

# NOVEMBER

## NEIGHBOR to NEIGHBOR River Plantation Section VIII Newsletter November 2023



### 31 October 2023 Financial Review

#### YTD INCOME

YTD Actual Income	\$529,150.12
YTD Budget Income	<u>\$517,104.80</u>
YTD Income Variance	\$ 12,045.32

#### YTD EXPENSES

YTD Actual Expenses	\$559,421.16
YTD Budget Expenses	<u>\$521,872.60</u>
YTD Variance	\$ (37,548.56)

#### CONTRACT SERVICES

YTD Actual	\$109,960.02
YTD Budget	<u>\$109,075.10</u>
YTD Variance	\$ (884.92)

#### DELINQUENCIES

91-days	\$ 3,157.00
61-90 days	\$ 95.00
31-60 days	\$ 865.00
0-30 days	\$ <u>924.00</u>
<b>TOTAL</b>	<b>\$ 5,041.00</b>

#### CASH POSITION

Capital Account	\$390,662.70
Operating Account	<u>\$105,923.40</u>
<b>TOTAL</b>	<b>\$496,586.10</b>



### MOLES

Many of you have voiced your concern about moles tearing up your

yard and planting areas. Currently we do not have money set aside in the budget to address the issue. You may choose to purchase a bag of Grubex and sprinkle it around your unit. It will kill the food source of the moles and they will move along to find a food source somewhere else. Grubex is safe for pets.

### INSURANCE COMMITTEE

The insurance committee has created a list of inquiries and questions that will be presented to our insurance broker, Charlie Ramsay, CLCS of Marsh McLennan Agency. We have also requested Charlie to provide us with a definition and clarification on the differences between an Insurance Agent and an Insurance Broker.

We will compile a presentation for the HOA members to review once Charlie has returned this list to us. The HOA board is planning to have Charlie attend a general HOA meeting in early 2024, subject to his availability.

### ROOF ASSESSMENT STATUS

As of 11.17.23 all the roof replacements and repairs from the March storm are finally complete.

The balance due after the insurance payment is \$150,255.56 to be covered by us, the homeowners. The \$150,255.56 divided by 152 is \$988.52 per home. Paying over 6 months at 6% interest 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 – 62 buildings have been replaced. This leaves 14 buildings to be scheduled for roof replacement in 2024 and 2025 for an estimated cost of \$175,000. Then the clubhouse will need to be done, with an estimated cost of \$110,000.

### SOCIAL COMMITTEE

Several years ago, RP8 had a Social Committee that planned events for the residents, but it went by the wayside. There has been some interest in reviving it. If you are interested in chairing or serving on this committee, please let Linda Simmons know. See her contact information in this newsletter.

## December HOA Open Meeting Date Change

Please note that our HOA Open Meeting will be held on Tuesday, Dec. 12, 2023 at 6:30 p.m. in the clubhouse.

### Metro Brush Pick-up

The next date for Metro to be in our area for brush pick up is **Jan. 11th, 2024**. **Please do not bring your brush to the street before Jan. 1st, 2024**, 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 be 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.

### 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](mailto: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](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***