



NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
February 2026



JAN 2026 RPS Financial Review

YTD INCOME

YTD Actual Income	\$ 45,756.91
YTD Budget Income	\$ <u>43,763.33</u>
YTD Income Variance	\$ 1,993.58

YTD EXPENSES

YTD Actual Expenses	\$ 106,369.28
YTD Budget Expenses	\$ <u>119,666.18</u>
YTD Variance	\$ 13,296.90

DELINQUENCIES

91-days	\$ 6,781.66
61-90 days	\$ 2,366.00
31-60 days	\$ 2,056.00
0-30 days	\$ <u>1,655.00</u>
TOTAL	\$ 12,858.66

CASH POSITION

Operating Account	\$ 40,775.13
Savings Account	\$ 220,898.49
Reserve Account	\$ <u>590,069.31</u>
TOTAL	\$ 851,742.93

Dog Leashing and Cleanup Reminder

There have been several complaints about dogs not being leashed and residents not picking up after their pets. Due to the proximity of our living conditions, it is very important that we all adhere to the following policy in our current rules and regulations.

14) Unattended dogs or cats may **NOT** be allowed to roam on the common grounds at any time. All pets should be leashed and must be under the supervision and control of the homeowner, tenant, or designated caregiver at all times. Pets are **NOT** to be tethered anywhere in the common areas, front doors, or porches. In consideration of all homeowners, it is mandatory that dog and cat owners clean up after their pets.

Thank you for keeping our community clean and safe for all residents.

MARK YOUR CALENDAR

The RPVIII HOA Annual Board Meeting will be on Tuesday April 21, 2026. The meeting will take place at 6:30 at Good Shepard Church. This is located on the back side of the Bellevue United Methodist Church across the street from our clubhouse. You will receive a packet of documents in early April for the meeting by US mail. If you will not be able to attend, please give your completed proxy form to a neighbor or a board member so we can have a voting quorum for the meeting. The church supports the Bellevue Community Food Bank where every Tuesday each participating family receives a pre-packed grocery bag. Please consider bringing items for the food bank in support of the church allowing us to use this meeting space.

BOARD STATUS UPDATE

In November 2025 Kathy Arnold resigned from the RPVIII board and the remaining board members appointed Mary Carter to fill the vacancy. On January 31, 2026, Bill Cave resigned from the Board. The board elected Maureen Abbey president upon Bill's resignation. Bill's position will remain vacant till the annual meeting. Thank you to Bill and Kathy for time served on the board helping to support our community. Both positions will be filled by election at our annual meeting in April. Please consider serving your community by running for one of these seats on the RPVIII HOA Board of Managers. If you can make room in your schedule to serve or would like more information about board responsibilities, please contact Maureen Abbey at mdabama81@hotmail.com.

ENJOY OUR CLUBHOUSE

As you plan gatherings or welcome out-of-town guests, don't forget that our lovely Clubhouse is available for your events. We hope you will make wonderful memories and enjoy this special space with friends and family. Please contact our resident manager Linda Simmons at rp8onsitemanager@gmail.com or 615-400-2395 to reserve.

Neighborhood Security Reminder: Staying Safe Together

Recently, there have been reports of outside intruders walking through carports late at night, checking vehicles. Unfortunately, several unlocked cars were entered and items were taken. In addition, there have been reports of mail theft and unauthorized access to storage areas.

While this activity is concerning, there are simple steps we can all take to reduce opportunities for theft and help keep our community safe.

Please remember the following security tips:

- Always lock your vehicle, especially overnight.
- Do not leave valuables in your car, or anything that may appear valuable.
- If you must leave items in your vehicle, store them out of sight in the trunk.
- Do not approach suspicious individuals in carports or common areas—call 911 immediately.

Mail & Deliveries:

- Retrieve mail promptly and never leave it overnight.
- If you are traveling, arrange for a neighbor to collect your mail or request a mail hold from the post office.
- Ask neighbors to pick up newspapers or package deliveries while you're away to avoid signaling an empty home.
- If mailing checks, consider dropping them directly at the post office rather than leaving them in a mailbox.

Storage Areas:

- Keep all storage units locked, especially if tools or valuables are stored inside.

By staying alert and following these precautions, we can reduce the likelihood of theft and help protect our neighborhood. Thank you for doing your part to keep our community safe and secure.

Landscape Committee Update

The fall landscape plantings went well. Six trees were planted around the property. Ten arborvitaes were planted on the eastern property line. The planting beds in front of the homes were cleared of any damaged/dead shrubs. Fifty replacement shrubs were planted in these areas. We continued our spring and fall grass seeding and fertilization program. If you would like to be on the landscape committee, please contact William Fisher at wfishertn@earthlink.net

POOL REPORT

The pool has a leak around a drain at the bottom of the pool. It has been repaired twice, and we hope it is good to go. Volunteers are needed as usual for 2 weeks each beginning in May and ending in September! We are eagerly looking forward to a beautiful summer! If you would like to serve our pool and residents, please call Debby Fisher at (615) 351-4630. If you haven't been enjoying our pool, please consider coming and joining your neighbors at the pool. It is a great way to relax and get some exercise if you want. Thanks.

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 615-646-1954

mdabama81@hotmail.com

Secretary 615-426-0021

auflyingtiger@gmail.com

Treasurer 615-646-1954

mdabama81@hotmail.com

Board Member 629-239-7780

rpsec8tg@outlook.com

Board Member 615-351-4630

wfisher575@gmail.com

Termite and Pest Control:

Arrow Pest Control -

For service call Onsite Manager 615-400-2395

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: 615-636-3418

wfishertn@earthlink.net

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.