



NEIGHBOR to NEIGHBORN
River Plantation Section VIII
Newsletter
May 2023



30 April 2023 Financial Review

YTD INCOME

YTD Actual Income	\$152,168.63
YTD Budget Income	\$157,200.04
YTD Income Variance	\$ -5,031.41

Less interest income

YTD EXPENSES

YTD Actual Expenses	\$196,412.00
YTD Budget Expenses	\$157,200.32
YTD Variance	\$ -39,211.68

Roofing invoices budgeted in 2022, paid in 2023.

Refurbish paid from Maintenance and Repair instead of Capital Funds

CONTRACT SERVICES

YTD Actual	\$42,745.49
YTD Budget	\$43,326.40
YTD Variance	\$ 580.91

Termite Contract paid in full for the year.

Trash contract is not fully funded in the 2023 budget.

DELINQUENCIES

91-days	\$ 1,779.00
61-90 days	\$ 1,270.00
31-60 days	\$ 795.00
0-30 days	\$ 1,460.00
TOTAL	\$ 5,304.00

CASH POSITION

Capital Account	\$441,845.55
Operating Account	\$ 40,215.71
TOTAL	\$482,061.26

METRO BRUSH PICKUP

Please do not take yard debris to the street before Metro's next pickup. The next pickup will be July 1st, 2023. **You may begin dropping off June 24, 2023.**

Please use brown paper bags only.

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

MARK YOUR CALENDAR

Open Board meetings are held on the third Tuesday of each month at 6:30 pm at the RP8 Clubhouse.

REFURBISHMENT

The 2023 Refurbishment of the 700's continues to move ahead. The contractor is currently working on units 726-731. A refurbishment consists of the following: 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; caulking entire unit; painting the entire unit including rake boards, doors, shutters and shed.

ROOFS

As you know many of our roofs took a beating with the windstorm of March 3, 2023. Currently, the HOA Board of Managers are soliciting bids.

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.

DC Capital ACH Draft

If you signed up for DC Capital to Auto Draft your HOA Fee payment, please be aware that DC Capital will draft the payment on the 14th of each month.



POOL RULES

Hours 8:00 am to Dusk

- 🌈 No food No glass is allowed inside the pool area, not even in the garbage cans.
- 🌈 No diving from the side of the pool or from chairs is permitted.
- 🌈 No non-resident guest shall enter the pool area without being accompanied by a homeowner or tenant.
- 🌈 No children under 14 shall be in the pool area without a supervising adult accompanying them.
- 🌈 No alcoholic beverages are permitted inside the pool area.
- 🌈 No profanity may be used inside the pool area.
- 🌈 No animals are allowed inside the pool area.

MEMORIAL DAY

Remember what it is for



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