
Grounds	\$ 0.00
Trash	\$ 1,900.00
Pool	\$ 0.00
<b>Total</b>	<b>\$ 3,537.25</b>

**CASH POSITION**

Capital Account	\$516,783.49
Operating Account	\$ 54,645.24
<b>Total</b>	<b>\$571,428.73</b>

**REMINDERS**

- 💋 With the warm weather we've had recently, some residents may have connected their hoses to water plants or wash their cars. If so, be sure to disconnect them. We have a lot of cold weather still to come. It's also a good idea to open your cabinet doors and possibly let a faucet drip on those really cold nights.
- 💋 Hopefully, it wasn't one of Section 8's residents that put the dismantled desk (!) on top of a pile of yard waste waiting to be picked up by Metro! Surely it must have been a resident from another section. Please remember that Metro will only pick up YARD waste. Also, Metro won't pick up if the pile is against a telephone pole. There were many paper yard bags that completely surrounded the No Dumping sign in the field near the dog park that had to be moved so that Metro wouldn't pick up the sign by mistake.
- 💋 Please don't park in the driveways behind the units for more than a quick visit to load your car or drop off something to a friend. We have plenty of guest parking available.
- 💋 According to the Rules and Regulations, all cars parked in Section 8 must have a current license plate.
- 💋 Rental owners, be sure to send in your rental information to Brent McGarr. This is not negotiable. If you don't return it, you may lose your right to rent your unit. If you have questions, please contact Brent.

**QUARTERLY REMINDERS**

1. Tax reporting and estimated taxes are due April 18, 2022.
2. Contributions to IRA and Health Savings accounts have been extended to May 17, 2022.
3. Property Tax Freeze Program for those 65 and older. To qualify the person or persons on the deed must have an income below \$44,500 total



combined. April 5<sup>th</sup> is the last day to apply for the program. For more information call 615-862-6330.

4. Is it time for new batteries for Smoke and Carbon Dioxide detectors?
5. Have you changed A/C filters lately?
6. Now is the time, to make your appointment to have your Heater and Air Conditioner serviced. This will be a very hot summer, don't put yourself at risk. Cleaning and servicing your unit is a lot less costly than a repair. A pound of Freon today goes for anywhere from \$100 to \$320.
7. Water Hydrants, front and back should be checked for leaks once average temperatures hit 50 degrees.
8. Planning a trip? Don't Forget Travel Insurance. Make sure you buy "Cancel for any reason" insurance. In the event you contract Covid, you want your Quarantine cost covered. You also want Emergency evacuation to get you to a hospital in the USA. Cost: 5 to 10 percent of the cost of your trip and your age can be a factor.

*Contributed by Mike Gilmore*

## 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.

## 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

**And Alley Lights:** Carole Dahlinger 615-646-1054

## 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***