

# NEIGHBOR to NEIGHBOR

## River Plantation Section VIII

### Newsletter

### February 2023

# FEBRUARY



### 31 January 2023 Financial Review

#### YTD INCOME

YTD Actual Income	\$ 38,547.98
YTD Budget Income	\$ 39,300.01
YTD Income Variance	\$ -752.03

Deficit in Clubhouse income

#### YTD EXPENSES

YTD Actual Expenses	\$ 41,500.25
YTD Budget Expenses	\$ 39,300.08
YTD Expenses Variance	\$ -2,200.17
Natural Gas over budget	\$ -144.69

#### CONTRACT SERVICES

YTD Actual	\$ 20,044.91
YTD Budget	\$ 10,831.60
YTD Variance	\$ -9,213.31
Termite Contract	\$ -4,180.00

Termite contract paid in full for the year

Grounds Contract	\$ -4,858.32
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Paid Dec. 22 Invoice in Jan. 23

Trach Contract	\$ -316.66
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Trash contract not fully funded in the operating budget.

Additional \$ need to be added in the trash contract account.

#### DELINQUENCIES

91 + Days	\$ 1,474.00
61-90 Days	\$ 245.00
31-60 Days	\$ 40.00
0-30 Days	\$ 1,560.00
<b>TOTAL</b>	<b>\$ 3,319.00</b>

#### CASH POSITION

Capital Account	\$496,765.18
Operating Account	\$ 27,252.18
<b>TOTAL</b>	<b>\$524,017.36</b>



### ROOF REPLACEMENTS

The 2023 Roofing Project is complete. Units 736/737, 728/729, 714/715, 706/707, 614/615, 606/607, 600/601 now have a new roof.

### REFURBISHMENT

The 2023 Refurbish of the 700's continues to move ahead. The contractor is currently working on units 710/711, 712/713, 716/717.

A refurbish consists of:

Pressure washing the aluminum siding and gutters to remove dirt, grime and algae. Cleaning algae from brick, replacing all rotten wood on the unit and shed, Caulk entire unit. Paint the entire unit including rake boards, doors, shutters and shed.

### Transition From Property Manager (PM) to Onsite Property Manager (OPM) and Financial Property Manager (FPM)

Beginning June 1, 2023 RP8 will be transitioning from a PM to an OPM and an FPM. The RP8 Board of Managers decided to make this change to streamline our management and financials.

We believe we will be able to provide a faster turnaround time on questions from our residents and on maintenance issues while saving money. At least two other sections in River Plantation have gone to this method of managing their property.

Currently our PM receives \$19,467 per year and the OPM receives \$12,000 per year for a total of 31,467. Under the new arrangement the OPM will receive \$12,000 per year with the FPM receiving \$8,050 per year for a total savings of \$11,417 per year.

### PIEDMONT PROJECT

You may have heard that Piedmont Gas has plans to bring a natural gas pipeline through River Plantation Section VIII Phase II property under the TVA power lines in our back field. Currently the HOA Board of Managers are in negotiations with Piedmont representatives regarding their offer for an easement through our property. We will let you know when an agreement has been reached.



## MARK YOUR CALENDAR

RP8 HOA Open Board Meeting at the Clubhouse on March 14, 2023, at 5:30 pm.

RP8 HOA Annual Board Meeting April 27, 2023.

The meeting will be held at the Bellevue Community Center at 6:30 pm.

## BOARD MEMBERS NEEDED

The terms of Linda Simmons and Carole Dahlinger will expire in April. Please consider serving your community by running for a seat on the RP8 HOA Board of Managers. If you can make room in your schedule to serve, please email a brief introduction of yourself along with a picture to Linda Simmons to [rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com) or [brent@mcgarr.net](mailto:brent@mcgarr.net)

## LANDSCAPE

We need to wait until spring/summer to assess the damage to our flowerbeds and trees from the flash freeze. Any homeowner who doesn't want to wait that long and wants to replace their shrubs themselves should submit a variance request showing what they wish to plant.

## METRO BRUSH PICK-UP

Please do not take yard debris to the street before Metro's next pick up. The next pickup will be Mar. 23rd, 2023.

**You may begin dropping off March 16th 2023.**

**Please use brown paper bags only**

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

## CONDOLENCES

RP8 sends our condolences to the family and friends of Warren Bullock who passed away in January. Warren served for several years on the RP8 HOA Board of Manager.

Condolences also to the family of Sherry Downing whose son passed away this month.



## 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 Board Meeting 23.01.10

The open board meeting was called to order at 4:30. Present were Linda Simmons, Carole Dahlinger, David Sullivan, and Brent McGarr. James Ball and Jane Trotter were absent.

A motion was made by Linda to approve the 22.12.06 Special Executive Board Meeting E-Vote, the 22.12.12 Special Open Board Meeting, the 22.12.12 Executive Board Meeting, the 22.12.14 Special Executive Board Meeting E-Vote, and the 22.12.18 Special Executive Board Meeting E-Vote. It was seconded by David and passed. The minutes of the Special Open Board Meeting will be posted on the RP8 Website and the newsletter.

The Financial report will be posted on the website and in the newsletter.

**Rentals:** Brent gave a report on the rentals. We currently have 16 units rented. Twelve rental owners have sent in their yearly update (due in January), and a request for the updated information has been sent to the other 4 owners. If they don't respond, they can lose their ability to rent. Any changes made during the year needs to be sent to Brent McGarr.

**Roofing:** Roofing will start back up January 23, weather permitting. The units getting a new roof will be 737/36, 729/28, 715/14, 707/06, 615/14, 607/06, 601/00.

**Property Maintenance:** The refurbishing of 700-715 has been completed. John McNeese has completed the open work orders and will begin on the refurbishing of 716-725. Head Bros. cleaned the condo gutters. Carole is checking on the price of mailboxes with Mike Gilmore's help. David is checking on the prices of lights for the sheds.

**Clubhouse:** TVA did an energy audit of the clubhouse and recommended more insulation in the attic, LED lighting, and weather stripping. Wendy Hodgkin reported for the Clubhouse committee that the clubhouse took in \$1,185 in December and \$10,645 in 2022. It was suggested that we have an Open House to allow residents a chance to see our beautiful clubhouse. It will help encourage residents to rent it.

**Landscape:** Margaret McCutcheon reported that we need to wait until spring/summer to assess the damage to our flowerbeds and trees from the flash freeze last month. Any homeowner who doesn't want to wait that long and wants to replace their shrubs themselves should submit a variance request showing what they wish to plant.

**Website:** Chanel Mumford has offered to run our website and offered several suggestions on what to include. This will be taken to the full board for discussion.

A motion was made by Linda to adjourn at 5:32 and seconded by Carole. Motion passed.

Respectfully submitted by  
Carole Dahlinger for Jane Trotter, Secretary