

JANUARY



NEIGHBOR to NEIGHBOR River Plantation Section VIII Newsletter January 2024



31 December 2024 Financial Review

YTD INCOME

YTD Actual Income	\$642,253.16
YTD Budget Income	<u>\$627,740.86</u>
YTD Income Variance	\$ 14,512.30

YTD EXPENSES

YTD Actual Expenses	\$875,142.11
YTD Budget Expenses	<u>\$907,260.00</u>
YTD Variance	\$ 32,117.89

CONTRACT SERVICES

YTD Actual	\$130,427.04
YTD Budget	<u>\$127,479.00</u>
YTD Variance	\$ (2,948.04)

DELINQUENCIES

91-days	\$ 3,221.00
61-90 days	\$ 15.00
31-60 days	\$ 825.00
0-30 days	\$ <u>1,350.00</u>
TOTAL	\$ 5,411.00

CASH POSITION

Capital Account	\$393,770.08
Operating Account	\$ <u>54,335.20</u>
TOTAL	\$448,105.28

ESTATE SALES

Please be reminded that All Estate Sales require written permission of the HOA BOARD OF MANAGERS in the form of a variance request. Thank you.

CARPORT SALES

Please note that RP8 does not allow individual carport sales. This is why we offer residents the opportunity to participate in a collective carport sale twice a year, provided we have residents that want to head it up.

CONDO UNIT FILES

The HOA BOARD OF MANAGERS would like to inform residents that we are putting together a unit file for each condo unit. We are hoping this will provide a more compressive history of each unit.

FROM THE ON-SITE MANAGER

Please do not put out food scraps for the animals. A resident notified me that their dog got ahold of a porkchop bone, and it was not a good thing.

Also, please be diligent in protecting your cars and homes. There was a car theft from a carport here in RP8 this month.

WANTED

One hole dug to plant a tree for the beautification of our neighborhood. Skip the gym, change your exercise routine, and work up a sweat close to home! We're talkin' 2 feet deep and 3 feet wide, a definite calorie burner! The tree needs to be in the ground before the end of February.

Contact: Margaret McCutcheon 615-646-8857.

Chinese proverb: *The best time to plant a tree is 20 years ago. The second-best time is now.*

PLEASE VOLUNTEER

There are many chores we try to take care of ourselves and not hire out in order to keep expenses down. If you have any spare time at all, please contact one of the committee chairs and volunteer. Even if it is just one time.



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

Termite Control:

Belle Meade Exterminating 615-298-5555

Pest Control: Arrow Exterminators
For service call Linda Simmons 615-400-2395

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 615-646-1054
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