



NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
June 2022



31 May 2022 Financial Review

YTD INCOME

| | |
|---------------------|--------------|
| YTD Actual Income | \$174,703.31 |
| YTD Budget Income | \$178,500.00 |
| YTD Income Variance | \$ -3,796.73 |

Less Clubhouse income

Less Interest Income

YTD EXPENSES

| | |
|-----------------------|--------------|
| YTD Actual Expenses | \$146,876.74 |
| YTD Budget Expenses | \$178,500.37 |
| YTD Expenses Variance | \$ 31,623.63 |

CONTRACT SERVICES

| | |
|--------------|--------------|
| YTD Actual | \$ 45,909.57 |
| YTD Budget | \$ 48,032.94 |
| YTD Variance | \$ 2,123.37 |

DELINQUENCIES

| | |
|-------------|-------------|
| 91 + Days | \$ 3,129.00 |
| 61 -90 Days | \$ 40.00 |
| 31-60 Days | \$ 336.00 |
| 0-30 Days | \$ 1,130.00 |
| Total | \$ 4,635.00 |

\$2,970.00 of this is due to one homeowner, whom we are pursuing through the courts.

They are making some progress on the arrears.

Last month the amount was \$3,194.00

The remaining \$1665.00 is three homeowners who still need to get up to date with the new payment system. We are also making progress on this. Last month the amount was \$2,681.00.

CASH POSITION

| | |
|-------------------|---------------------|
| Capital Account | \$524,687.18 |
| Operating Account | \$ 54,984.55 |
| Total | \$579,671.73 |



METRO BRUSH PICK-UP

The next scheduled brush and leaf collection for our area is July 7th, 2022. Please do not bring your brush to the street before July the 1st, 2022. Metro only picks up brush in brown paper leaf bags. They will not pick-up plastic bags of any kind. We appreciate your cooperation in this matter. *(See attachment)*

DOG PARK NEWS

The HOA board recently contracted with Newcomb Tree Service to cut down the overgrowth inside and outside the dog park fence. This has been done with a three-foot perimeter on the outside of the fence. The tall thick overgrowth you still see is in a deep gully that would take extensive work in removing. The board is still working on the best way to accomplish this.

In addition, the board has contracted with Mosquito Joe for spraying the dog park. This will be done on June 17 with a second spraying about 10 days later. Then the dog park will be sprayed every three weeks till the end of October. The spray is pet friendly, just needing 30 minutes to dry.

CLUBHOUSE NEWS

Please keep our lovely clubhouse in mind if you have a need for rooms for out-of-town company.

Also, the downstairs area is the perfect setup for wedding and baby showers or parties of any kind. The board has approved a new rental fee structure. The reason for the increase is after a rough audit it was determined that we needed a fee increase to offset some of the cost for operating the clubhouse. The downstairs will rent for \$225, and the bedrooms will rent for \$75 per bedroom per night.

WANDA BLACKARD

Longtime resident of RP8, has passed away. Her family will be hosting friends and family at the RP8 Clubhouse on June 25th between 5:30 and 8:30 PM. If you were friends with Wanda, the family would love for you to stop by to pay your respects.



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.

WELCOME NEW RESIDENTS



If you are new to our Section, welcome. Please contact Linda Simmons via phone 615-669-6005 or email rp8board@gmail.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

James Ball – President 615- 412-9212

section8.jrb@gmail.com

Linda Simmons – Secretary/Treasurer

rp8board@gmail.com

615-669-6005

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

615-669-6005

rp8board@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.