

RIVER MILL REGISTER

Fall 2015: River Mill Condominiums - Roswell, Ga.

Board of Directors

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Property Manager

Sentry Management
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Board Meetings

3rd Wednesday of every month (excluding Aug. and Dec.) at 7 p.m. in unit 700 (Unless otherwise noted at mailbox bulletin board).

Important Numbers

Roswell Emergency
770-993-4100

Roswell Non-Emergency
770-640-4100

Fulton Co. Animal Control
404-613-4954

Georgia Power
888-891-0938

Charter Cable
888-438-2427

Real Estate Update: 7 Units Sold in 2015

As of Nov. 1, there have been seven units sold in 2015 bringing the total to 20 units sold since March 2014. According to The Atlanta Board of REALTORS®, the average sales price in August increased 6.6% over August 2014. The average and median sales prices continue to show positive gains over 2015.



For updated real estate information, visit the bulletin boards in front of the mailbox area. At the moment, we have four units listed for sale including:

- 317 - 1 bed/1 bath - 988 sq ft - \$85,000
- 506 - 1 bed/ 1 bath - 988 sq ft - \$92,900
- 609 - 1 bed/1.5 bath - 972 sq ft - \$80,000
- 708 - 2 bed/2 bath - 1,306 sq ft - \$105,000



Front Doors Painted

Have you noticed your front door lately? A recent painting project has been completed that included a fresh coat of black paint on everyone's front door. Other painting touch up jobs are being done on selected railings along the breezeways that are in need of an upgrade.

Roswell Citizens Police Academy

HOA board member Jason Brown, along with his wife Amethyst, have been selected to participate in the Roswell Citizens Police Academy. Jason will be acting as a representative of River Mill on behalf of the board in an effort to build a better relationship with the police department. The program is only offered once a year and is limited to 20 students per class.

"This is a unique opportunity that will prove to be an invaluable educational experience," Jason said. "We are honored to be selected for the program."

The academy is an educational and informative initiative allowing residents to learn about issues affecting the city's law enforcement efforts. During the 10-week academy, students will receive first-hand knowledge of:

- Police operations
- K9 units
- SWAT team
- DUI enforcement
- 911 Communications Center
- Detention Center operations
- Criminal Investigations (CSI) Division



Annual Meeting: Jan. 20, 2016 at 7 PM

Food Truck Night a Hit!



Nearly 60 people came out for our first-ever Food Truck Night event in September. We were fortunate to have great weather while enjoying some fresh, delicious food from Edgard Sanchez's C'est Tout Bon 2 Eat food truck.

Stay tuned for more community events in the future. Be sure to check the newsletter or bulletin boards by the mailboxes for announcements.



Coffee With the Chief

Chief Rusty Grant and other officers from the Roswell Police Department will come together in an informal, neutral space to discuss community issues, build relationships and drink coffee. All community members are invited to attend.

The event will be at the Chick-fil-A, at 604 Holcomb Bridge Road, on Friday, November 6th from 7 a.m. to 9 a.m.



Community Reminders

Fireplace Safety -- As we prepare for the colder temperatures, many of us will be igniting our fireplaces. We'd like to remind everyone that fireplaces can pose a hazard. Please remember these fireplace safety tips:

Do:

- Extinguish fire before going to bed or leaving the house
- Never leave a fire unattended
- Remove any combustibles away from the fireplace opening
- Open the fireplace damper before lighting a fire
- Use well-seasoned wood
- Always use the fireplace screen

Don't:

- Burn soft, moist wood because it accelerates creosote buildup
- Use gasoline, lighter fluid or other fluids that can explode
- Burn gift wrap, polystyrene that can emit deadly fumes, cardboard boxes, coated materials, or trash
- Start a roaring fire, as this can light a fire inside the flue
- Store flammable materials (pillows, blankets, magazines, etc.) or position a Christmas tree near the fireplace



Fireplace Cleaning -- Taking the time to care for your chimney can help protect your home. Experts recommend that chimneys are swept and inspected annually whether or not your fireplace is being used. A dirty chimney can cause fires which damage structures destroy homes and injure people. If you have not used your fireplace in a long time, pests may have built nests that could clog your flue or chimney chamber.

Many River Mill owners have used The Mad Hatter to have their chimneys cleaned. They are located at 5220 Atlanta Hwy, Alpharetta. Their website is madhatterservices.com.

Trash -- Recently, the landscaping crew picked up many bags of trash throughout the grounds. Board members have also picked up trash while inspecting the grounds. Residents can help with the problem by:

- Picking up trash on the grounds
- Not littering
- Putting junk mail in trash cans located at the mailbox area
- Not discarding cigarette butts on the grounds
- Not putting trash in the breezeway outside your front door

Parking -- One of the numerous amenities of living in River Mill is the generous parking policy. Residents are not required to park in assigned spaces (excluding those with handicap access) and visitors do not have to worry about where to park. Unfortunately, some residents are storing multiple vehicles resulting in a shortage of parking spaces for others.

Owners of multiple vehicles should be considerate of their neighbors and park additional vehicle(s) in the areas that are not close to the access of each building. There are several places throughout the community for this so each owner can have at least one spot relatively close to the door of their unit.

If a vehicle appears to be unused (stored), abandoned, broken down or has expired license plates, the association has the authority to tow the vehicle at the owner's expense. Oversize vehicles such as moving trucks/vans/trailers, along with motorcycles and scooters, may not be parked overnight in the community.

