



NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

November 2022



31 October 2022 Financial Review

YTD INCOME

YTD Actual Income	\$368,431.22
YTD Budget Income	\$357,000.02
YTD Income Variance	\$ 11,431.20

YTD EXPENSES

YTD Actual Expenses	\$392,467.25
YTD Budget Expenses	\$352,762.71
YTD Expenses Variance	\$ -39,704.54

Sealcoat was not fully funded in this year's budget.

Monthly insurance premium is up over last year.

CONTRACT SERVICES

YTD Actual	\$100,881.55
YTD Budget	\$ 96,411.89
YTD Variance	\$ -4,469.66

Termite contract paid in full for this year.

Onsite Manager not fully funded this year.

DELINQUENCIES

91 + Days	\$ 1,209.00
61-90 Days	\$ 0.00
31-60 Days	\$ 510.00
0-30 Days	\$ 1,023.00
Total	\$ 2,742.00

CASH POSITION

Capital Account	\$491,901.23
Operating Account	\$ 25,337.90
Total	\$517,239.13

RULES and REGULATIONS

Up dated Rules and Regulations have been distributed.

Please let us know if you did not receive a copy.

INTERNET SERVICE

If you are interested in us trying to get Comcast back out to the property to lay new cable, please let us know through an email to rp8onsitemanager@gmail.com or a phone call to 615-294-6608. It may be hard to convince them to come back, if not many people are interested.

WEBSITE

Our Section 8 website is now up and running! The website is www.riverplantation8.com. Sign on, look around, and let us know if you have any questions. We now have an HOA Calendar and a Clubhouse Rental calendar. As we book dates for the Clubhouse, we are entering these into the calendar. You can always go to the website to see if dates are booked. A new directory has been posted to the website. To view the Directory, you will need the password: **hoaRiver8**

MAINTENANCE FEE

It will be necessary to increase our maintenance fee next year due to an increase in HOA insurance, roofing, pool service, grounds service and trash pickup. The HOA Board is trying to keep the increase as low as possible.

METRO BRUSH PICK-UP

Please do not take yard debris to the street before Metro's next pick up. The next pickup will be Jan 4, 2023.

You may begin dropping-off Dec. 28, 2022

Please use brown paper yard bags only. Metro will not pick up anything in plastic, trash bags, flower pots, etc.

Onsite Manager Job Description

Work closely with the Management Co to:

- * Write maintenance request * Solicit vendor bids
- * Track jobs * Inspect work in progress
- * Sign off on the invoice once the job is completed and verified. * Coordinate with property manager for invoices and payment. * On call for residents 8 to 5 Mon. – Fri.
- * Accept emails from residents 24/7 Mon. – Fri
- * Answer questions, enter work orders for residents who do not have a computer, etc.
- * Work with residents to encourage compliance with the current Rules and Regs of RP8.
- * Clubhouse rentals, laundry, lite cleaning and any other issue that might arise such as plumbing, heat and air etc.

*Drive the property at least once daily to check for maintenance issues, trash, yard waste etc. Pick up as necessary.

Office Hours of RPS 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

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.

FALL CLEAN-UP

Thanks to all of you who have completed the cleanup of their carports and trash bins. We are appealing to all unit owners to complete your clean-up as soon as possible. If you need help let us know.

Rule # 10 states: 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. **Carpports may NOT be used for storage.** Examples of items not to be kept on the carport are grills, unplanted flower pots, lumber, bricks, tools, wheelbarrows, recycle bins, firewood, trailers, household furniture of any kind, excessive plants, bicycles, strollers, barrels of any kind etc.

Rule #11 states: Rules regarding trash removal and recycling are as follows:

- a. **Trash bin areas** should be left unobstructed for ease of trash collection and **may NOT be used for storage.**

DOG PARK

Mosquito Joe recently sprayed the dog park for fleas and ticks. We would like to see more residents take an interest in using it. We do want to improve our Dog Park, but will need to wait until we see what Piedmont Gas has planned for the Gas Pipeline going through the area in 2023. Please bear with us.

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.

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.**

VOLUNTEERS 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.

We need help in order to keep our association fees down. If you can volunteer to help with any of the committees, please contact the Committee Chair.

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

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
ajtrotter1@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.