



NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
July 2022



30 June 2022 Financial Review

YTD INCOME

YTD Actual Income	\$210,268.70
YTD Budget Income	\$214,200.04
YTD Income Variance	\$ (3,931.34)

Less Interest Income

Less Clubhouse income

HOA Delinquencies

YTD EXPENSES

YTD Actual Expenses	\$183,524.73
YTD Budget Expenses	\$214,200.42
YTD Expenses Variance	\$ 30,675.69

CONTRACT SERVICES

YTD Actual	\$ 54,767.65
YTD Budget	\$ 57,639.55
YTD Variance	\$ 2,871.90

DELINQUENCIES

91 + Days	\$ 2,219.00
61-90 Days	\$ 336.00
31-60 Days	\$ 525.00
0-30 Days	\$ 1,685.00
Total	\$ 4,775.00

We are working with these homeowners to bring their HOA Fees up to date.

CASH POSITION

Capital Account	\$528,489.99
Operating Account	\$ 52,504.14
Total	\$580,694.13

METRO BRUSH PICK-UP

The next pickup will be Oct 10, 2022. Do not drop-off before Oct 3, 2022. Please use brown paper bags. Metro will not pick up anything in plastic, plastic trash bags, flower pots, etc.

DOG PARK NEWS

Be looking for a survey via email concerning the Dog Park. We want to get a consensus as to how many RP8 residents would use a Dog Park if we create a nice one.

CLUBHOUSE NEWS

Our Clubhouse is not getting used much. If you have friends or relatives that live in other sections of River Plantation, we would like for you to extend an invitation to them to rent our Clubhouse bedrooms for out-of-town company. Also, we will rent the downstairs to them for wedding showers, baby showers, business meetings and the like.

We have reverted to some of our previous fee structures. They are as follows:

Complete downstairs with access to the kitchen \$150.00

Bedrooms have access to the kitchen

1 bedroom \$75.00 per room per night

2 bedrooms \$70.00 per room per night

3 bedrooms \$60.00 per room per night

PLANTINGS

It has been noted that some residents are not following the rules for planting in the common areas.

Rules for plantings in the common areas on the side of the home, the shed, or the fence are as follows:

Trees, shrubs, flowerbeds, or foliage of any kind planted in the common areas on the side of the home, the shed, or the fence must first be approved in writing by the Board of Managers through a submission of a variance request form.

Maintenance and upkeep of these plantings are the sole responsibility of the homeowner, and any issues caused by these plantings, landscaping, decorations, or tree roots will be the sole financial responsibility of the homeowner.

All plantings must be kept at least 12 inches from the unit or shed sides and must NOT create a hazard, an additional expense to the association, impede access to the common grounds, and/or become unsightly through overgrowth and weeds. Plantings alongside the shed must not touch the shed.

CARPORT SALE

Date: Friday and Saturday Sept. 9th and 10th

Rain Date: Friday and Saturday Sept. 23rd and 24th

If you plan to participate or have questions, please contact one of the names listed below by Sept. 1st

Jane Kennedy at 615-477-6229

jane.kennedy2009@comcast.net or

Wendy Vincent at 615-429-2213 walktn@gmail.com

WELCOME NEW RESIDENTS

If you are new to RP8, welcome.

Please contact Linda Simmons via phone 615 294-6608 or email sectrerp8@gmail.com You may also contact Carole Dahlinger via phone at 615 646-1054 or email cld47@aol.com Provide one of them 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.



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

sectrep8@gmail.com

615-294-6608

Carole Dahlinger-(Helper to Secretary) 615-646-1054

cld47@aol.com

Jane Trotter-(Helper to Secretary)

847-308-6204

ajtrotter1@gmail.com

David Sullivan – Board Member

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

rp8onsitemanager@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

Welcome: Carole Dahlinger

615-646-1054

cld47@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.