



**NEIGHBOR to NEIGHBOR**  
**River Plantation Section VIII**  
**Newsletter**  
**June 2023**



**31 May 2023 Financial Review**

**YTD INCOME**

YTD Actual Income	\$180,614.70
YTD Budget Income	\$196,500.00
YTD Income Variance	\$ -15,885.30

Less interest income

**YTD EXPENSES**

YTD Actual Expenses	\$243,183.58
YTD Budget Expenses	\$196,500.00
YTD Variance	\$ -46,683.58

Roofing invoices budgeted in 2022, paid in 2023.

Refurbish paid from Maintenance and Repair instead of Capital Funds

**CONTRACT SERVICES**

YTD Actual	\$58,180.40
YTD Budget	\$56,817.92
YTD Variance	\$ -1,362.48

Termite Contract paid in full for the year.

Trash contract is not fully funded in the 2023 budget.

**DELINQUENCIES**

91-days	\$ 3,364.00
61-90 days	\$ 20.00
31-60 days	\$ 815.00
0-30 days	\$ 2,235.00
<b>TOTAL</b>	<b>\$ 6,434.00</b>

**CASH POSITION**

Capital Account	\$464,917.74
Operating Account	\$ 23,036.12
<b>TOTAL</b>	<b>\$487,953.86</b>

**OFFICE HOURS OF RP8 ONSITE MANAGER**

Please be respectful of the nights and weekends of the Onsite Manager. Try to conduct your business during office hours unless you have an emergency. The RP8 Onsite Manager is available to accept phone calls Monday - Friday between the hours of 8:00 am to 5:00 pm (615-294-6608), or you may send an email anytime to rp8onsitemanager@gmail.com.

**Metro Brush Pick-up – UPDATE!**

The next date for Metro to be in our area for brush pick up is **July 10**. Our May Newsletter stated July 1<sup>st</sup>, which is incorrect. Please **do not bring your brush to the street before July 1st**, as it is unsightly and makes our section look trashy. As always, please **use brown paper bags only** as Metro will not pick up any type of plastic.

**Please be aware of the DON'TS of brush pickup:**

**DO NOT** stack brush against trees, fences, utility poles or other stationary objects.

**DO NOT** place brush, clippings or leaves in medians.

**DO NOT** place brush, clippings and/or leaves in a ditch where they can be washed into a storm sewer, catch basin or stream, clogging up drainage systems.

**DO NOT** include limbs more than 4" in diameter, longer than 15 feet, or stumps with root balls and dirt.

**DO NOT** include bamboo over 8 feet long.

ALSO, please note that Brush and Waste from commercial tree and landscaping services must be disposed of by the company and not left for collection by Metro (Metro Code 10.20.085). If you hire someone to cut your brush, be sure the cost of hauling away the brush, yard waste, and other debris is included in the price.

**DOOR-TO-DOOR SOLICITATION**

Many of us have been experiencing door-to-door solicitation, recently. While this can sometimes be an unwelcome event, HOA's cannot do anything to legally block such solicitation. As individual homeowners, residents are encouraged to refer to the Citizen's Rights, listed below. We are including the following information about door-to-door solicitation in Davidson County, available at

[www.nashville.gov/departments/metro-clerk/door-door-solicitation](http://www.nashville.gov/departments/metro-clerk/door-door-solicitation).

In Davidson County, any company conducting residential door-to-door solicitation of any goods, wares, merchandise, or services must first apply for a solicitation permit with the Metropolitan Clerk's Office. These permits are valid for two years. *(Charitable organizations, book sales or other expressive works, newspaper or magazine subscriptions are EXEMPT from this code.)*

## CITIZEN'S RIGHTS

- You have the right to ask solicitors for their identification badge.
- Homeowners or lawful occupants may register their residences for the "no knock" list at **hub.nashville.gov**. These addresses will be on the registry for 365 days.
- You may post a "No Trespassing" or "No Solicitation" sign which is visible at your residence which prohibits all door-to-door solicitation whether or not solicitors have a permit.
- NO ACTION by a citizen (not registering or no signage) may result in commercial door-to-door solicitation by permitted solicitors.



## 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.

## CONTACT INFORMATION

**Non-Emergency Police: 615-862-8600**

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

**RP8 Website: [www.riverplantation8.com](http://www.riverplantation8.com)**  
**Password: hoaRiver8**

### Board Members

Bill Cave – President	615-347-7425
<a href="mailto:wrcrp8@gmail.com">wrcrp8@gmail.com</a>	
Jane Trotter – Secretary	847-308-6204
<a href="mailto:aitrotter1@gmail.com">aitrotter1@gmail.com</a>	
Maureen Abbey – Treasurer	615-646-1954
<a href="mailto:mdabama81@hotmail.com">mdabama81@hotmail.com</a>	
David Sullivan – Board Member	615-351-1773
<a href="mailto:410ggp@gmail.com">410ggp@gmail.com</a>	

### 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](mailto:rp8onsitemanager@gmail.com)  
*(includes clubhouse rental)*

**Pool:** Turner Hutchison 615-812-3825  
[turnerhutchison@bellsouth.net](mailto:turnerhutchison@bellsouth.net)

**Landscape:** 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***