



NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

June 2024



May 2024 RP8 Financial Review

YTD INCOME

YTD Actual Income	\$330,727.68
YTD Budget Income	<u>\$261,375.00</u>
YTD Income Variance	\$ 69,352.68

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

YTD EXPENSES

YTD Actual Expenses	\$185,621.42
YTD Budget Expenses	<u>\$182,958.40</u>
YTD Variance	\$ (2,663.02)

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

DELINQUENCIES

91-days	\$ 5,206.15
61-90 days	\$ 35.00
31-60 days	\$ 1,738.25
0-30 days	\$ <u>4,166.83</u>
TOTAL	\$ 11,146.23

Of the delinquency total \$986.00 is one homeowner for 2023/2024 insurance invoice and \$5,251.93 for roof assessment. One owner does account for 40% of total delinquency.

CASH POSITION

Capital Account	\$528,749.74
Operating Account	\$ <u>69,719.88</u>
TOTAL	\$598,469.62

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

AT&T came through last week and put out orange flags. It appears that they are headed our way. No specific date yet.

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 up and is 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.

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 1st.** 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.

GROUNDS

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.

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.

**TVA will be on the property this week
cleaning up under the power lines.**

POOL NEWS

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, 615 351-4630 wfisher575@gmail.com

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.

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.

CONTACT INFORMATION

Non-Emergency Police: 615-862-8600

Onsite Manager: 615 400-2394

Rp8onsitemanager@gmail.com

RP8 Website: www.riverplantation8.com

Call or email Onsite Manager for password to access directory and financials.

Board Members

President 615-347-7425

wrcrp8@gmail.com

Secretary/Treasurer 615-646-1954

Mdabama81@hotmail.com

Board Member 615-351-1773

410ggp@gmail.com

Board Member 203-526-3201

Billjill92condo@gmail.com

Board Member 615-351-4630

wfisher575@gmail.com

Termite Control:

Belle Meade Exterminating 615-298-5555

Pest Control:

Arrow Pest Control

For inside service call Onsite Manager

Lamp Post Lights and Alley Lights:

Onsite Manager 615 400-2395

Trash Pick-up/Junk Removal

James Eberly 615-429-3855.

COMMITTEES

Clubhouse: 615 400-2395

rp8onsitemanager@gmail.com

(includes clubhouse rental)

Pool: 615 351-4630

wfisher575@gmail.com

Landscape: 615 646-8857

margaret.mccutcheon.55@gmail.com

Dog Park: 615-347-7425

wrcrp8@gmail.com