

RIVER MILL REGISTER

Spring 2016: River Mill Condominiums - Roswell, Ga.

Board of Directors

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Jay "Tripp" Miller

Property Manager

Sentry Management
Jan Purdy
404-459-8951 Ext 106
jpurdy@sentrymgt.com
sentrymgt.com

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

Community Gathering with Roswell

Police: June 4 @ 4 PM

Join us for a community gathering on Saturday, June 4 from 4 to 7 p.m. at the pool area. Reconnect with your neighbors and meet new ones. This year, representatives from the Roswell Police Department will be joining us. It will provide a unique opportunity for residents to thank them for their service and ask any questions they may have. Food and beverages will be served. If inclement weather occurs, event will be rescheduled and new date will be posted on the bulletin board at the mailbox area.



Food Truck Night: Tuesday, May 10 @ 5 PM

Circle your calendars! Tuesday, May 10 is our next Food Truck Night. We'll welcome the Meatballerz truck from 5 to 8 p.m. It will be parked inside our complex in front of the pool/tennis area serving delicious Italian cuisine. Menu items range from \$4 to \$10 highlighted by their signature meatball items. Come hungry!

New Website Launched

River Mill's official website -- www.rivermillga.com -- recently underwent a complete redesign and update. The new site features a fresh, clean look that is more user-friendly and easy to navigate. Additionally, it is now compatible with all screen formats including desktop, laptop, tablet and mobile/smartphone.



Pardon Our Progress

The island in the center of the parking area between the 600 and 700 building is deteriorating and the tree roots have caused major damage to the driving surface in the surrounding area. The design the Board has chosen to revamp this area includes keeping the two mature oak trees and replacing the timber wall with a block wall matching the existing block walls in the community. There will also be a paver sidewalk through the new tree island -- to connect the two parking areas. Jasmine ground cover will be planted in the new landscape area.

As a result, additional parking spaces will be created as part of the improvements. The contractor will be doing the job as quickly as possible to minimize any disruption. Please be considerate of the workers and your neighbors while this project is underway. There will be several stages required to fully complete the project.

Pool Hours are daily from 9 a.m. to 9 p.m.

Real Estate Update:

25 Units Sold since 2014



So far, two units have sold in 2016. However, since 2014, a total of 25 units have sold! For updated real estate information, visit the bulletin boards in front of the mailbox area. At the moment, we have two units listed for sale with pending offers including:

- 101 - 1 bed/1.5 bath - 972 sq ft - \$85,000
- 609 - 1 bed/1.5 bath - 972 sq ft - \$78,000

New Deck/Porch Lighting



Phase Two of installation of the new, upgraded light fixtures has been completed. This phase included new outdoor lighting for each individual unit's back deck or front porch. A total of 76 light fixtures were replaced. The improvements were made by replacing the old, dated globe lights with new Progress Lighting from the Resort Collection which features an aged copper finish.

Pool Guests

Just a reminder that all pool guests are welcome but must be accompanied by a homeowner. No more than four guests per unit at a time.

Building Signs Upgraded

Have you noticed the building number signs lately? They have all been cleaned, repaired and given a new, fresh coat of paint. All building number indicator signs have been completed.



Roswell Named Bicycle-Friendly Community

Roswell has become the first city in Georgia to earn a "Bicycle-Friendly Community" designation by the League of American Bicyclists due to its special commitment to all aspects of cycling. To nurture this commitment, the City of Roswell formed a Bicycle Advisory Committee in the fall of 2014.



Alive in Roswell 2016

The monthly events known as Alive After Five and Alive at the Square are combining into one great event -- Alive in Roswell. The event, hosted by the City of Roswell, kicked off April 21 on Canton Street at the Historic Square on Highway 9. Alive in Roswell will be held the third Thursday of each month from April through October. More information can be found at www.aliveinroswell.com.

Community Reminders

Key Fobs -- If you've lost your key fob, contact Jan Purdy at Sentry Management and request a new fob. The replacement fee is \$35.



If your key fob has died it most likely needs a new battery. They can be purchased at Batteries Plus 755B Holcomb Bridge Road, Roswell. Model number is 12VMN21/A23.

Pool Key -- All owners should have an all-in-one pool key. This key is good for access to the pool and tennis courts, along with entry to both pedestrian gates -- front gate next to the 100 building and the dog walk gate. If you need a key, contact Jan Purdy at Sentry Management to request a new one. The replacement fee is \$25.



No Pet Waste in Pine Straw -- A fresh new load of pine straw was just distributed around the community. Please remember to refrain from allowing your pets to defecate on any pine straw areas.



Watch Your Speed -- Be mindful of your vehicle speed when traveling within the complex. More people will be out walking during the summer months as the weather improves.