

# NEIGHBOR to NEIGHBOR

## River Plantation Section VIII

### Newsletter

### March 2023



## 28 February 2023 Financial Review

### YTD INCOME

YTD Actual	\$ 78,393.84
YTD Budget	\$ 78,600.02
YTD Variance	\$ -206.18

Less Clubhouse Rental Income

Less Interest Income

### YTD EXPENSES

YTD Actual	\$153,510.97
YTD Budget	\$ 78,600.16
YTD Variance	\$ -74,901.81

### CATEGORIES OVER

Admin	\$ -4,966.45
Operating	\$ -13,462.20
Capital Roofing	\$ -45,824.50
Capital Structural	\$ -4,050.00

### CONTRACT SERVICES

YTD Actual	\$ 30,758.99
YTD Budget	\$ 21,633.20
YTD Variance	\$ -9,095.79

Termite contract paid in full for the year.

Dec. 22 Grounds Contract paid in Jan. 23.

Trash Contract not fully funded.

### DELINQUENCIES

91+ days	\$ 1,044.00
61-90 Days	\$ 245.00
31-60 Days	\$ 490.00
0-30 Days	\$ 2,523.54
TOTAL	\$ 4,302.54

### CASH POSITION

Capital Account	\$438,401.46
Operating Account	\$ 12,436.04
TOTAL	\$450,837.00



## ROOFS

As you know many of our roofs took a beating with the windstorm of March 3rd, 2023. At last count we have 50 roofs that sustained damage. Of course, some are worse than others. An insurance claim has been filed and we are working as quickly as possible to get our roofs repaired.

## MARK YOUR CALENDAR

**RP8 HOA Annual Board Meeting April 27, 2023.**  
**Bellevue Community Center 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 bio to Linda Simmons at [rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com)

Currently, we have two residents that have agreed to run, William (Bill) Cave unit 401 and Maureen Abbey unit 530. We want to give every resident the opportunity to be on the Board so keep the bio's coming.

**(There are two biographies on page 3 of this newsletter)**

## REFURBISHMENT

The 2023 Refurbish of the 700's continues to move ahead. The contractor is currently working on units 720-725. 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.

## LANDSCAPING

We have contracted with Kailey Tree Service to remove the downed trees on the property. 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

You may begin dropping-off now.

Please use brown paper bags only

Metro will not pick up anything in plastic, plastic trash bags, flowerpots, etc. The scheduled pick-up for Bellevue will begin March 23.

## 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. On June 1st you will begin making your \$245.00 Maintenance Fee Payment to: DC Capital HOA Management Co. 1804 Williamson Court Suite #108 Brentwood, TN 27027.

There will be three ways to make your payment.

- (1) Auto Withdrawal (which is preferred) you may set this up with your bank or DC Capital will set it up for you if you prefer. Your Onsite Manager has the form if you need one.
- (2) Online Bill Pay which you will need to set up through your bank. You will have to trigger this type of payment each month.
- (3) By Check to the HOA address above. There will not be a coupon book for this type of payment.

## 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.

## Patio Fences and Carport Concrete

Patio fences, including the gates, must maintain their original construction design, size, and appearance and must match the height of the carport neighbor's fence. All replacements and changes must be approved in writing by the Board of Managers through the submission of a Variance Request form. Patio fences may be sealed, but NOT painted. Opaque sealers or stains are NOT to be used.

All concrete carport surface sealings must be approved in writing by the Board of Managers through the submission of a Variance Request form. Painting, lining, or paving of the concrete carport surface is not permitted. Carport surfaces must conform to the other units and the original construction.

Please check with the Onsite Property Manager to see what colors are allowed.

## 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.***

## **Candidates for a seat on the RP8 HOA Board of Managers**

### **Maureen Abbey - Unit 530**

I moved to River Plantation Section VIII in January of 1996. I decided after living here for 27 years it was my turn to give back to the community and serve on the HOA Board. I was born and raised in West Nashville. I retired in 2014 after a 30-year career with the State of Tennessee. I spent my final 15 years as the Director of Budget and Department of Finance & Administration. I currently serve as Treasurer for the Serra Club of Nashville in the Catholic Diocese and volunteer with Senior Ride. I have been a volunteer on the pool committee for over 10 years.

### **William (Bill) Cave - Unit 401**

I welcome the opportunity to continue the work of the RP8 board in order to maintain/ improve the quality of life in RP8. My wife Jackie and I have been residents of Bellevue since 2002 and RP8 since 2016. This would be my second term on the Board. I had served previously from 2019 through 2022. Prior to that term I had supported Mike Gilmore with various maintenance issues and interacting with the RP8 HOA Board as needed, getting many of the smaller tasks accomplished so Mike could deal with the larger projects. I have served previously as Vice President of the HOA Board for Hanover Park (part of Sheffield on the Harpeth). I retired in 2013, although I currently work part time for Hart Ace Hardware on RT 100 in Bellevue as a Repair Technician on 2 cycle lawn care equipment to keep busy. My professional background includes: 40 plus years' expertise in various management functions ranging from quality assurance to operations management in aerospace, military, and commercial electronics. I am a problem solver who enjoys facilitating solutions with others, a team player skilled in building effective teams to increase efficiency and manage cost. I enjoy strategic planning and am practical enough to determine tactical solutions to meet those goals.