



NEIGHBOR to NEIGHBOR

River Plantation Section VIII

Newsletter

August 2026

JULY 2026 RP8 Financial Review

YTD INCOME

YTD Actual Income	\$ 292,033.00
YTD Budget Income	\$ <u>306,343.31</u>
YTD Income Variance	\$ 14,310.31

(Insurance is not included)

YTD EXPENSES

YTD Actual Expenses	\$ 254,115.95
YTD Budget Expenses	\$ <u>309,910.07</u>
YTD Variance	\$ 55,794.12

(Insurance is not included)

DELINQUENCIES

91-days	\$ 12,163.40
61-90 days	\$ 100.00
31-60 days	\$ 1,582.00
0-30 days	\$ <u>3,509.75</u>
TOTAL	\$ 17,355.15

CASH POSITION

Operating Account	\$ 68,769.15
Savings Account	\$ 224,098.14
Reserve Account	\$ <u>613,910.57</u>
TOTAL	\$ 906,777.86

Fall Carport Sale

The HOA Board of Managers has approved a Fall Carport Sale, which will be held on Friday, September 25th, and Saturday, September 26th. Please bring out your treasures and join us!

Insurance Update

All policies are in place, and the invoices have been paid in full. The Board appreciates all homeowners who have promptly made their payment. As a reminder, the full amount due on 08/15/2026 was \$1,004 or five monthly payments due on the 15th of the month for \$213 each month. A copy of the Association's Certificate of Insurance can be found on the website under "Documents".

Holiday Social

The HOA Board of Managers is seeking a volunteer committee to plan and implement a holiday party for the residents of River Plantation VIII. If you are interested in organizing this event, please reach out to the manager and indicate your preferred date in December so the Clubhouse can be reserved.

Pool Update

We had a fabulous summer poolside. Thank you to all our volunteers this year. If you would like to help next year, please contact Debby Fisher at 615-351-4630. The pool will close for the year on Sunday September 27th.

Landscape Update

We completed another round of tree trimming. Several trees that were diseased and dying had to be cut down. We are preparing for the fall planting of replacement shrubs for the front planting beds. We will be doing grass seeding and fertilizing in a few weeks. The ravine and drainage swells along the railroad and TVA power lines have been bush-hogged. We are now cleaning up the trash out of the area. Several projects to help homeowners with some small landscaping tasks have been completed this summer by our volunteers. Thank You!

We are still offering assistance to the homeowners with empty pots outside of their fenced patio area. These pots should be kept planted except during the winter months or moved to your patio or storage area if not planted. There are volunteers available to help plant the pots or move them. Please contact William Fisher at 615-636-3418 or wfisher575@gmail.com if you need assistance with this.





Playground Update

There is interest in putting a small playground back in place on our grounds. Schuyler Lucio has agreed to chair a committee to present a proposal to the Board in the fall. If you have an interest in seeing this come together and have ideas or can assist in planning the project, please reach out to her at schuyler.m.lucio@gmail.com.

Neighborhood Security Reminder: Staying Safe Together

Please remember the following security tips:

- Always lock your vehicle, especially overnight.
- Do not leave valuables in your car, or anything that may appear valuable.
- If you must leave items in your vehicle, store them out of sight in the trunk.
- Do not approach suspicious individuals in carports or common areas - call 911 immediately.

Mail & Deliveries:

- Retrieve mail promptly and never leave it overnight.
- If you are traveling, arrange for a neighbor to collect your mail or request a mail hold from the post office.
- Ask neighbors to pick up newspapers or package deliveries while you're away to avoid signaling an empty home.
- If mailing checks, consider dropping them directly at the post office rather than leaving them in a mailbox.

Storage Areas:

- Keep all storage units locked, especially if tools or valuables are stored inside.

By staying alert and following these precautions, we can reduce the likelihood of theft and help protect our neighborhood. Thank you for doing your part to keep our community safe and secure.

Non-Emergency Police: 311

Onsite Manager: 615 400-2395

Rp8onsitemanager@gmail.com

RP8 Website: www.riverplantation8.com

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

Board Members

President 615-491-2096

mdabama81@hotmail.com

Secretary 615-351-4630

wfisher575@gmail.com

Treasurer 629-239-7780

rpsec8tg@outlook.com

Board Member 440-823-1440

spark4u.jh@gmail.com

Board Member 901-326-9817

jg34@bellsouth.net

Termite and Pest Control:

Arrow Pest Control -

For service call Onsite Manager 615-400-2395

Lamp Post Lights and Alley Lights:

Onsite Manager

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: 615-636-3418

wfishertn@earthlink.net

In order to keep costs down we need all the help we can get. If you can help in any way, please contact the Committee Chair.