

NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

May 2022



30 APRIL 2022 FINANCIAL REVIEW

YTD INCOME

YTD Actual Income	\$ 138,753.89
YTD Budget Income	\$ 142,800.04
YTD Income Variance	\$ -4,046.15

Less Clubhouse income

Less Interest Income

YTD EXPENSES

YTD Actual Expenses	\$ 95,448.32
YTD Budget Expenses	\$ 142,800.36
YTD Expenses Variance	\$ 47,352.04

CONTRACT SERVICES

YTD Actual	\$ 41,416.32
YTD Budget	\$ 38,426.36
YTD Variance	\$ -2,989.96

Termite contract has been paid for the year.

DELINQUENCIES

91 + Days	\$ 2,609.00
61 -90 Days	\$ 710.00
31-60 Days	\$ 975.00
0-30 Days	\$ 1,581.00
Total	\$ 5,875.00

\$3,194.00 of this is due to one homeowner, whom we are pursuing through the courts.

The remaining \$2681.00 is homeowners who still need to get up to date with the new payment system.

CASH POSITION

Capital Account	\$ 521,891.34
Operating Account	\$ 73,419.39
Total	\$ 595,310.73



Minutes of RP8 Annual Homeowners Meeting 4.28.22

The Annual Meeting of River Plantation Section VIII homeowners was held on April 28, 2022 at the Bellevue United Methodist Church. The meeting was called to order at 6:30pm. Board members present were Bill Cave, Linda Simmons, David Sullivan, and Carole Dahlinger. Jane Trotter was out of town. Brent McGarr stated that we had a quorum. Sally Lewis made a motion to approve the minutes from the 2019 Annual Meeting by vote without reading and Margaret McCutcheon seconded it. Motion passed and the minutes were approved.

Bill Cave, outgoing president, gave a summary of the board's accomplishments from 2020 to 2022. The board worked via Zoom during Covid. The work accomplished included new sidewalk lights, handrails at stairs in the courtyards, rebuilding the chimneys of the Bellevue units, painting and repairing four faded blue Essex units as part of the renovations that are starting, reroofing of several units, a new RP8 website that will be ready soon, leasing review process, and getting maintenance to a 2-week turnaround. Among the projects planned for the coming year are driveway sealing, sidewalk repair, and landscape repair.

Linda Simmons gave a financial report explaining the delinquencies. A resident inquired about rentals of the clubhouse, and a resident inquired about the delinquencies.

Brent McGarr explained how his new portal worked and the different ways to pay your HOA fees. The portal is also used to make maintenance requests. McGarr and Assoc. has hired a new office manager, Hayley.

Brent opened the floor for nominations to the board. As there were none, Jackie Cave made the motion to close nominations, seconded by Terry Grave. The motion passed. James Ball is running for the board and introduced himself. Since there was one position open and one person running, the vote was made by acclamation rather than by formal ballot.

A motion to adjourn was made by Bill Cave and seconded by Terry Grave. Motion passed. The meeting adjourned at 6:55.

Respectfully submitted,
Carole Dahlinger, Secretary

THANK-YOU

The new HOA board wishes to thank our out-going president, Bill Cave, for his dedication and service to the residents of River Plantation 8. Fair winds and following seas.

THE POOL IS OPEN!!!



POOL RULES

Hours 8:00 am to Dusk

- 🌈 No food No glass is allowed inside the pool area, not even in the garbage cans.
- 🌈 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

James Ball – President 615- 412-9212

section8.jrb@gmail.com

Linda Simmons – Secretary/Treasurer

lfkfsimmons@gmail.com

615-294-6608

Carole Dahlinger – Welcome

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

Trash Pick-up: James Eberly

615-429-3855.

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

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.