



NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

August 2024



July 2024 RP8 Financial Review

YTD INCOME

YTD Actual Income	\$425,505.27
YTD Budget Income	<u>\$365,925.00</u>
YTD Income Variance	\$ 59,580.27

Variance is roof assessment income collected in full versus installment plan budgeted and interest income earned on reserve funds.

YTD EXPENSES

YTD Actual Expenses	\$216,995.31
YTD Budget Expenses	<u>\$256,141.76</u>
YTD Variance	\$ 39,146.45

Variance is scheduled home refurbish work will be done in August.

DELINQUENCIES

91-days	\$ 5,222.49
61-90 days	\$ 55.00
31-60 days	\$ 2,480.08
0-30 days	\$ <u>2,415.00</u>
TOTAL	\$ 10,172.57

Of the delinquency total \$986.00 is one homeowner for 2023/2024 insurance invoice and \$5,052.92 for roof assessment.

CASH POSITION

Capital Account	\$532,955.46
Operating Account	<u>\$127,169.28</u>
TOTAL	\$660,124.74

AT&T PROJECT

Star Construction is on site to start the laying of cable. If issues arise, please do not approach the construction workers. Contact the RP8 Onsite Manager and she will handle the issue.

BRUSH PICK-UP

The window to drop your yard brush for Metro has closed for this quarter. Please do not drop off again until October 8th, 2024 with pickup to start October 22nd, 2024.

INSIDE PEST CONTROL

Arrow Pest Control will be on site the 3rd Thursday of each month to take care of inside pest control.

If you need the service, please email

RP8onsitemanager@gmail.com

Please include your unit #, name and phone # in the email.

WEBSITE

The HOA suggests you access the website, if you need documents or forms concerning our River Plantation Section VIII community. The website address is riverplantation8.com

If you cannot find the needed information on the website, then you may send your request to Linda Simmons.

rp8onsitemanager@gmail.com

SHRUB REPLACEMENT

The Landscape Committee is working on a list for fall shrub replacement. If you have questions, please call the Landscape Committee Chair, Margaret McCutcheon.

UNOCCUPIED CONDOS

If you plan to leave your home for an extended period, consider the following ideas to protect your property.

Ask a family member, friend or neighbor to help keep an eye on your vacant property, collect any mail that may not have been forwarded, alert you to any concerns, and occasionally park in the carport to help make your condo appear occupied. Provide a key to that person as well.

Notify the RP8 Property Manager so the HOA is aware that the property is unoccupied and who has a key to gain entry, if necessary, especially during very cold weather.

You could also notify the police and the fire department that the condo will be vacant.

Before leaving:

☀️ Secure all windows, doors, fences, and gates

☀️ Seal up any pet doors to help keep out pests, animals and other potential intruders

☀️ Program your thermostat and replace the battery.

☀️ If you don't have a programmable thermostat, consider setting your thermostat at a constant temperature (55 degrees or above) to help prevent pipes from freezing

☀️ Turn the main water supply off to your home at the outdoor meter base. Harpeth Valley Utility will provide this service for free. Call 615-352-7076

☀️ Turn off or set the hot water heater to vacation mode.

☀️ Set the HVAC system so the condo will stay at a reasonable temperature for the time of year. Suggest 55 deg. in the winter and 80 deg. in warm weather.

☀️ To avoid additional disasters, have your water pressure checked. A faulty water pressure regulator can enhance the opportunity for a water leak.

☀️ Invest in a water key to be able to cut the main water valve off in an emergency.

☀️ Cold weather, open cabinet doors to cabinets that have pipes in them, especially those on outside walls. Giving the impression that the vacant home is occupied can help deter burglars. You might want to consider the following measures if you haven't done so already.

☀️ Install deadbolts on all exterior doors.

☀️ Consider installing a security system with an alarm

☀️ If installing a security system isn't an option, you may want to put up a few home security signs.

☀️ Add motion-sensor lights.

☀️ Use timers on a few lights so they turn on and off at set times.

☀️ Explore adding a unit that simulates a flickering TV.

☀️ Keep bushes trimmed to help prevent potential hiding places (12" off of exterior walls)

☀️ Close the curtains and blinds to help keep people from seeing in.

☀️ Be aware of what you share online — you may want to avoid letting the public know that the condo is unoccupied.

☀️ Don't leave spare keys around the exterior of your home.

☀️ Be aware that if your home is empty for a month or more, your homeowner's insurance may not cover losses that occur while it's vacant. Talk with your insurance agent to discuss your options.

POOL RULES

Hours 8:00 am to Dusk

- 1) No food of any kind is allowed in the pool area.
- 2) No glass is allowed inside the pool area, not even in the garbage cans.
- 3) No diving from the side of the pool or from chairs is permitted.
- 4) No non-resident guest shall enter the pool area without being accompanied by a homeowner or tenant.
- 5) No children under 14 shall be in the pool area without a supervising adult accompanying them.
- 6) No alcoholic beverages are permitted inside the pool area.
- 7) No profanity may be used inside the pool area.
- 8) No animals are allowed inside the pool area.
- 9) No smoking inside the pool area.

Drinks are allowed, but not on the apron of the pool, defined as the concrete ring at the edge of the pool. Please keep drinks at the table. If you choose to play music, please use headphones.

CONTACT INFORMATION

Non-Emergency Police: 615-862-8600

Onsite Manager: 615 400-2394
Rp8onsitemanager@gmail.com

RP8 Website: www.riverplantation8.com

Call or email Onsite Manager for password to access directory and financials.

Board Members

President 615-347-7425
wrcrp8@gmail.com

Secretary/Treasurer 615-646-1954
Mdabama81@hotmail.com

Board Member 615-351-1773
410ggp@gmail.com

Board Member 203-526-3201
Billjill92condo@gmail.com

Board Member 615-351-4630
wfisher575@gmail.com

Termite Control:

Belle Meade Exterminating 615-298-5555

Pest Control:

Arrow Rest Control

For inside service call Onsite Manager

Lamp Post Lights and Alley Lights:

Onsite Manager

Trash Pick-up/Junk Removal

James Eberly

615-429-3855.

COMMITTEES

Clubhouse: 615 400-2395

rp8onsitemanager@gmail.com

(includes clubhouse rental)

Pool: 615 351-4630

wfisher575@gmail.com

Landscape: 615 646-8857

margaret.mccutcheon.55@gmail.com

Dog Park: 615-347-7425

wrcrp8@gmail.com

