

NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
September 2024



August 2024 RP8 Financial Review

YTD INCOME

YTD Actual Income	\$579,290.55
YTD Budget Income	<u>\$533,200.00</u>
YTD Income Variance	\$ 46,090.55

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

YTD EXPENSES

YTD Actual Expenses	\$420,419.87
YTD Budget Expenses	<u>\$455,233.44</u>
YTD Variance	\$ 34,813.57

DELINQUENCIES

91-days	\$ 6,437.57
61-90 days	\$ 1,070.00
31-60 days	\$ 115.00
0-30 days	<u>\$ 7,902.64</u>
TOTAL	\$ 15,525.21

Of the delinquency total \$6,167.69 is for 2024/2025 insurance invoice and \$4,807.92 for roof assessment.

CASH POSITION

Capital Account	\$535,105.53
Operating Account	<u>\$ 74,407.31</u>
TOTAL	\$609,512.84

POLITICAL SIGN REMINDER

As we approach the November Election below is a reminder the rules regarding signs are as follows.

Sixty (60) days before an election, political signs may be displayed only in the inside, upper part of the two (2) front windows on the main level of each unit. No lights of any sort are permitted to draw attention to the sign. Political signs must be removed within one (1) day of the election. No political sign may be displayed in any common area, on fences, or in carports.

AT&T PROJECT

Star Construction has been on site laying cable. They are nearing completion. If issues arise, please do not approach the construction workers. **Contact the RP8 Onsite Manager to handle the issue.** We have noted unburied cables laying on top of the ground in some areas. These unburied cables are a Comcast issue. If you have this going on in your yard, please call Comcast directly.

Sorry but I do not have a number for them. Linda

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.

BRUSH PICK-UP

Metro brush pick-up does not begin in our area until October 22. Of course, as you can see, not everyone is abiding by the suggestion not to drop off until October 8th. It makes our section more presentable when we follow this suggestion. PLEASE no more drop-offs until the 8th.

SHRUB REPLACEMENT

The Landscape Committee is working on a list for fall shrub replacement. If you have questions, please contact the Landscape Committee Chair, Margaret McCutcheon at margaret.mccutcheon.55@gmail.com or the onsite Manager at rp8onsitemanager@gmail.com

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

CARPORT CLEANUP

At the Open Board Meeting on 08.20.24 the Board discussed the need for cleanup on carports. Many residents have gotten lax about this. We have residents using their carport for storage, some have decorating that is over the top and some have set it up as a living space, Please consider this as notice to use you your carport for what it was intended. *(to park cars)*. If this is not taken care of in a timely way, expect to get a personal letter from the HOA Board of Managers.

POOL CLOSING

RP8's Pool will close Sunday Evening Oct 6th at sundown. We hope you enjoyed the pool this year and look forward to seeing you again in May 2025.

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