

NEIGHBOR to NEIGHBOR
River Plantation Section VIII
Newsletter
December 2023



30 November 2023 Financial Review

YTD INCOME

YTD Actual Income	\$578,553.31
YTD Budget Income	\$563,448.20
YTD Income Variance	\$ 15,105.11

YTD EXPENSES

YTD Actual Expenses	\$834,744.62
YTD Budget Expenses	\$831,655.00
YTD Variance	\$ 3,089.62

CONTRACT SERVICES

YTD Actual	\$120,053.85
YTD Budget	\$119,526.88
YTD Variance	\$ (526.97)

DELINQUENCIES

91-days	\$ 2,622.00
61-90 days	\$ 335.00
31-60 days	\$ 315.00
0-30 days	\$ 1,104.00
TOTAL	\$ 4,376.00

CASH POSITION

Capital Account	\$392,187.89
Operating Account	\$ 29,346.23
TOTAL	\$421,534.12

RP8 Festive Holiday Party

Sunday Dec.10th over 20 residents for RP8 gathered at the clubhouse bringing appetizers and desserts to enjoy with neighbors. Sandi Madaris, unit 712, served as coordinator for the event. Thanks to the Clubhouse Committee, the holiday decor was a perfect backdrop for this group of revelers. A hot cocoa bar and tables of delicious treats plus chatting and visiting completed the holiday get-together. Many thanks to those who assisted in prepping and in cleaning up! All around, the event was quite fun and successful!

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.

ROOF ASSESSMENT STATUS

As all of us should understand by now, regarding the March storm damage - the roof replacement / repair project has been completed and the final invoices paid.

The insurance settlement portion is \$144,014, leaving a deficit of \$150,255.56. The Board has assessed each owner 1/152 of \$150,770, or \$988.52. Invoices were sent out December 15th and are due in January 2024. The option of paying over 6 months at 6% interest is also available. If you have not received the invoice, please notify the On-Site Manager, Linda Simmons, in order to receive the invoice.

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, mentioned earlier. **A deductible may apply depending on your insurance carrier's policy declarations.** Please check with your agent for information pertaining to your insurance policy.

Your insurance company may ask for information confirming the loss and the assessment. Please contact the On-Site Manager, Linda Simmons, for this information.

HOA Board of Managers

Reminder: Metro Brush Pick-up

The next date for Metro to be in our area for brush pick up is **Jan. 11, 2023.**

Please **do not bring your brush to the street before Jan 5, 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.

WINTER PRECAUTIONS

Once again, the winter season is upon us, and with that goes the threat of frozen pipes.

Listed below are some precautions you may want to take to keep your pipes from freezing:

1. Leave the vanity door open below all sinks on outside walls.
2. Disconnect all garden hoses. (This is a major cause in pipes freezing.)
3. If you have had prior problems with your pipes, leave the faucet on at a steady drip (both hot and cold).
4. Do **NOT** cut your heat thermostat back if you are going to be away for a few days.
5. Locate the cutoff to your water supply (usually above the water heater).
6. If pipes do become frozen (water not coming out of the faucet) try to thaw them out immediately. Please contact a **PLUMBER** immediately, and do not leave home if pipes are frozen.

In addition to the things above:

1. If you burn wood in your fireplace, consider having the chimney cleaned.
2. Check and clean the dryer vent.
3. Check batteries in smoke and carbon monoxide detectors.

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