

RIVER MILL REGISTER

Winter 2016: River Mill Condominiums - Roswell, Ga.

Board of Directors

President

Jeff Shillington

Vice President

Jimmy Reinhardt

Treasurer

Susan Letts

Secretary

Jason Brown

Director-at-Large

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

Election Results

The recent annual meeting unveiled the voting results to fill the open vacancies on the Board of Directors. Jeff Shillington, Jason Brown and Jay "Tripp" Miller were all re-elected to their previous positions.

Shillington will continue his role as President while Brown resumes his Secretary position and Miller continues as Director-at-Large. Each elected board member serves a two-year term before being up for re-election.



New Outdoor Lighting

Have you noticed the new, upgraded lighting fixtures on the outside of each building? Recent improvements have been made by replacing the old, dated globe lights with new Progress Lighting from the Resort Collection which features an aged copper finish. Additionally, overhead lighting in the breezeway hallways of buildings 200, 300, 500 and 1000 have been replaced.

Real Estate Update:

10 Units Sold in 2015

Sales continue to progress as we closed out the year with 10 units sold in 2015. A total of 23 units have now been sold since March 2014. 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:

- 101 - 1 bed/1.5 bath - 972 sq ft - \$89,900
- 506 - 1 bed/ 1 bath - 988 sq ft - \$92,900
- 609 - 1 bed/1.5 bath - 972 sq ft - \$79,500
- 702 - 2 bed/2 bath - 1,306 sq ft - \$129,500



Website Redesign Underway

River Mill's official website -- www.rivermillga.com -- is currently undergoing a redesign and update. Goals of the project are to create a new, fresh, clean looking site that will be user-friendly and easy to navigate. The new website will also be compatible with all screen formats including desktop, laptop, tablet and mobile/smartphone. The new website is scheduled to be completed in the coming months.

Newsletters Published: Feb., May, Aug., Nov.

Property Report:

2015 Year in Review

The recent annual meeting was highlighted by a report of all the major projects successfully completed in 2015. They include:

- Security Fence addition along the front of the property
- Oak Tree removal at Dog Walk gate entrance
- Stairwell Welding at 200, 400, 700 and 800 buildings
- Chimney Repairs on loft buildings
- Roof Repairs
- All Front Doors painted
- Wooden Bridges repaired
- Roof truss repairs in 500 building
- New Pool Furniture and Lighting
- New landscaping company hired
- Tree limb-up projects completed
- New outside lighting on hallways in breezeways and on exterior of buildings

Police Academy Grads



Board member Jason Brown, along with his wife Amethyst, recently graduated from the Roswell Citizens Police Academy. Jason acted as a representative of River Mill on behalf of the board in an effort to build a better relationship with the police department.

"This was truly a memorable and invaluable experience not only for myself but for our community as a whole," Jason said. "We look forward to working more closely with the fine people at Roswell PD in the future."

Fast Facts Learned:

- Roswell PD has 150 officers
- Officers work 12 hours shifts
- Each shift staffs about 16 officers on patrol
- Officers go through a 404-hour police academy
- Only 4% of Roswell PD applicants get hired
- The department has four K-9 units
- The top reason for car accidents is distraction by phone
- A polygraph machine costs \$5,500 and has an accuracy rate of 92%
- Roswell's population is about 100,000
- Entering autos: Roswell's #1 crime
- Roswell covers 42 square miles
- Criminal trespassing is the most frequent 9-1-1 call
- When you are hit with a taser the charge will last for five seconds
- Only 15% of all fingerprints lifted are usable

Staying Safe

Safety and security is always a top priority at River Mill. Here are some easy tips to be conscience of:

- **Tailgating** -- Be mindful of people trying to tailgate you in through the front gate. Pull slightly forward and let the gate close without letting the car behind you through.
- **Visitor Gate** -- Don't buzz anyone in if you don't know who it is.
- **See Something. Say Something.** -- Report any suspicious vehicles, persons or activity to the police.
- **Awareness** -- Always be aware of your surroundings - especially at night.
- **Valuables** -- Never leave valuable items in plain sight in your vehicle or deck/porch.
- **Entry Points** -- Make sure all entry points of your individual units are secure with all locking mechanisms working properly.

Community Reminders



Frozen Pipes -- You should have received a reminder letter recently with information regarding frozen pipe prevention. Each owner has a responsibility to make sure they protect and avoid any frozen pipes when the weather gets cold.

It is your responsibility to make sure heat is maintained in all units including vacant and unoccupied units with the thermostats set no lower than 60 degrees. Additionally, when the temperature falls below 32, water is to be dripped to prevent pipes from freezing. It is also recommended that you open cabinet doors under the sinks to help keep the pipes warm.

Please also keep in mind if you fail to protect your unit from freezing pipes and there is damage caused by a busted pipe, you could be held responsible for damages to other units besides your own.

Valentine's Day Fun Facts

- 36 million+ heart shaped boxes of chocolate are sold each year.
- On average, men spend \$130 while women spend half of that.
- Nearly 1 billion cards are exchanged in the U.S. each year.
- Worldwide, over 50 million roses are given.
- Women purchase 85% of all valentine's.
- 73% of people who buy flowers are men.

