



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



**31 March 22 RPS Financial Review**

**YTD INCOME**

YTD Actual Income	\$ 96,178.48
YTD Budget Income	\$ 104,850.03
YTD Income Variance	\$ -8,671.55
Less income from Clubhouse rental.	
Less interest on investments.	
Still working the bugs out of the new collection system.	

**YTD EXPENSES**

YTD Actual Expenses	\$ 72,465.38
YTD Budget Expenses	\$ 107,100.27
YTD Expenses Variance	\$ 34,634.89

**CONTRACT SERVICES**

YTD Actual	\$ 32,202.24
YTD Budgeted	\$ 28,819.77
YTD Variance	\$ -3,382.47
Termite contract has been paid for the year.	

**CASH POSITION**

Capital Account	\$ 520,601.51
Operating Account	\$ 50,094.75
<b>Total</b>	<b>\$ 570,69.26</b>

**DELINQUENCIES**

30 days	\$ 4,345.00
31-60 days	\$ 2,650.00
61-90 days	\$ 545.00
91+ days	\$ 2,882.00
<b>Total</b>	<b>\$ 10,422.00</b>

Much of these delinquencies are due to several homeowners needing to get signed up with the new way of paying the maintenance fee. This should look considerably better next month. We have worked with several homeowners today and will continue to work with others in the next several days.

**We are never too old to learn new tricks. . .**

For many folks like me, podcasts are a strange new way to learn about different things. For example, NPR offers podcasts on several different topics such as Money/Financial matters; Health; Life Skills; Parenting; Sustainability. Listen to interviews with experts on all of the topics listed above. Getting to these podcasts is easy, simply Google "Podcast Life Kit" and then select the topic of your choice, sit back and enjoy.

Mike Gilmore

**ANNUAL MEETING**

This year's Annual Meeting will be held on Thursday, April 28<sup>th</sup> at 6:30. We will be meeting at the Bellevue United Methodist Church in the Christian Life Center. While we are making a monetary donation in lieu of canned goods, you are still welcome to bring a canned good if you wish. Some items they are in need of are: green beans, peas, coffee, dry milk, snacks, corn meal, baking soda, beef stew, dry beans, Mexican food, and pet food. In the packet that McGarr is sending the homeowners, you will find a proxy form. If you are unable to come to the Annual Meeting, please be sure to give your proxy to your neighbor or a board member.

**Top 10 list of changes that require a variance request:**

1. Replacement of fences
2. Replacement of windows
3. Installation of satellite dishes
4. Installation of television or radio antennas
5. Wiring for phone, internet, cable TV service, etc.
6. Installation of patio awnings or covers
7. Plantings (bushes, plants, trees, etc.) in the front beds and in the common areas
8. Installation of storm doors
9. All concrete carport surface sealing must be approved in writing
10. Attic fans

## REMINDERS

🌈 Bellevue Community Picnic is May 21<sup>st</sup> at Bellevue Middle School 10:00am – 9:30pm

🌈 You've been great about sending in variance requests for any work outside your condo. Remember that you can access the variance request form on McGarr's new portal AppFolio. If you haven't signed on to it or if you are having trouble signing on, call the McGarr office or call a board member to help. The portal is a great way to easily send in a maintenance request, a variance request, or pay your maintenance fee.

🌈 There are still 6 or 7 rental owners who have not sent in their renter's information. This has to be done yearly as per the Rules and Regulations, Rule #23.

🌈 Summer is not that far off. Did you pick up your pool key last year? If not, call Linda Simmons if you wish to get yours.

🌈 The next Metro Yard Waste pick up will be in July. The schedule hasn't been published yet. Please do not put any yard waste or cuttings or lawn bags in the area by the dog park until then. Do not listen to any neighbor who tells you it's ok to dump there any time.

Also, do not put waste next to a sign, light pole or any other permanent object. And NO PLASTIC BAGS!

Thank you

## 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.***