

# River Plantation Section 8 Homeowners' Association

## Welcome to the Community!

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

Onsite Property Manager: [rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com)

615-400-2395

Below you will find some community information and helpful numbers. Please don't hesitate to contact our onsite property manager for any questions. We look forward to meeting you!

### **Trash and Recycling:**

Trash and recycling are picked up every Monday and Thursday (early morning). Please make sure to separate your recyclables and flatten cardboard. If you would like bulk items picked up, please contact our vendor, James Eberly, at 615-429-3855 to discuss pricing and pickup options.

### **Pest Control:**

The Association pays for all units to have their home interiors sprayed for pests once per month. To schedule, please contact Linda at 615-400-2395 or at [rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com).

### **Yard Waste:**

Metro picks up yard waste from the curbs on General George Patton Road once per quarter. Please look out for our newsletter that has the date of the next pickup. Please do not place clippings at the curb until the date of pickup and use only brown paper bags. Metro will not pick up plastic, plastic trash bags, flowerpots, etc.

### **Committees:**

We are always looking for volunteers to help keep our Association dues low.

Below are our current neighborhood committees. If you are interested in serving on any of them, please contact our onsite property manager!

- Clubhouse
- Pool
- Grounds
- Welcome

### **Clubhouse:**

Our clubhouse has three bedrooms, as well as spaces for gatherings, that are available for residents to rent. The Master Bedroom has a private bath. Bedrooms 2 & 3 share a hallway bath.

- \$75 for one night
- \$70 per night for two nights
- \$60 per night for three or more nights

The downstairs consists of a living room, dining room, party room, kitchen, and two half baths.

- \$150 per day if you are not renting a bedroom
- \$100 one-time fee if you are renting a bedroom for a minimum of three nights

To book the bedrooms or downstairs, please email our onsite property manager. There is also a clubhouse calendar on the website to see if the clubhouse is available.

### **Pool:**

Our pool is saltwater! It is open for five months of the year, generally mid-May to mid-October.

#### **Pool Hours:** **8:00am to 8:00pm**

**Pool Rules:** Refer to pages 13 of the Rules and Regulations found on the website.

### **Pool Keys:**

If you need a pool key, please contact Linda Simmons at [rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com). Each replacement key costs \$25, and each unit is allowed only one key.

### **Board Meetings:**

Our board meetings are held quarterly on the 3rd Tuesday. The time is subject to change. Please look out for announcements and the agenda the week prior to the meeting. If you would like to be added to the agenda for a specific topic, please email Linda Simmons with the topic so we can make sure to allocate enough time to address your concern. There is also a dedicated time for open homeowner forum at the end of each open board meeting.

### **Maintenance Fees:**

The 2026 monthly dues are \$270 and are due by the 15th of each month. This does not cover the homeowner's part of the master insurance policy. A separate bill will be sent to each homeowner in July for payment of Insurance. For more information about what the dues cover, please refer to Exhibit 1, pages 11 & 12, of the Rules and Regulations. You can also find the operating budget on the website for your review.

### **Insurance:**

The Association's insurance covers the exterior of the units. along with liability insurance for the common areas. A copy of the Association's Certificate of Insurance can be found on the website under "Documents."