

NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

October 2023



30 September 2023 Financial Review

YTD INCOME

YTD Actual Income	\$476,392.23
YTD Budget Income	<u>\$467,301.80</u>
YTD Income Variance	\$ 9,090.43

YTD EXPENSES

YTD Actual Expenses	\$540,461.94
YTD Budget Expenses	<u>\$484,346.34</u>
YTD Variance	\$ (56,115.60)

CONTRACT SERVICES

YTD Actual	\$100,689.19
YTD Budget	<u>\$ 98,624.25</u>
YTD Variance	\$ (2,064.94)

DELINQUENCIES

91-days	\$ 2,399.00
61-90 days	\$ 100.00
31-60 days	\$ 1,620.00
0-30 days	<u>\$ 1,949.00</u>
TOTAL	\$ 6,068.00

CASH POSITION

Capital Account	\$387,145.01
Operating Account	<u>\$ 77,663.71</u>
TOTAL	\$464,808.72

Green Max Trash Removal Holiday Schedule

Thanksgiving Holiday: There will be no trash pickup on Thursday, Nov. 23rd or Friday, Nov. 24th. Pickup will run on regular schedule the week that follows.

Christmas Holiday: There will be no trash pickup on Monday, Dec. 25th. Monday's route will be on Tuesday, Dec. 26th.

CONDOLENCES

RP8 wishes to extend their condolences to the family of Marie Heath. Marie was a long-time resident of RP8. She spent countless hours volunteering in the Clubhouse and Social Committees. Her RP8 family will truly miss her.

Roofing Update & Assessment

Insurance after deductible and depreciation will pay for 49% of the roof replacement on 19 buildings and repairs on 9 buildings and the clubhouse from the storm damage from March 2023. This leaves a balance of \$150,255.56 to be covered by homeowners, divided by 152 is \$988.52 per home. Paying over 6 months is \$174.65 (or \$1,047.90 total). A letter from the board and an invoice will be sent to each homeowner in December. For those paying in full, the amount of \$988.52 will be due by 01/31/2024. For those choosing to make installment payments the first payment of \$174.65 will be due 01/01/2024 and on 02/28, 03/31, 04/30, 05/31 and the last payment on 06/30/2024.

Of our 76 buildings – 43 buildings have been replaced from 2017-2023 in the normal replacement cycle. Another 19 buildings in 2023 from storm damage. This leaves 14 buildings to be scheduled for roof replacement in 2024 and 2025 for an estimated cost of \$175,000. The clubhouse will need to be done in the next 5 years for an estimated cost of \$110,000. The board will budget for these roofing costs from the normal monthly dues collection.

GROUNDS COMMITTEE CAN YOU DIG IT?

Hello Neighbors!

Our association has received the kind offer of 4 small trees from a couple of our residents. They've been patio trees and are currently in pots and will need a hole approximately 1 1/2 feet deep and 3 feet in diameter. Of course, if we could get some good rain around the time of planting that would make the ground much easier to dig as well as give our trees a good start.

They have the best chance for survival if they get into the ground sometime between December and the end of February.

If any of you have a hankerin' to dig some holes - perhaps inspired by the multiple chipmunks tunneling through our yards - you are just the person we're looking for. If you embrace the idea of providing some shade and increasing

our neighborhood's oxygen production, you are exactly who we need.

If you can assist in this endeavor, perhaps able to plant even one tree, please contact me at 615-646-8857.

Margaret McCutcheon

CLUBHOUSE NEWS

The holidays are upon us, and our beautiful clubhouse is ready for you to rent for your parties and out-of-town guests. You may go to the website at riverplantation8.com to view the calendar for available dates or call Linda Simmons at 615-400-2395.

Rental Rates are as follows:

Downstairs – with access to the complete downstairs, including kitchen: \$150 per day

Bedrooms – with access to kitchen for making coffee in the morning:

Bedroom #1: 1 night \$75, 2 nights \$70, 3 nights \$60

Bedroom #2: 1 night \$75, 2 nights \$70, 3 nights \$60

Bedroom #3: 1 night \$75, 2 nights \$70, 3 nights \$60

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.



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
ajtrotter1@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.