



NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
September 2023



31 August 2023 Financial Review

YTD INCOME

YTD Actual Income	\$426,783.65
YTD Budget Income	<u>\$419,555.00</u>
YTD Income Variance	\$ 7,228.65

YTD EXPENSES

YTD Actual Expenses	\$441,028.69
YTD Budget Expenses	<u>\$446,820.08</u>
YTD Variance	\$ 5,791.39

CONTRACT SERVICES

YTD Actual	\$82,990.06
YTD Budget	<u>\$86,506.00</u>
YTD Variance	\$ 3,515.94

DELINQUENCIES

91-days	\$ 1,874.00
61-90 days	\$ 770.00
31-60 days	\$ 100.00
0-30 days	\$ <u>2,134.00</u>
TOTAL	\$ 4,878.00

CASH POSITION

Capital Account	\$391,272.83
Operating Account	<u>\$122,625.76</u>
TOTAL	\$513,898.59

The Board appreciates that 78% of our residents have paid the insurance assessment in full and another 9% have agreed to make installment payments. If you have taken no action and have misplaced your letter of explanation for the assessment and your invoice please email Maureen Abbey at mdabama81@hotmail.com and a new one will be sent.

Roofing Update & Assessment

The roofing replacement / repair project is expected to be completed in October. The last task will be the installation of the required vents and the painting of the stacks and chimneys, as well as our acceptance of the work and, of course, paying the final invoices.

The total estimate for the work is \$ 294,770, of which the insurance settlement portion is \$144,000, leaving an

estimated deficit of \$150,770. The final amount will be determined by the number of vents added to each building, any additional decking that is required, and any unexpected additional work that was required. Using the current estimate of \$150,770, the Board will assess each owner 1/152 of \$150,770, which comes to \$987.00. Again, we will need to recover this amount, with invoices sent out in November and due in January 2024. The option of paying in full or over an extended period (X months) will be offered.

Again, the board understands the angst caused by two major financial events. In this case though, owners may be able to take advantage of their Loss Assessment clause in the HO6 policy of their homeowner's insurance. **A deductible may apply depending on your insurance carrier's policy declarations.** Please check with your agent for information pertaining to your insurance policy.

HOA Board of Managers

Reminder: 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 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.

Please Note: 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.

Office Hours of RP8 Onsite Manager

Please be respectful of the nights and weekends of the Onsite Property Manager.

Try to conduct your business during normal office hours (**M-F 8:00 am to 5:00 pm**) unless you have an emergency.

The RP8 Onsite Property Manager is available to accept phone calls and messages at (**615 400-2395**) or emails at rp8onsitemanager@gmail.com Monday- Friday between the hours of 8:00 am to 5:00 pm.

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

RP8 Website: www.riverplantation8.com

Password: hoaRiver8

Board Members

Bill Cave – President 615-347-7425
wrcrp8@gmail.com

Jane Trotter – Secretary 847-308-6204
aitrotter1@gmail.com

Maureen Abbey – Treasurer 615-646-1954
mdabama81@hotmail.com

David Sullivan – Board Member 615-351-1773
410ggp@gmail.com

Bill O’Connell – Board Member 203-526-3201
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
(includes clubhouse rental)

Pool: Turner Hutchison 615-812-3825
turnerhutchison@bellsouth.net

Landscape: Margaret McCutcheon 615-646-8857
margaret.mccutcheon.55@gmail.com

Welcome: Carole Dahlinger 615 400-2395
cld47@aol.com

Dog Park: Bill Cave 615-347-7425
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