



NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

March 2024



HOA Section VIII Treasurer's Report 03/12/2024 Board Meeting:

- 1) Total cash balance is \$615,128 – an increase of \$39,103 for the month of February.
- 2) The total Accounts Receivable from delinquent HOA dues (excluding the insurance assessment) and late fees is \$5,469.
- 3) The outstanding balance owed on insurance invoice is \$1,958.60 as of 02/29/2024.
- 4) The outstanding balance owed YTD on the roof assessment is \$4,629.85 as of 02/29/2024. All but 11 homes have made some payment towards assessment.
- 5) Excluding Roof Assessments YTD Revenue Budget is \$79,050 – actual is \$81,317 collected.
- 6) Excluding Capital Expense YTD Expense Budget is \$57,350 – actual is \$28,226 spent.

INSURANCE

The HOA has begun the process of shopping for insurance for the coming year. We are shopping on:

- 1) price, if the market bears.
- 2) new Fannie Mae and Freddie Mac requirements
 - a. Employee theft coverage
 - b. Replacement cost vs Actual Cash Value for wind and hail
- 3) Review and confirm that the HOA has adequate insurance to cover all insurable assets.

YARD WASTE PICK-UP

Our next pick up is scheduled for March 29, 2024, so you may start bringing your Yard Waste to the drop -of area now. The drop-off area is located across the street from unit 725. Please do not drop in other areas of RP8 as this can be unsightly for our neighborhood.

AT&T Fiber Optic Project

Expected to be installed throughout River plantation during 2024.

After additional research, particularly pertaining to northern sections 1, 2, 3, & 4, and collaboration with our team members involved in the process, AT&T has proposed a path forward to install fiber optic cable service for each section of River Plantation.

For sections 1, 2, 3, & 4 providing AT&T fiber service will require additional planning, material, and labor to place fiber inside the units due to not being able to access each unit from outside like they can in sections 5-11. AT&T will collaborate with those section HOAs to develop a plan and determine the feasibility of placing fiber in each section. (Sections 1-4 have Comcast Hi speed Internet installed.)

The plan for sections 5-11 will be built in two projects.

AT&T's plan is to place 1 ¼" conduit from the fiber cable to the side of each unit during the construction phase while utilities are located, and crews on site, and utilities are marked. The attached sketch (although tough to see) shows the cables planned routing.

This additional work during the construction phase is for avoidance of wrapping cables around a unit to reach another unit, alleviating the need for subsequent excavation to place fiber drop during each installation to each unit, and reduce time required during installation visit.

The proposal is to bore under streets and sidewalks vs. cutting - restoring, and perform minimal excavation required for fiber placement. One item pointed out by their construction supervisor is under some circumstances, if other utilities are located under the street at our bore locations, we may need to dig a hole down to verify the exact location of that utility.

Sections 5, 6, & 7 (project 1)

Engineering has been finalized, based upon the plan being presented.

Our goal is to approve this project in February and provide service within 3-4 months of approval by all HOAs. Sections 5 & 7 submitted positive approval responses.

Section 6 is pending approval.

Sections 8, 9, 10, 11 (project 2)

Engineering is in progress update in accordance with the plan presented. Upon HOA approval, we will finalize engineering for approval. Our goal is to approve this project in February and provide service within 3-4 months of approval by all HOAs. Sections 9, 10, & 11 submitted positive approval responses. Section 8 has approved this project as of 03.12.24.

At the time construction is to begin, AT&T will submit for location of utilities, and place door hangers as notification, and will provide a number for questions related to excavation and placement of cable, conduits, and handholes.

The AT&T local excavation contractor supervisor will be monitoring the project in addition to our local AT&T construction supervisor. We have collaborated on the engineering and construction plan presented. AT&T SR Specialist OSP Design Engineer Michael King has collaborated with their location installation supervisor for the most seamless and least intrusive plan for installation, after construction completion. He is very familiar with River Plantation and excited to have the opportunity to upgrade to AT&T fiber.

RP8 Has also asked that the following be included in the project:

- 1) All subs notify RP8 Property Manager when their crews are on site.
- 2) All subs have an English-speaking supervisor on site when crews are working.
- 3) RP8 assumes hand holes will all be flush with the ground surface.
- 4) Rp8 would prefer work hours to be 7am to 5pm as a maximum per day. No Sundays .
- 5) Any construction areas returned to original condition (or better) as part of project completion.

SPRING CARPORT SALE

Several neighbors have agreed to head up a Spring Carport Sale. The dates they have chosen are May 18th and 19th. Bring out all of those items you are wanting to get rid of and join us. It should be fun!

GROUNDS COMMITTEE

Spring is upon us so thought you'd like a little update on the Landscape Committee doings.

We hope you've noticed the small trees added to GGP. They are of course, quite small, and we hope they will take hold. Each has a tree diaper around it to help hold water when we get into the heat of the summer.

The front bed rose bushes are being trimmed back by the committee and should be completed this week. I can tell that over the past 3 years we've been doing this that they are looking much healthier, so hopefully we will be able to retain them for years to come.

As spring/summer progresses, we plan to evaluate the shrubs in front of the units to determine what needs to be removed, and then replaced in the fall.

The clubhouse is sporting a new lilac bush - we should see some pretty blooms later this spring. The daffodils up there look great too. There is still a good bit of empty space, so we'll try to fill in with some drought resistant flowers to get us through the summer.

Debby and William Fisher have graciously adopted the planting circle in the 400 courtyard, so it will get some loving attention that it's been needing. They love plants, so you may want to take a peek as the planting season progresses; it will be transformed!

Our ever-diligent property manager has arranged for TVA to knock down the brambles and brush along the drainage ditch close to the dog park - free of charge, I might add! Maybe we will be able to do a little something over there to help improve the looks of that area as the plants grow back in the coming seasons. If nothing else, the dog park area will be more visible, which has been a concern of some residents.

I want to thank all of the committee members and all those who have assisted them as we strive to improve and maintain the visual appeal of our neighborhood. Enjoy this transition of seasons!!

POOL COMMITTEE

We plan to open the pool around mid-May, and it typically stays open until early October. Our pool is open daily from 8:00 AM until dusk (30 minutes after sunset). By closing it this way, we can comply with Metro Health Department's rule that we cannot be open at night, yet still have the pool open as late as possible each day.

Volunteers from the pool committee are responsible for opening the pool daily, cleaning up any leftover trash (please clean up after yourself), rearranging the chairs and cleaning the bathrooms. We are always looking for volunteers to join us on the pool committee. Contact our chairman, Turner Hutchison at turnerhutchison@bellsouth.net

Our pool is saltwater thanks to a generous homeowner who financed the conversion. I am told it's better for hair and skin than a traditional chlorine pool.

PROPERTY MANAGER INFORMATION

The manager is trained to deal with conflict, but he or she typically will not get involved in quarrels you might be having with your neighbor. However, if association rules are being violated, the manager is the right person to notify.

While the manager works closely with the board, he or she is an advisor—not a member of the board. Also, the manager is not your advocate with or conduit to the board. If you have a concern, send a letter or e-mail directly to the board.

Although the manager works for the board, he or she is available to residents. That doesn't mean the manager will drop everything to take your call. If you need to see the manager, call and arrange a meeting.

The manager is always happy to answer questions, but he or she is not the information officer. For routine inquiries, like the date of the next meeting, read the newsletter or check the association website.

The manager is responsible for monitoring contractors' performance but not supervising them. Contractors are responsible for supervising their own personnel. If you have a problem with a contractor, notify the manager, who will forward your concerns to the board. The board will decide how to proceed under the terms of the contract.

The manager inspects the community regularly but even an experienced manager won't catch everything. Your help is essential. If you know about a potential maintenance issue, report it to the manager.

The manager does not set policy. If you disagree with a policy or rule, you'll get better results sending a letter or e-mail to the board than arguing with the manager.

The manager has a broad range of expertise, but he or she is not a consultant to the residents. Neither is he or she typically an engineer, architect, attorney, or accountant. The manager may offer opinions but don't expect technical advice in areas where he or she is not qualified.

Although the manager is a great resource to the association, he or she is not available 24 hours per day—except for emergencies. Getting locked out of your home may be an emergency to you, but it isn't an association emergency. An association emergency is defined as a threat to life or property.

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

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. Thank you!

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

Dog Park: Bill Cave 615-347-8857
Wrc1083@outlook.com



Cable Installation Sketch

This sketch shows phase 2 of the project. Yellow lines feed locations to each dwelling.