

# NOVEMBER

## NEIGHBOR to NEIGHBOR River Plantation Section VIII Newsletter November 2024



### October 2024 RP8 Financial Review

#### YTD INCOME

YTD Actual Income	\$695,989.79
YTD Budget Income	<u>\$638,084.68</u>
YTD Income Variance	\$ 57,905.11

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

#### YTD EXPENSES

YTD Actual Expenses	\$471,471.89
YTD Budget Expenses	<u>\$481,250.16</u>
YTD Variance	\$9,778.27

#### DELINQUENCIES

91-days	\$ 6,346.26
61-90 days	\$ 75.00
31-60 days	\$ 3,095.21
0-30 days	<u>\$ 4,684.97</u>
TOTAL	\$ 14,201.44

Of the delinquency total \$4,959.94 is for 2024/2025 insurance invoice and \$3,342.30 for roof assessment.

#### CASH POSITION

Capital Account	\$599,255.38
Operating Account	<u>\$ 75,142.58</u>
TOTAL	\$674,397.96

### AT&T UPDATE

More than likely it will be the middle to the last of December before AT&T will be offering fiber optic cable to the residents in RP8. They have more in-ground connections to complete before the service will be available.

### RP8 ONSITE MANAGER OFFICE HOURS

Office Hours are 8:00 am – 5:00 pm Monday-Friday. All emails, texts and phone calls will be answered during normal business hours except for association emergencies. Getting locked out of your home may be an emergency to you, but it isn't an association emergency. An association emergency is defined as a threat to life or property. If you desire to speak with the manager face to face, please call 615 400-2395 to set up an appointment.

### HOA BOARD OPENING

There is a vacancy on the Board that needs to be filled. If you are interested in serving your community, please reach out to a Board Member. Also, we need all the help we can get to keep our HOA fees down. If you can volunteer to serve on any committee, please contact the Committee Chair. Their info is at the end of this newsletter.

### NEWSLETTER HELP NEEDED

Pulling together articles to put into a monthly newsletter has become a burden to the current board and management. The Board is prepared to go to a quarterly newsletter in 2025 unless one or more residents are willing to step up and take on this responsibility. This would include pulling together articles in a word document that are relevant to all residents and putting the newsletter in the carport boxes of those residents that do not use email (currently 14 residents). The treasurer's report will be provided to this volunteer. Our resident Elgin Hollins graciously converts the articles into the published document you get every month and will continue to provide this service. If you are willing to serve your community with this responsibility, please email Linda at [rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com)

### GROUNDS

Shrub replacement is under way in RP8. All homeowners who received new shrubs are expected to routinely water newly installed plants and nurture them through the first growing season as a minimum. There is no point in the HOA installing new plantings without homeowner support.



### BRUSH PICKUP

**NOTICE**  
**NO**  
**DUMPING**

Metro will not be back to pick-up yard waste until the middle of January. PLEASE do not bring your brush to the street until January 10.

## WINTER PRECAUTIONS

Once again, the winter season is upon us, and with that comes the threat of frozen water pipes. Since our HOA's Master Insurance Policy does not cover inside damage from frozen water pipes, listed below are some precautions you may want to take to keep your pipes from freezing:

1. Leave the vanity door open below all sinks on outside walls.
2. Disconnect all garden hoses. (This is a major cause in pipes freezing.)
3. If you have had prior problems with your pipes, leave the faucet on at a steady drip (both hot and cold).
4. DO NOT cut your heat thermostat back if you are going to be away for a few days.
5. Locate the cutoff to your water supply (usually above the water heater).
6. If pipes do become frozen (water not coming out of the faucet) try to thaw them out immediately. Please contact a PLUMBER immediately, and do not leave home if pipes are frozen.

### In addition to the things above:

1. If you burn wood in your fireplace, consider having the chimney cleaned.
2. Check and clean the dryer vent.
3. Check batteries in smoke and carbon monoxide detectors.



## CONTACT INFORMATION

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

**Onsite Manager:** 615 400-2394  
[Rp8onsitemanager@gmail.com](mailto:Rp8onsitemanager@gmail.com)

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

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

### Board Members

**President** 615-347-7425  
[wrcrp8@gmail.com](mailto:wrcrp8@gmail.com)

**Secretary/Treasurer** 615-646-1954  
[Mdabama81@hotmail.com](mailto:Mdabama81@hotmail.com)

**Board Member** 615-351-1773  
[410ggp@gmail.com](mailto:410ggp@gmail.com)

**Board Member** 203-526-3201  
[Billjill92condo@gmail.com](mailto:Billjill92condo@gmail.com)

**Board Member** 615-351-4630  
[wfisher575@gmail.com](mailto: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](mailto:rp8onsitemanager@gmail.com)  
(includes clubhouse rental)

**Pool:** 615 351-4630  
[wfisher575@gmail.com](mailto:wfisher575@gmail.com)

**Landscape:** 615 646-8857  
[margaret.mccutcheon.55@gmail.com](mailto:margaret.mccutcheon.55@gmail.com)

**Dog Park:** 615-347-7425  
[wrcrp8@gmail.com](mailto:wrcrp8@gmail.com)