

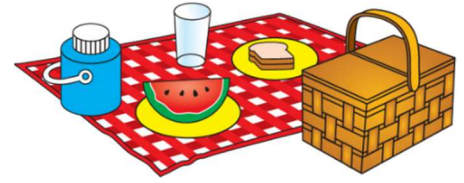


NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

June 2025



May 2025 RP8 Financial Review

YTD INCOME

YTD Actual Income	\$ 210,218
YTD Budget Income	\$ <u>199,375</u>
YTD Income Variance	\$ 10,843
Variance is primarily insurance invoice income due in 2024 collected in 2025.	

YTD EXPENSES

YTD Actual Expenses	\$ 208,571
YTD Budget Expenses	\$ <u>231,892</u>
YTD Variance	\$ 23,321

DELINQUENCIES

91-days	\$ 11,406
61-90 days	\$ 690
31-60 days	\$ 1,470
0-30 days	\$ <u>1,905</u>
TOTAL	\$ 15,471

CASH POSITION

Capital Account	\$627,959
Operating Account	\$ <u>86,281</u>
TOTAL	\$714,240

PIEDMONT GAS PROJECT

The Contractors for Piedmont Gas Company are actively drilling and stringing pipe in our field along the railroad tracks. This is scheduled to continue into August, before moving on across Old Harding.

NEW PAINT PALLETE

The Board is excited to have some new paint colors to offer our residents. We have scheduled a focus group to preview and give feedback on colors Wed., June 25 at 6:00 pm. at the Clubhouse. If you are interested in being part of the focus group, please contact:

Debbie Fisher ~ wfisher575@gmail.com or

Kathy Arnold ~ katarp8@aol.com

INSURANCE UPDATE

The HOA's property insurance policy is currently being shopped with several companies. We do not have any bids or notifications of denial to bid at the time of this article. We do know the insurance business has changed drastically in the past several years and has been stressed by many catastrophic events. It is anticipated that our premium will increase based on the market and our claim for the 2023 roof damage.

Due to the volatile nature of the insurance market and yearly premium fluctuation, the RP8 Board of Managers in 2023, had to change the budget philosophy of previous years and go to a separate insurance line item apportioning 1/152 of the total cost of the insurance to every owner to be billed annually. The insurance invoice for the 07/12/2025 – 07/12/2026 period will be mailed to each homeowner the last week of July or the first week of August 2025. The invoice will be payable in full by August 31st or can be paid over a 5-month period (August – December, 2025) with a 6% interest fee.

The Board is looking at ways to change the budget year from January to July to align with this major expense and bring this cost back as a part of the monthly dues.

BYLAW STATUS

As of 5.8.25 all information relating to the bylaw rewrite has been turned in and discussed with Jerry Wigger of Ortale Kelley Law Firm PLLC our attorney for this effort.

Current status:

- Most likely the bylaws will be amended, not formally rewritten effectively creating a third document to go with the master deed, the current bylaws and the latest rules and regulations.
- The leasing amendment will remain as an amendment to minimize the possible effect on grandfather status
- Timing is up in the air at present the Bylaw Team had hoped to begin discussions (cottage meetings) with residents by the end of June. That will be pushed back without a firm date as of 06.12.25.
- As soon as we know something we will inform residents.

POOL NEWS

The Pool Season is off to a great start. We have some new volunteers that we appreciate stepping up to help. The Pool is open daily from 8:00 am till Sunset.

Come join us and enjoy some liquid Summer!



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: 311

Onsite Manager: 615 400-2395
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 615-881-6258
KATARP8@aol.com

Treasurer 615-646-954
mdabama81@hotmail.com

Board Member 629-239-7780
rpsec8tg@outlook.com

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

Termite Control:

Belle Meade Exterminating 615-298-5555

Pest Control:

Arrow Pest 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