

# NEIGHBOR to NEIGHBOR

## River Plantation Section VIII

### Newsletter

#### May 2024



### April 2024 RP8 Financial Review

#### YTD INCOME

YTD Actual Income	\$286,403.64
YTD Budget Income	\$ <u>209,100.00</u>
YTD Income Variance	\$ 77,303.64

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

#### YTD EXPENSES

YTD Actual Expenses	\$163,279.99
YTD Budget Expenses	\$ <u>146,366.72</u>
YTD Variance	\$ (16,913.27)

Variance is scheduled roof replacement has been completed but budgeted over full year.

#### DELINQUENCIES

91-days	\$ 3,413.95
61-90 days	\$ 1,013.60
31-60 days	\$ 1,099.20
0-30 days	\$ <u>2,844.05</u>
TOTAL	\$ 8,370.80

Of the delinquency total \$986.00 is one homeowner for 2023/2024 insurance invoice and \$3,985.80 for roof assessment. One owner does account for 48% of total delinquency.

#### CASH POSITION

Capital Account	\$526,625.20
Operating Account	\$ <u>51,430.76</u>
TOTAL	\$578,055.96

### INSURANCE

The HOA has begun the process of shopping for insurance for the coming year.

We have three vendors shopping for us and should have their quotes shortly.

### AT&T Fiber Optic Project

Work has begun on the project is Section 5, 6, and 7. Hopefully they will get to us soon.

### WEBSITE

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

The website address is [riverplantation8.com](http://riverplantation8.com)

If you cannot find the needed information on the website, then you may send your request to

[rp8onsitemanager@gmail.com](mailto:rp8onsitemanager@gmail.com)

### Yard Waste Pick-up

Our next pick up is scheduled for July 10, 2024, **PLEASE do not bring your Yard Waste to the drop off area before July 1<sup>st</sup>** . 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 in other areas of RP8 as this can be unsightly for our neighborhood.

### 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.

### 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.

### GROUNDS

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 and your request will be considered.

## EMAIL SPOOFING

Recently several attempts have been made to scam board members out of money. Using phony emails as an example, scammers are faking that they are a board member tied up in meetings and need help with a task and are unable to get to a store to purchase gift cards and asking for someone to pick up the cards for the board member. **No HOA Board Member will ever ask you to provide gift cards in this manner for any reason.** If you suspect this is a scam either call or text the person identified to verify that they have made the request. Do not respond to the email unless you have identified the person requesting the action via an independent verification. DO NOT use any communication method indicated in the email to do the verification.

## ALLEY PARKING

Over time there has been an increase in people parking in the alleyways behind the condos, this has the potential to block carport egress, slow down emergency response and is not in compliance with Rule 8b. of the Rules and Regulations.

People, if you are dropping off something or loading up something or picking up or discharging passengers by all means pull up behind the condo to do so, but please move the vehicle to a parking spot as soon as you are done. Work vehicles are doing the same thing, move your vehicle to a parking slot and let the contractor pull into your carport. Are there exceptions to this request? Yes (moving trucks as an example or appliance delivery) but let's stop making the exception the rule.

One other point to be made, people are driving across the yard from the alley behind the Masonic Lodge on to lodge property and out to Old Harding Rd. This is not an exit from the property! If you do this you are trespassing on the lodge property, private property.

In addition, someone has been coming in from the lodge to our property and doing donuts in the turf tearing it up significantly. It has happened twice in May during daylight hours. If you see the vehicle(s) doing this, please notify the RP8 property Manager.

## POOL NEWS

The pool chairs were re-strapped, and the new umbrellas arrived, and we have a couple more on order. The pool opened May 18th and 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](mailto:turnerhutchison@bellsouth.net)

## POOL RULES

### Hours 8:00 am to Dusk

- 1) No food of any kind is allowed in 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 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.

## MEMORIAL DAY

Let us remember our fallen in gratitude.



## 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)**

### Board Members

Bill Cave – President 615-347-7425  
[wrcrp8@gmail.com](mailto:wrcrp8@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)

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 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)

**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***