

April

NEIGHBOR to NEIGHBOR River Plantation Section VIII Newsletter April 2023



31 March 2023 Financial Review

YTD INCOME

YTD Actual Income	\$117,594.21
YTD Budget Income	\$117,900.82
YTD Income Variance	\$ -305.82

Less interest income

YTD EXPENSES

YTD Actual Expenses	\$181,991.86
YTD Budget Expenses	\$117,900.24
YTD Variance	\$ -64,091.62

Roofing invoices budgeted in 2022,
paid in 2023.

Refurbish paid from Maintenance and Repair
instead of Capital Funds

CONTRACT SERVICES

YTD Actual	\$36,296.24
YTD Budget	\$32,494.80
YTD Variance	\$ -3,801.44

Termite Contract paid in full for the year.

Trash contract is not fully funded in the
2023 budget

DELINQUENCIES

91-days	\$1,289.00
61-90 days	\$ 490.00
31-60 days	\$1,405.00
0-30 days	\$ 885.00
TOTAL	\$4,069.00

CASH POSITION

Capital Account	\$440,040.71
Operating Account	\$ 21,691.27
TOTAL	\$461,731.98

REFURBISHMENT

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

MARK YOUR CALENDAR

Board meetings are held on the second Tuesday of each month. Stay tuned for the time.

ROOFS

As you know many of our roofs took a beating with the windstorm of March 3rd, 2023. Distinctive Roofing and the Insurance Adjuster are working on getting a more thorough list of damages. We are waiting on the specifics. Please be patient as they are working as quickly as possible.

LANDSCAPING

We are still assessing the damage to our flowerbeds and trees from the flash freeze. It appears more may survive than first thought. Replacements will probably take place in the fall because the plants have a better chance of surviving if they are planted in the fall.

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

The next brush pick up will begin July 1. Please do not put anything out before then.

PIEDMONT PROJECT

The initial offer from Piedmont of an easement under the power lines at the back of the property was \$5,707. The HOA Board of Managers were able to negotiate with Piedmont representatives regarding their offer. Ultimately the HOA will be receiving \$8,590 for the easement.

CARPORT SALE

May 5th and 6th

If you would like to participate, contact Wendy Vincent
walkntn@gmail.com

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.

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.

The Onsite Manager will maintain a list of contacts and insurance policy updates and will also set a reminder to request quotes in advance of the date the contract or policy lapses. Additionally, the Onsite Manager will maintain a list of HOA approved vendors and will collect 3 competitive bids on all projects exceeding \$1,500.



CONTACT INFORMATION

Non-Emergency Police: 615-862-8600

Onsite Manager – Linda Simmons 615-294-6608
rp8onsitemanager@gmail.com

RP8 Website: www.riverplantation8.com

Password: hoaRiver8

Board Members

Bill Cave – President 615-347-7425
wrcrp8@gmail.com

Jane Trotter – Secretary 847-308-6204
ajtrotter1@gmail.com

Maureen Abbey – Treasurer 615-646-1954
mdabama81@hotmail.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:

Linda Simmons 615-294-6608

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

Landscape: 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.

23.03.14 Minutes of Open Board Meeting

Call to Order: Meeting was called to order at 5:30 PM by Linda Simmons. Board members present were Carole Dahlinger, Linda Simmons, Jane Trotter. Also present was Elizabeth Campbell of DC Capital HOA Management Co.

Meet Elizabeth Campbell: Homeowners had an opportunity to meet Elizabeth Campbell of DC Capital HOA Management Co. and ask questions about her business as a Financial Property Manager. We will be starting to use her company June 1, 2023.

Minutes of Feb, Board Meetings: No meeting was held because the second Tuesday was a holiday.

Feb. Financials: Linda reported that we only just received the financial report today, so we didn't have an opportunity to review it yet. Please look for the Financial Review in the March Newsletter.

Job Description: The HOA Board updated the Onsite Manager Job Description as follows: The Onsite Manager will maintain a list of contacts and insurance policy updates and will also set a reminder to request quotes in advance of the date the contract or policy lapses. Additionally, the Onsite Manager will maintain a list of HOA approved vendors and will collect 3 competitive bids on all projects exceeding \$1,500.

Welcome Letter: Our new Welcome Letter was introduced to the homeowners and will be posted to our website.

Piedmont Offer: The HOA Board of Managers are trying to negotiate a better offer with Piedmont.

Roofing: Distinctive Roofing is still working on evaluating the amount of damage and cost to repair. Some roofing can be repaired via simple repair solution, while others will require replacement and insurance claims.

Grounds: After getting three vendor bids, we will be using Kailey's Tree Service in amount of \$5,400 for downed trees cleanup.

Clubhouse: The Board passed a resolution upon the request of the Clubhouse Committee to install a glass shower door in the master bathroom.

Mailboxes: The Board passed a resolution to purchase 50 new mailboxes, so we have a supply to replace damaged mailboxes. We negotiated a price of \$18.50 per mailbox with Ace Hardware and were required to purchase at least 50 to get this price.

Carport Sale May 5th and 6th: Linda reported that the carport sale will be headed up by Wendy Vincent (walkntn@gmail.com).

Floor Opened to Residents

There were no questions or comments from residents since they were allowed to ask questions and comment throughout the meeting.

Meeting Adjournment: Linda made motion to adjourn meeting at 6:24 PM. Meeting was adjourned with unanimous approval.

Respectfully Submitted by Jane Trotter