

NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
December 2024



November 2024 RP8 Financial Review

YTD INCOME

YTD Actual Income	\$740,594.61
YTD Budget Income	<u>\$719,193.35</u>
YTD Income Variance	\$21,401.26

YTD EXPENSES

YTD Actual Expenses	\$488,902.32
YTD Budget Expenses	<u>\$546,675.18</u>
YTD Variance	\$59,772.86

DELINQUENCIES

91-days	\$ 4,303.67
61-90 days	\$ 2,129.83
31-60 days	\$ 3,074.59
0-30 days	\$ <u>5,422.17</u>
TOTAL	\$ 14,930.26

Of the delinquency total \$6,123.98 is for 2024/2025 insurance invoice and \$1,445.10 for roof assessment.

CASH POSITION

Capital Account	\$601,270.68
Operating Account	\$ <u>98,947.23</u>
TOTAL	\$700,217.91

SHRUB REPLACEMENT

Shrub replacement is complete for this year. Please take a peek out your front door. If you received one or more shrubs, please consider watering them through the first growing season.

TREES

The HOA has 4 trees on order and are hoping to have them planted by the end of the year.



HOA BOARD APPOINTMENT

The HOA Board of Managers has appointed Katherine Arnold at unit 408 to take David Sullivan's place on the Board.

See Bio below:

Katherine (Kathy) Arnold

My Husband, Dennis and I have lived @ 408 General George Patton Rd. in River Plantation for 8 years. Previously we lived in Woodland Forest Subdivision for 21 years. 18 of those 21 years I served as Secretary/Treasurer of the HOA Board. I was Co-Owner, Secretary/Treasurer, Office Manager & Bookkeeper of the HVAC Corporation my husband and I owned for 28 years. We sold this business in 2021.

I do care deeply about our community and hope I can help in some small way to support and improve our Section of River Plantation.

Respectfully given,

Kathy Arnold 615-881-6258 KATARP8@aol.com

RANSACKING OF CARS

Some residents have reported their cars have been ransacked. All residents are encouraged to lock their cars. There have been no reports of windows being broken. Just unlocked cars being searched. Several residents' cameras have captured activity on door handles being tried on cars to see if unlocked. Upon finding a locked car, would-be thieves moved on.

NEWSLETTER'S FUTURE

No resident/residents have come forward to take responsibility for the newsletter. Therefore, the Board wishes to inform all residents that after this December issue, the newsletter will be published on a quarterly basis.

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. If you desire to speak with the manager face to face, please call 615 400-2395 to set up an appointment.

WINTER PRECAUTIONS

We are aware that this was in the November Newsletter. However, we are still receiving reports of frozen pipes and thought it would be worth repeating.

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

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 615-881-6258
KATARP8@aol.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