



NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
December 2022



30 November 2022 Financial Review

YTD INCOME

YTD Actual Income	\$405,727.69
YTD Budget Income	\$392,700.01
YTD Income Variance	\$ 13,027.98

YTD EXPENSES

YTD Actual Expenses	\$423,600.24
YTD Budget Expenses	\$388,038.86
YTD Expenses Variance	\$ -35,561.38

Sealcoat not fully funded this year.

Starting in July 22 Insurance premium up \$1,997.11 per month.

CONTRACT SERVICES

YTD Actual	\$110,982.38
YTD Budget	\$108,476.32
YTD Variance	\$ -2,506.06

Onsite Manager was not fully funded this year.

Termite contract Paid in full for the year.

DELINQUENCIES

91 + Days	\$ 1,209.00
61-90 Days	\$ 265.00
31-60 Days	\$ 383.00
0-30 Days	\$ 830.00
Total	\$ 2,687.00

CASH POSITION

Capital Account	\$493,390.12
Operating Account	\$ 30,021.49
Total	\$523,492.61

MAINTENANCE FEE

Beginning Feb.1st 2023 our maintenance fee will be \$245.00 per month. The Board felt this was necessary because as you all know everything cost more these days. There has been a significant jump in the price we pay for insurance on our section. Roofing supplies have gone up. Trash pickup has increased, our pool service has increased. We have started a refurbish of all units starting with the 700's this will take a significant amount of money and time.

BOARD MEETING MINUTES

Minutes for the Dec 2022 Open Board Meeting will be available in the newsletter and on the website as soon as the Board has approved them.

DATES TO REMEMBER

Board Meetings will be the 2nd Tuesday of each month (Jan.10th, 2023) 4:30 to 6:30 pm at our Clubhouse. All are invited to attend.

Annual Meeting will be the 3rd Thursday of April, (April 20,2023) Time and place TBD.

BOARD MEMBERS NEEDED

April and the Annual meeting will be here before we know it. Please start thinking about serving your community by running for a seat on the Board. Linda Simmons and Carole Dahlinger's term will expire in April. If you can make room in your schedule, please email your name, a picture and a brief introduction of yourself to Brent McGarr at brent@mcgarr.net. We promise, there will never be a dull moment.

Clubhouse Committee News

If you are available to do house cleaning and laundry on short notice, we could sure use you. If you are interested in serving your community on the Clubhouse Committee, please contact Linda Simmons, Committee Chair.

We have had a wonderful year so far with renting the Clubhouse. As of Nov. 2022, gross receipts are \$8,770.00. We expect to be close to \$10,000 by the end of the year.

Grounds Committee News

If you are interested in serving on the Grounds Committee, please contact Margaret McCutcheon, Committee Chair.

Our newest trees went through a rough summer. The extreme heat and lack of rain took a toll. At this point it appears that they are all living, and our recent rains surely assisted in their survival. We've placed tree mats around all those that we've been able to surround with some kind of edging as protection from the lawn mowers. The mats help hold the moisture when it rains and slowly release it over time, helping to keep the tree watered. The mats are fabric

and are severely damaged when the lawn mowers or the trimmers come into contact with it.

We've been fortunate to have 6 of our newest trees donated by homeowners and should have another 2 or 3 to add to the ranks this winter. The surrounding stones and edging have also been donated by homeowners, saving the association hundreds of dollars.

Members of the grounds committee have placed corrugated tubing around the base of the trunks of several trees in an effort to keep the string trimmers from damaging the bark. This summer it appeared that we lost a couple of trees to bark damage.

Keeping the tree mats full of water will help them establish healthy root systems and enable us to enjoy some beautiful trees in our neighborhood, hopefully providing us some needed shade and oxygen! If you happen to live close to one of these young trees, please be kind enough to give them a drink of water if you notice a run of dry weather.

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 bags only

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

CONDOLENCES

RP8 wishes to send our condolences to the friends and family of several of our RP8 residents who passed away in November.

Megan Davis unit 618 lost her mother, Wilson

Wattenbarger unit 734 has passed, and Kathryn Carlson unit 705 has passed.

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 for residents, enter work orders for residents who do not have a computer or email account. 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 at the Clubhouse such as plumbing, heat and air etc.

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.