



NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

April 2024



March 2024 RPS Financial Review

YTD INCOME

| | |
|---------------------|---------------------|
| YTD Actual Income | \$240,357.88 |
| YTD Budget Income | <u>\$156,825.00</u> |
| YTD Income Variance | \$ 83,532.88 |

Variance is roof assessment income collected in full versus installment plan budgeted.

YTD EXPENSES

| | |
|---------------------|---------------------|
| YTD Actual Expenses | \$ 75,027.23 |
| YTD Budget Expenses | <u>\$109,775.04</u> |
| YTD Variance | \$ 34,747.81 |

DELINQUENCIES

| | |
|------------|--------------------|
| 91+ days | \$ 2,575.00 |
| 61-90 days | \$ 1,208.25 |
| 31-60 days | \$ 1,447.20 |
| 0-30 days | <u>\$ 2,756.40</u> |
| TOTAL | \$ 7,986.85 |

Of the delinquency total, \$986.00 is one homeowner for 2023/2024 insurance invoice and \$3,437.90 for roof assessment.

CASH POSITION

| | |
|-------------------|---------------------|
| Capital Account | \$524,577.19 |
| Operating Account | <u>\$ 95,709.37</u> |
| TOTAL | \$620,286.56 |

Total cash balance is \$620,287, an increase of \$5,159 for the month of March.

The total Accounts Receivable from delinquent HOA dues (excluding the insurance invoice and roof assessment) is \$3,563. This is a decrease of \$1,906 from February.

The outstanding balance owed on the insurance invoice is \$986 as of 03/31/2024.

The outstanding balance owed YTD on the roof assessment is \$3,438 as of 03/31/2024.

Excluding roof assessments, YTD Revenue Budget is \$118,500, and actual collected is \$123,757.

Excluding Capital Expenses, YTD Expense Budget is \$86,025, and actual spent is \$43,677.

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.

WEBSITE

The HOA suggests that you access the website if you need documents or forms concerning our River Plantation Section VIII community.

The website address is www.riverplantation8.com

If you cannot find the needed information on the website, then you may send your request to rp8onsitemanager@gmail.com

YARD WASTE PICKUP

Our next pickup is scheduled for July 10, 2024. **PLEASE do not bring your yard waste to the drop-off area before July 1.** The drop-off area is located across the street from unit 725. **PLEASE do not block the sign when dropping off.** Please do not drop off in other areas of RP8, as this can be unsightly for our neighborhood.

SPRING CARPORT SALE

Several neighbors have agreed to head up a Spring Carport Sale. The dates they have chosen are May 18 and 19, 2024. If you are interested in participating, please call, text, or email Wendy Vincent at walkntn@gmail.com or (615) 429-2213. Bring out all of those items you want to get rid of and join us. It should be fun!

INDIVIDUAL CONDO RECORDS

We are in the process of putting together a historical record of each unit. Should you choose to request a copy of your unit's records, the charge will be \$10.00.

POOL NEWS

The pool is scheduled to open May 18, 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 the Metro Health Department's rule that we cannot be open at night, yet still

have the pool open as late as possible each day. We have ordered three portable umbrellas and plan to re-strap some of our chaise lounges. These things should be ready when the pool opens. Volunteers form 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

POOL RULES

Hours 8:00 AM to Dusk

- 1) No food of any kind is allowed inside the pool area.
- 2) No glass is allowed inside the pool area, not even in the garbage cans.
- 3) No diving from the side of the pool or from chairs is permitted.
- 4) No non-resident guest shall enter the pool area without being accompanied by a homeowner or tenant.
- 5) No children under 14 shall be in the pool area without a supervising adult accompanying them.
- 6) No alcoholic beverages are permitted inside the pool area.
- 7) No profanity may be used inside the pool area.
- 8) No animals are allowed inside the pool area.
- 9) No smoking is allowed inside the pool area.

Drinks are allowed, but not on the apron of the pool, defined as the concrete ring at the edge of the pool. Please keep drinks at the table. If you choose to play music, please use headphones.

GROUNDS

Spring is here, and you know what that means. If you have plantings alongside your unit, it is your responsibility to keep the area clean and free of weeds. Please take care of this now so that our property looks clean and well kept. Throughout the summer, the Grounds Committee will be assessing our shrubbery to determine what we can afford to replace in the fall. Should you be interested in replacing your own shrubbery, please complete a Variance Request.

CONTACT INFORMATION

Non-Emergency Police: 615-862-8600

Onsite Manager - Linda Simmons 615-400-2395
rp8onsitemanager@gmail.com

RP8 Website: www.riverplantation8.com

Board Members

Bill Cave - President 615-347-7425
wrcrp8@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

Debbie Fisher - Board Member 615-351-4630

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 Pickup: 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

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.

Thank You

The HOA Board wishes to thank Jane Trotter for serving on the Board for the past three years. Also, thanks to David Sullivan for his past three years of service and his willingness to take on another three years.

You Are Invited

When I Find Myself in Times of Trouble

You may recognize this phrase from "Let It Be," which is the first song in the concert to be presented by TEMPO on April 28 at 3:00 at Bellevue United Methodist Church, 7501 Old Harding Pike. TEMPO was founded and is directed by Mary Combs and is a non-profit community choir that provides a service to the community.

The program is an uplifting, inspirational concert to ease your "troubles" through music. Every selection refers to "trouble" in one way or another. Some are simply humorous, like "Bubble Trouble" and "Trouble with Treble," and other pieces are meant to bring peace, such as "Nobody Knows the Trouble I See" and "Bridge Over Troubled Waters." Various styles – barbershop, gospel, ballad, Broadway musical – will provide a family- friendly concert to the community. Admission is free.

If you would like more information about the concert or information about participating in the next season, please contact Mary Combs at mpcombs2@gmail.com