



# NEIGHBOR to NEIGHBOR

## River Plantation Section VIII

### Newsletter

### September 2022



## 31 August 2022 Financial Review

### YTD INCOME

YTD Actual Income	\$290,992.50
YTD Budget Income	\$285,600.04
YTD Income Variance	\$ 5,392.46

### YTD EXPENSES

YTD Actual Expenses	\$314,990.28
YTD Budget Expenses	\$285,600.45
YTD Expenses Variance	\$ (29,389.83)

Seal Coat was not fully funded in this year's budget.  
Property insurance premium is up \$1,987.11 a month

### CONTRACT SERVICES

YTD Actual	\$ 81,932.64
YTD Budget	\$ 76,852.71
YTD Variance	\$ (5,079.93)

Onsite Manager was not funded in this year's budget.  
Paid 2 months trash pick-up.  
Termite contract is paid for the year.

### DELINQUENCIES

91 + Days	\$ 1,659.00
61-90 Days	\$ 225.00
31-60 Days	\$ 0.00
0-30 Days	\$ 1,260.00
<b>Total</b>	<b>\$ 3,144.00</b>

### CASH POSITION

Capital Account	\$489,103.63
Operating Account	\$ 26,173.75
<b>Total</b>	<b>\$517,277.38</b>

## 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. 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.

## OUR WEBSITE

Our Section 8 website is now up and running! The website is [www.riverplantation8.com](http://www.riverplantation8.com). Sign on, look around, and let us know if you have any questions. The "Calendar" is coming soon. To view the Directory, you will need the password: **hoaRiver8**. Please note that the Directory is the same as our current one from 2020 which doesn't have names and phone numbers for several new residents. We are looking into a way to be able to make updates to the Directory.

## CARPORT CLEAN-UP

The Carport Sale is over. Your carport must be cleaned to the specifications outlined in the Rules and Regulations. (See Below) The **deadline to comply is Oct. 1, 2022**. Anyone not compliant by this date will start to accrue a fine to their HOA account.

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.**

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](mailto:rp8onsitemanager@gmail.com)

## NEEDED MAINTENANCE

If you have a need for maintenance on your unit there will be three ways to reach out for help.

1. Put in a work order through McGarr's AppFolio if you have access to it.
2. Email Brent McGarr at [brent@mcgarr.net](mailto:brent@mcgarr.net) or call him at 615 366-8876.
3. Email Linda at [rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com) or call her at 615 294-6608

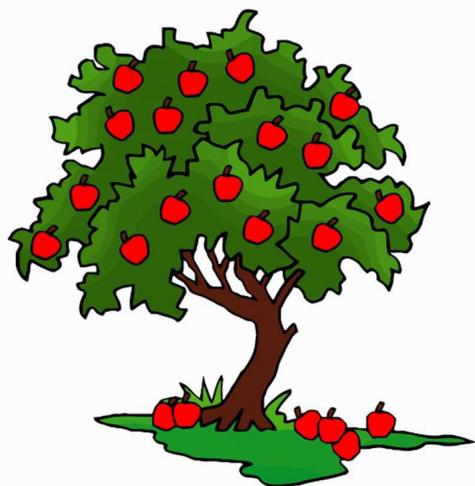
## POOL CLOSING

Weather permitting, the pool will be open until **October 11**. Thank you Turner and pool Committee for all your work and care this summer!



## WELCOME NEW RESIDENTS

If you are new to RP8, welcome. Please contact Linda Simmons via phone 615 294-6608 or email [rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com) You may also contact Carole Dahlinger via phone at 615 646-1054 or email [cld47@aol.com](mailto: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](http://www.McGarr.net)

615-366-8876

Primary contact: Brent McGarr [brent@mcgarr.net](mailto:brent@mcgarr.net)

### Board Members

Linda Simmons – President/Onsite Manager  
[rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com) 615-294-6608

Jane Trotter – Secretary 847-308-6204  
[ajtrotter1@gmail.com](mailto:ajtrotter1@gmail.com)

Carole Dahlinger - Treasurer 615-646-1054  
[cld47@aol.com](mailto:cld47@aol.com)

David Sullivan – Board Member 615-351-1773  
[410ggp@gmail.com](mailto:410ggp@gmail.com)

James Ball – Board Member 615-412-9212  
[section8.jrb@gmail.com](mailto:section8.jrb@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](mailto:rp8onsitemanager@gmail.com)  
(includes clubhouse rental)

**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:** Carole Dahlinger 615-646-1054  
[Cld47@aol.com](mailto:Cld47@aol.com)

**Dog Park:** Bill Cave 615-347-7425  
[wrc1083@outlook.com](mailto:wrc1083@outlook.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.***