

# NEIGHBOR to NEIGHBOR

## River Plantation Section VIII

### Newsletter

#### January 2023



### 31 December 2022 Financial Review

#### YTD INCOME

YTD Actual Income	\$428,706.43
YTD Budget Income	\$419,400.00
YTD Income Variance	\$ 9,306.43

#### YTD EXPENSES

YTD Actual Expenses	\$458,090.46
YTD Budget Expenses	\$456,938.26
YTD Expenses Variance	\$ -1,152.20

Onsite Manager not fully funded in 2022

#### CONTRACT SERVICES

YTD Actual	\$116,206.38
YTD Budget	\$118,117.50
YTD Variance	\$ 1,911.12

#### DELINQUENCIES

91 + Days	\$ 1,229.00
61-90 Days	\$ 20.00
31-60 Days	\$ 265.00
0-30 Days	\$ 865.00
<b>Total</b>	<b>\$ 2,379.00</b>

#### CASH POSITION

Capital Account	\$495,016.78
Operating Account	\$ 27,802.85
<b>Total</b>	<b>\$522,819.63</b>

### 2023 Roof Replacements are scheduled to start 1/23/23.

2023 Roof Replacements are scheduled to start 1/23/23. The units being replaced are 736/737, 728/729, 714/715, 706/707, 614/615, 606/607, 600/601. The contractor will start with units 736/737 and move on from there. Dust and debris goes with replacing a roof.

If you have anything in your attic that needs to be protected, please take this opportunity to protect them.

### 2023 Refurbish

In the next few days, we will be working on refurbishing your units. In this phase the contractor will start with unit 716 and move through to unit 725. A refurbish consists of washing the aluminum siding, replacing all rotten wood, (including the shed) and painting the trim.

### Renting in RP8 and How it Works

According to the Amendment to the By-Laws of River Plantation Section VIII passed in 2019, RP8 is allowed to have 16 rentals. Any owner who has lived in their unit for a consecutive 12 months is eligible to rent their unit when the current number of rentals falls under 16.

To get on the waiting list any owner who has lived in their unit for a full consecutive 12 months, must fill out a rental request. If we currently have 16 rentals the request would be denied, but the owner would go on a waiting list to be considered for the next available spot. When a spot becomes available it will be offered to the first homeowner on the list. If the homeowner accepts the spot, they will have 3 months to get a renter into the unit. If after 3 months they have not been successful in renting the unit, the renting permit will be revoked, and that homeowner will need to reapply and go to the bottom of the waiting list. The available spot will be offered to the next homeowner on the list. We will continue to move down the list until a homeowner has been successful in renting the unit during the 3-month grace period.

### Rules and Regulations update to Rule #22

If a homeowner is in violation of a Rule or Regulation, the Board of Managers shall issue a ten (10) day warning to have the violation corrected; if after ten (10) days the violation has not been corrected or arrangements have not been made between the HOA Board of Managers and the Homeowner, a \$25 fine will be assessed to the Homeowner's Association (HOA) account and accrue at the rate of \$25.00 every ten (10) days thereafter, until the violation is corrected.

### MAINTENANCE FEE INCREASE

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.

## RECYCLING

Such an added benefit for us to have our recycling picked up every Monday and Thursday along with our trash. Our rules and regulations state that we can put everything in one bag. However, this causes Mr. Eberly and his employees extra time to separate at the Recycling Station. This could, in the future, cause an increase in our trash pick-up. In consideration of his time, and our pocketbooks, let's separate our recycling for him. You can buy 13-gallon clear recycling bags just about anywhere. Please break down large cardboard boxes so that they are flat.

## 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](mailto:brent@mcgarr.net). We promise, there will never be a dull moment.



## 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.

**Happy  
New Year!**

## 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)

**RP8 Website: [www.riverplantation8.com](http://www.riverplantation8.com)**

### Board Members

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

Jane Trotter – Secretary 847-308-6204  
[aitrotter1@gmail.com](mailto:aitrotter1@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.***

## Minutes of Open Special Board Meeting 12/12/22

The meeting was called to order at 6:00 by Linda Simmons, President. Present were Linda, Carole Dahlinger, David Sullivan, James Ball, and Brent McGarr. Jane Trotter was out of town. Many homeowners were present. Linda opened the meeting with words of welcome to the homeowners. She said that the board has made mistakes and will most likely do so again in the future, but that we have the best interest of the homeowners in mind when making decisions and above all we want to be transparent.

**Amendment to By-Laws Re: Rentals:** This amendment was written and recorded 3 years ago by a different board. It was voted on at the Annual Meeting in 2019 and passed with at least a 67% majority.

**Fining Process:** We have had Rule #22 in our Rules and Regulations for several years. The need for implementing a fine arose when a homeowner and their guest would not follow the rules after being asked to multiple times. Even though our attorney has advised that he sees nothing wrong with how the rule is written, based on some homeowners thinking not enough time (3 days) was allowed for corrections to be made and that the fine was excessive (\$25 per day). The Board will be revising the rule to say that if a homeowner is in violation of an R & R, the Board shall issue a ten (10) day warning to have the violation corrected. If after ten (10) days the violation has not been corrected or arrangements have not been made between the Board and the homeowner, a \$25 fine will be assessed to the homeowner's Association (HOA) account and accrue at the rate of \$25 every ten (10) days thereafter until the violation is corrected. A letter will be sent to the homeowner with the warning.

**Financials and Maintenance Fee Increase:** It was noted by a homeowner that some of the expenditures made by the Board were paid through the Operating account and should have been paid through the Capital Expense account. This was a mistake of ours and will be corrected going forward. The rationale for going up on the maintenance fee \$20 starting February 1, 2023, is our property insurance has increased by \$29,865 for next year; the cost of replacing roofs have increased by \$13,900 next year; Maintenance and Repair has increased by \$5,562; trash pick-up has increased by \$1,000 next year; and our pool service has increased by \$1,700 next year. We also have started painting the trim and repairing rotting wood on all the condos. Part of the Board's responsibility is to maintain the condos' value by keeping the units in good shape.

**Onsite Manager Position:** The Onsite Manager serves at the pleasure of the current HOA Board of Managers. She recuses herself from all votes and discussions on this matter. If the Board decides that they no longer want her to serve in this capacity, she will step aside. Her duties are to augment the Property Manager's work. A previous Board felt that there was a need to have a person onsite for quality control, to inspect work in progress, to see that maintenance was done expeditiously, to follow up on maintenance requests, and a myriad of other duties. In addition, she handles clubhouse rentals, laundry, and any clubhouse related issues. Originally, the Board decided on \$15 per hour up to 20 hours a week. At that rate it was running from \$1,065 to \$1,380 per month depending on how many hours she worked per week. Because bookkeeping was challenging, it was decided to change it to a flat \$1,000 a month for 20 hours per week. This brings her fee down to approximately \$12.50 per hour. Our Property Manager cut his fee this past year to offset the onsite manager's fee and is not raising his fee next year as he had planned to do. This more than covers the Onsite Manager's fee. There is at least one other section in River Plantation that has a paid onsite manager.

**Lack of Open Board Meetings:** Due to Covid-19, open board meetings were not held. Although Covid is still a problem, it was decided to have open board meetings again starting with January 2023. Meetings will be held the second Tuesday of the month at 6:00. If a homeowner wishes to add to the agenda, they will need to call or email their agenda item to the Board at least 3 days before the meeting. As before, there will be time at the end of the meeting for general comments or questions from the homeowners in attendance. The meeting was adjourned at 7:48.

*Respectfully submitted, Carole Dahlinger (Acting for the Secretary who could not attend the meeting)*

*\*Since these minutes were written, the time of the board meetings has been changed to 5:30-6:30.*