



NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
October 2022



30 September 2022 Financial Review

YTD INCOME

YTD Actual Income	\$329,079.77
YTD Budget Income	\$321,300.03
YTD Income Variance	\$ 7,779.74

YTD EXPENSES

YTD Actual Expenses	\$340,625.83
YTD Budget Expenses	\$321,300.36
YTD Expenses Variance	\$ -19,328.47

Sealcoat was not fully funded in this year's budget.
 Property Insurance premium is up \$1,987.11 per month over last year.

CONTRACT SERVICES

YTD Actual	\$ 90,786.72
YTD Budget	\$ 86,459.29
YTD Variance	\$ -4,327.43

Termite contract paid in full for this year.
 Onsite Manager was not fully funded this year.

DELINQUENCIES

91 + Days	\$ 1,434.00
61-90 Days	\$ 0.00
31-60 Days	\$ 260.00
0-30 Days	\$ 1,520.00
Total	\$ 3,214.00

CASH POSITION

Capital Account	\$490,474.62
Operating Account	\$ 39,251.28
Total	\$529,726.10

RULES and REGULATIONS

Please be on the lookout for an updated version of the Rules and Regulations that will become effective 11.1.22.

WINTERIZE YOUR HOME

Winter is upon us. Don't forget to winterize your home and disconnect outside hoses, etc. before the first freeze.

FALL CLEAN-UP

Thanks to all of you who have completed the cleanup of their carports!! Some still have a bit to go.

Rules and Regulations #

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.**

*** The HOA Board has determined that after a 3 day notice a fine of \$25.00 per day will be assessed to the homeowner's HOA account until the violation is corrected.**

VOLIUNTEERS NEEDED

Each and every one of us in RP8 can be a volunteer!

If you see a shed light or a post light out, or anything else that needs our attention, please let us know.

We are looking for a group of young high school students that might need community service hours for a club they are in at school. We would like to utilize this group to walk the property periodically to pick up around the property. If you know of such a group, please let us know how to reach out to them.

DOG PARK

We really do want to improve our Dog Park. However, we have just been made aware that Piedmont is planning to take a Gas Pipeline through the area in 2023. Please bear with us until we see what they do. It would be a shame to put money into improvements and have them plow through it.

PATIO FENCES

Thanks to all who have already replaced or repaired your fence!!

The HOA Board is encouraging anyone who has not already done so to replace or repair their fences in accordance with our current Rules and Regulations.

A variance request form can be found on the McGarr/AppFolio website, or on the RP8 website at www.riverplantation8.com or you may contact a member of the Board of Managers.

Under Rule # 7- E of the Rules and Regulations it states: **Patio fences including the gate, must maintain their original construction design, size, and appearance. All replacements and changes must be approved in writing by the Board of Managers through the submission of a variance request. Patio fences may be sealed, but NOT painted. Opaque sealers or stains are NOT to be used.**

NEED MAINTENANCE?

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

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

Office Hours of RP8 Onsite Manager

Please be respectful of the nights and weekends of the Onsite Manager.

Try to conduct your business during office hours unless you have an emergency.

The RP8 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

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

RP8 Website: www.riverplantation8.com

Board Members

Linda Simmons – President/Onsite Manager
rp8onsitemanager@gmail.com 615-294-6608

Jane Trotter – Secretary 847-308-6204
aitrotter1@gmail.com

Carole Dahlinger - Treasurer 615-646-1054
cld47@aol.com

David Sullivan – Board Member 615-351-1773
410ggp@gmail.com

James Ball – Board Member 615-412-9212
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
(includes clubhouse rental)

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

Dog Park: Bill Cave 615-347-7425
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.

