



NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

October 2025



August 2025 RP8 Financial Review

YTD INCOME

YTD Actual Income	\$ 437,365
YTD Budget Income	\$ <u>429,000</u>
YTD Income Variance	\$ 8,365

YTD EXPENSES

YTD Actual Expenses	\$ 409,048
YTD Budget Expenses	\$ <u>473,618</u>
YTD Variance	\$ 64,570

Variance is primarily funds budgeted for refurbish of units 600-618 that will not begin until September 2025.

DELINQUENCIES

91-days	\$ 7,899
61-90 days	\$ 301
31-60 days	\$ 1,805
0-30 days	\$ <u>10,128</u>
TOTAL	\$ 20,133

CASH POSITION

Capital Account	\$653,772
Operating Account	\$ <u>91,418</u>
TOTAL	\$745,190

Refurbish Project

The refurbish project for units 600-617 General George Patton:

***Just a reminder that there will be a dumpster placed by Just Wright Painting which is for the vendor use only.**

**** The Paint Palette Committee** has finished meeting with all homeowners, Units 600-617 on their final paint color choices and we are now waiting on the painter to finish the project on which he is currently working. Hopefully we will hear something on his start dates very soon!

Piedmont Gas Project

There has been a lot of hammering the ground, lights flashing, earth movers and trucks going all night long. The end of this project could not come soon enough for those of us lucky enough to live right beside the construction project area. According to our sources, the pipe is all in and welded and they are starting to cover the trench. The completion date is still "winter".

The Association may have to clean up the overgrown area, that is our responsibility when gas project is done. Unless we get lucky and the vendor cleans it all up for us!

Quarterly Open HOA Board

Meetings: The River Plantation Section VIII HOA Open Board Meetings have now gone to quarterly meetings. Our next Open Board Meeting will be Tuesday /October 21st, 2025 at 6:30 in the Clubhouse. We need a great turnout from as many residents as possible! Our community depends on interested, caring residents!

Social Activities

There have been some inquiries about a Community Holiday Get-Together. Let us know if you would like to see either a Thanksgiving or Christmas social event for all residents planned.

We need a Chairperson and a few volunteers to make this happen. This would be a good opportunity for those that would like to help in the Community, but don't have the time for a long-term commitment.

We welcome your feedback. Please email any Board Member with your interest in participating or your feelings and ideas.

Carport Sale

Please Join our carport sale **on Friday, October 10th and Saturday, October 11th!**

Contact Linda Simmons if you choose to participate.

Email: rp8onsitemanager@gmail.com

Phone : 615-400-2395

Clubhouse

Do you enjoy decorating? Linda Simmons oversees the Clubhouse and could use some help getting it ready for Christmas!

Please contact her if you love decorating and would like to help.

Decorating dates are to be announced.

If interested, Linda's contact information is as follows:

Email: rp8onsitemanager@gmail.com Phone : 615 400-2395

Resident Parties

Also, if you are planning a party during the holidays, and need extra room, don't forget the clubhouse is available for residents to rent for \$150.

It is a beautiful venue for your Holiday Party that will already be decorated and clean! And there is plenty of parking. Again, contact Linda Simmons if you would like to inquire about renting the Clubhouse.

Linda Simmons Email: rp8onsitemanager@gmail.com

Phone: 615-400-2395

Pool News

We had a wonderful summer at pool. Everyone enjoyed the umbrellas, and we saw lots of new residents enjoying it! Thank you to all my volunteers this summer! Everything went very smoothly. Please let me know about 2026! We will close this year on September 28th, so finish getting your tan! Thanks again!



CONTACT INFORMATION

Non-Emergency Police: 311

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 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 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

In order to keep costs down we need all the help we can get. If you can help in any way, please contact the Committee Chair.

