



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



**28 February 2022 RPS Financial Review**

McGarr is still working with some residents to get them up to speed on the new software for paying their maintenance fee.

**MONTHLY INCOME**

Monthly Actual Income	\$ 23,774.99
M Budget Income	\$ 35,700.01
M Income Variance	\$ -11,925.02

**MONTHLY EXPENSES**

Monthly Actual Expenses	\$ 36,453.24
M Budget Expenses	\$ 35,700.09
M Expenses Variance	\$ -753.15

**YTD INCOME**

YTD Actual Income	\$ 59,881.71
YTD Budget Income	\$ 71,400.02
YTD Income Variance	\$ -11,518.31

**YTD EXPENSES**

YTD Actual Expenses	\$ 48,911.39
YTD Budget Expenses	\$ 71,400.18
YTD Expenses Variance	\$ 22,488.79

**CONTRACT SERVICES**

Management Fee	\$ 1,637.25
Pest Services	\$ 912.00/2 months
Termite inspection	\$ 4,560.00/1 per year
Grounds	\$ 9,441.66/2 months
Trash	\$ 1,900.00
Pool	\$ 1,000.00/2 months
Total	\$ 19,450.91

**CASH POSITION**

Capital Account	\$ 519,308.32
Operating Account	\$ 42,097.16
Total	\$ 561,405.48



**Yard Waste!**



Ok, I'm sure you're tired of reading about this, but I'm going to keep writing about it until the issue stops!!! Please, please, PLEASE stop dumping your yard waste at the open field before it's time for Metro's pick up. There is a NO DUMPING sign right next to the pile that was just removed at the associations expense. That's money from YOUR maintenance fee. The date is on that sign for the next pick up which is April 8. We ask that you not put anything out until 1 week before the pick-up date. Pick-ups are always around the 2<sup>nd</sup> week of Jan, April, July and October.

Can you imagine how your neighbors that live across from that pile feel about having to look at it for 2 to 3 months? Twice now the Board has paid for someone to come and pick it up rather than let it sit there until Metro comes. If you're unable to store your yard waste until Metro comes, you can take it to the Living Earth location on Centennial Blvd. or the Ezell Pike Convenience Center. It's free. Come on, let's be better neighbors!

**PATIO FENCES**

It has been noted by the HOA Board that several residents have fences that are falling down or are in disrepair. We want to encourage you to replace or repair these fences in accordance with our current Rules and Regulations.

A variance request form can be found on the McGarr/AppFolio website, or you may contact a member of the Board of Managers.

Under Rule # 7- E of the Rules and Regulations it states: Patio fences including the gate, must maintain their original construction design, size, and appearance.

All replacements and changes must be approved in writing by the Board of Managers through the submission of a variance request. Patio fences may be sealed, but NOT painted. Opaque sealers or stains are NOT to be used.

## LARGE TRASH

Have a large item that won't fit in the trash can or the back of your car? Our trash company will pick it up for a small fee. You can call James Eberly at 615-429-3855.

## REMINDERS

🌿 Rules and Regulations #8b: Any vehicle parked either in guest parking or in the carport must be properly licensed and operational.

🌿 Rules and Regulations #10: Homeowners, tenants, and residents must keep their unit's front stoop, storage shed, trash bin, carport, and patio to which they have sole access in a good state of preservation and cleanliness. Carports may NOT be used for storage. Examples of items not to be kept on the carport are grills, unplanted flowerpots, lumber, bricks, tools, wheelbarrows, recycle bins, firewood, trailers, etc.

🌿 Rental Owners: Have you sent in the necessary rental papers to Brent McGarr? There are several he has not received.

🌿 Mark your calendar...the Annual Board Meeting is April 28. Time and place are still to be determined. Our usual meeting space at the Methodist Church is no longer available. We will let you know as soon as we can.

## 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

**Trash Pick-up:** James Eberly 615-429-3855.

## 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.***