



NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
August 2022



31 July 2022 Financial Review

YTD INCOME

YTD Actual Income	\$258,925.41
YTD Budget Income	\$249,900.04
YTD Income Variance	\$ 9,025.37

YTD EXPENSES

YTD Actual Expenses	\$249,519.11
YTD Budget Expenses	\$249,900.44
YTD Expenses Variance	\$ 381.33

CONTRACT SERVICES

YTD Actual	\$ 69,718.56
YTD Budget	\$ 67,246.13
YTD Variance	\$ -2,472.43

Termite contract has been paid in full for the year

DELINQUENCIES

91 + Days	\$ 1,884.00
61-90 Days	\$ 0.00
31-60 Days	\$ 470.00
0-30 Days	\$ 1,290.00
Total	\$ 3,644.00

CASH POSITION

Capital Account	\$487,754.12
Operating Account	\$ 62,927.34
Total	\$550,681.46

DRIVEWAY SEALCOATING

There have been a few bumps getting this project done due to the amount of rain we have had, but we for sure needed the rain. We should be on track to have the project completed by the end of the month, weather permitting of course.

METRO BRUSH PICK-UP

Please do not take yard debris to the street before Metro's next pick up. The next pickup will be Oct 10, 2022. You may begin dropping-off Oct 3, 2022.

Please use brown paper bags only

Metro will not pick up anything in plastic, plastic trash bags, flowerpots, etc.

Review of Rules and Regulations that seem to be violated regularly

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.

12. Yard waste including clippings from shrubbery and plantings must be placed in recyclable brown paper bags. Metro will pick up these bags quarterly. Homeowners will be notified when Metro will pick up and only at that time may the bags be set out on General George Patton Rd. or Sawyer Brown.

Information regarding pick up dates and rules are on the web site for Nashville Public Works at <https://www.nashville.gov/Public-Works/Neighborhood-Services/Yard-Waste-Composting/Brush-Yard-Waste-Collection.aspx>

As an alternative, there is a Metro yard waste drop off location at 6401 Centennial Blvd (entrance by West Nashville Wrecker Service) which is open Monday – Saturday, and it is free.

22. If a homeowner fails to correct a violation of the rules, the Board of Managers reserves the right to correct the violation to bring the unit back into compliance at the expense of the homeowner and/or may assess fines determined by Board of Managers until the violation stops.

Office Hours RPS Onsite Manager

The RPS Onsite Manager is available to accept phone calls Monday- Friday between the hours of 8:00 am to 5:00 pm (615 294-6608) or may send an email anytime to rp8onsitemanager@gmail.com

CLUBHOUSE NEWS

Please keep our beautiful Clubhouse in mind when you have a need for rooms for out-of-town company, dinner parties, baby showers and wedding showers.

The rates are as follows:

Complete downstairs with access to the kitchen
\$150.00

Bedrooms have access to the kitchen, also.

1 bedroom \$75.00 per room per night

2 bedrooms \$70.00 per room per night

3 bedrooms \$60.00 per room per night

CARPORT SALE

Date: Friday and Saturday Sept 9th and 10th

Rain Date: Friday and Saturday Sept 23 and 24th

Jane Kennedy at jane.kennedy2009@comcast.net

615 477-6229 or Wendy Vincent at walktn@gmail.com

615 429-2213. If you plan to participate or have questions, please contact Jane or Wendy by Sept 1st.



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.

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@aol.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.