



**NEIGHBOR to NEIGHBOR**  
**River Plantation Section VIII**  
**Newsletter**  
*October 2024*



**September 2024 RPS Financial Review**

**YTD INCOME**

YTD Actual Income	\$642,955.58
YTD Budget Income	<u>\$556,976.01</u>
YTD Income Variance	\$ 85,979.57

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	\$445,910.76
YTD Budget Expenses	<u>\$415,825.14</u>
YTD Variance	<b>(\$30,085.62)</b>

Variance is insurance is paid in full whereas budget reflects spread over twelve months.

**DELINQUENCIES**

91-days	\$ 6,739.32
61-90 days	\$ 95.00
31-60 days	\$ 3,708.33
0-30 days	\$ <u>7,349.09</u>
TOTAL	\$ 17,891.74

Of the delinquency total \$7,091.16 is for 2024/2025 insurance invoice and \$4,299.07 for roof assessment.

**CASH POSITION**

Capital Account	\$537,114.01
Operating Account	<u>\$108,550.86</u>
TOTAL	\$645,664.87

**RESIGNATION AND BOARD OPENING**

The HOA Board of Managers has accepted the resignation of David Sullivan. We wish to thank David for his years of service. This leaves an opening on the Board that needs to be filled. If you are interested in serving your community, please reach out to a Board Member.



**GROUNDS**

The Grounds committee along with the Property Manager and the various vendors have walked the property and have come up with several recommendations replacing and pruning shrubs in front of the condominiums.

It should be noted that only shrubs in front of the condos, originally planted by the builder and maintained by the HOA are eligible for replacement. Any shrubs along the sides of the homes or back of the homes are the responsibility of the current homeowner.

Multiple bids have been received and reviewed by the Board of Managers. The contract has been awarded to Head Brothers LLC, our current lawn care contractor. The expectation is to replace shrubs that have died as the result of the severe weather and prune those that can be saved. In addition, the amount of mulch in front of our homes shall be reviewed to see if it is so high that the siding is covered by mulch. If so, the level shall be reduced so that there is a clear space (approximately 4"-6") showing between the siding and the soil.

Although significant work has been done to reach this point, each condominium will be reviewed again at the time of updating it to be sure the new material will blend properly with the existing shrubs.

Linda Simmons as RP8 Property Managers shall manage the project and shall have the authority and responsibility to make decisions on installation of shrubs (type or variety, size etc.)

*Homeowners 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.*



## CONDOLENCES

RP8 wishes to extend their condolences to the family of June Gilmore who died Oct. 16.

She was a longtime resident of RP8, serving on the Clubhouse and Social Committees.

Her RP8 family will truly miss her. A memorial service date will be planned soon.

## RPS ONSITE MANAGER OFFICE HOURS

**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.

## POLITICAL SIGN REMINDER

As we approach the November Election below is a reminder the rules regarding signs are as follows.

Sixty (60) days before an election, political signs may be displayed only in the inside, upper part of the two (2) front windows on the main level of each unit. No lights of any sort are permitted to draw attention to the sign. Political signs must be removed within one (1) day of the election. No political sign may be displayed in any common area, on fences, or in carports.

## BRUSH PICK-UP

Metro brush pick-up is this week. They will not be back until January. Once they have picked up this week, please refrain from putting brush out until the designated time in January. We will notify you of that date in December.

## WEBSITE

The HOA suggests you access the website, if you need documents or forms concerning our River Plantation Section VIII community. The website address is [riverplantation8.com](http://riverplantation8.com). If you cannot find the needed information on the website, then you may send your request to Linda Simmons. [rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com)

## 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)