



**NEIGHBOR to NEIGHBOR**  
**River Plantation Section VIII**  
**Newsletter**  
**August 2023**



**31 July 2023 Financial Review**

**YTD INCOME**

YTD Actual Income	\$276,462.00
YTD Budget Income	\$275,100.00
YTD Income Variance	\$ 1,362.00

**YTD EXPENSES**

YTD Actual Expenses	\$288,437.83
YTD Budget Expenses	\$267,903.82
YTD Variance	\$ -20,534.01

Scheduled roofing work for 2023 was completed In Feb and \$57,500 has been spent on the refurbishing project.

**CONTRACT SERVICES**

YTD Actual	\$ 81,235.53
YTD Budget	\$ 75,821.08
YTD Variance	\$ -5,414.45

**DELINQUENCIES**

91-days	\$ 2,859.00
61-90 days	\$ 80.00
31-60 days	\$ 1,260.00
0-30 days	\$ <u>2,345.00</u>
<b>TOTAL</b>	<b>\$ 6,544.00</b>

**CASH POSITION**

Capital Account	\$308,082.58
Operating Account	\$ <u>211,073.02</u>
<b>TOTAL</b>	<b>\$519,155.60</b>

The Board voted to increase the budget by \$141,390 on 07/21 and again on 08/10 for an additional \$294,270. Both budget amendments were necessary to pay for the new insurance premiums and the new roofs/repairs caused by the March storms. The 2023 budget total is now \$907,260. A copy of the budget by line-item can be found on the website.

**MAILBOXES**

If your mailbox is damaged and in need of replacement, please contact on-site manager Linda Simmons. We currently have a total of 50 new mailboxes in supply to begin replacement processes as needed.

**METRO BRUSH PICK-UP**

The next date for Metro to be in our area for brush pick up is **Oct. 12th, 2023.**

Please **do not bring your brush to the street before Oct. 1st, 2023,** as it is unsightly and makes our section look trashy.

As always, please use brown paper bags as Metro will not pick up any type of plastic.

Please be aware of the **DON'TS** of brush pickup.

**DO NOT** stack brush against trees, fences, utility poles or other stationary objects.

**DO NOT** place brush, clippings or leaves in medians.

**DO NOT** place brush, clippings and/or leaves in a ditch where they can be washed into a storm sewer, catch basin or stream and clog up drainage systems.

**DO NOT** include limbs more than 4" in diameter, longer than 15 feet, or stumps with root balls and dirt.

**DO NOT** include bamboo over 8 feet long.

**And last but not least!**

Brush and Waste from commercial tree and landscaping services must be disposed of by the company and not left for collection by Metro (Metro Code 10.20.085) If you hire someone to cut your brush, be sure the cost of hauling the brush, yard waste and other debris away is included in the price and that it is hauled away by the company.

**Bellevue Harpeth Historic Association Events**

On Sept. 9 the Bellevue Harpeth Historic Association is offering a free field trip to the Tennessee Central Railroad Museum from 10 am - 2 pm. Anyone interested should meet at the museum, 220 Willow Street, Nashville at 10 am.

On Sept. 30, the Bellevue Harpeth Historic Association is having a Living History Event at the Red Caboose Playground, Bellevue Park from 11 am - 2 pm.

There will be displays and activities of pioneer life in the late 1700's and early 1800's. There will be a food truck.

Both events are free and open to the public. For more information, please go to:

<http://www.Bellevueharpethhistoricassociation.org>

## Introducing New Board Member Bill O'Connell








Jill and I relocated to Nashville eight years ago to escape the cold Connecticut winters and enjoy warm weather year-round. Upon arriving, Jill was immediately taken with River Plantation and it became our dream home. Ever since we moved to River Plantation, Jill and I have been relishing in the joy of taking our beloved dogs, Ginger and Maya, for long walks around the vast green pastures of this beautiful place. I went to Pace University in lower Manhattan where I pursued accounting and finance. After completing my studies, I became somewhat of a wanderer and lived in various places such as New York City, Los Angeles, Connecticut (where we raised our daughters), and finally Nashville. I have been working as an accountant for 35 years, gaining experience in industries like entertainment, insurance, and financial services.

## POOL REMAINS OPEN

Please note: As long as the weather remains pool friendly and people are using the pool, we will keep the pool open into October.

## POOL RULES

### Hours 8:00 am to Dusk

-  No food No glass is allowed inside the pool area, not even in the garbage cans.
-  No diving from the side of the pool or from chairs is permitted.
-  No non-resident guest shall enter the pool area without being accompanied by a homeowner or tenant.
-  No children under 14 shall be in the pool area without a supervising adult accompanying them.
-  No alcoholic beverages are permitted inside the pool area.
-  No profanity may be used inside the pool area.
-  No animals are allowed inside the pool area.

## CONTACT INFORMATION

**Non-Emergency Police: 615-862-8600**

**Onsite Manager – Linda Simmons 615 400-2395**  
[rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com)

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

**Password: hoaRiver8**

### Board Members

Bill Cave – President 615-347-7425  
[wrcrp8@gmail.com](mailto:wrcrp8@gmail.com)

Jane Trotter – Secretary 847-308-6204  
[ajtrotter1@gmail.com](mailto:ajtrotter1@gmail.com)

Maureen Abbey – Treasurer 615-646-1954  
[mdabama81@hotmail.com](mailto:mdabama81@hotmail.com)

David Sullivan – Board Member 615-351-1773  
[410ggp@gmail.com](mailto:410ggp@gmail.com)

Bill O'Connell – Board Member 203-526-3201  
[Billjill92condo@gmail.com](mailto:Billjill92condo@gmail.com)

### Pest/Termite Control:

Belle Meade Exterminating 615-298-5555

### Lamp Post Lights and Alley Lights:

Linda Simmons 615 400-2395

**Trash Pick-up:** James Eberly 615-429-3855.

## COMMITTEES

**Clubhouse:** Linda Simmons 615 400-2395  
[rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com)  
*(includes clubhouse rental)*

**Pool:** Turner Hutchison 615-812-3825  
[turnerhutchison@bellsouth.net](mailto:turnerhutchison@bellsouth.net)

**Landscape:** Margaret McCutcheon 615-646-8857  
[margaret.mccutcheon.55@gmail.com](mailto:margaret.mccutcheon.55@gmail.com)

**Welcome:** Carole Dahlinger 615 400-2395  
[cld47@aol.com](mailto:cld47@aol.com)

**Dog Park:** Bill Cave 615-347-7425  
[wrc1083@outlook.com](mailto:wrc1083@outlook.com)

***In order to keep our Association fees down, we need all the help we can get! If you can volunteer to help with any of the committees, please contact the Committee Chair***