

RIVER MILL REGISTER

Fall 2016: 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 Sales Prices Increasing

With interest rates continuing to remain at an all-time low, the real estate market is showing strong signs of growth. As a result, we are excited to report that the sales prices in River Mill are trending upward. Over the past year, we have had five units sell for over \$100,000 -- this includes one unit in the \$130,000s and one for \$140,000. To date, eight units have sold in 2016 and 31 have sold since March 2014.



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

- 411 - 2 bed/2 bath - 1,306 sq ft - \$149,750



RESIDENT ALERT: Illegal Dumping

While we are encouraged by all the recent home sales -- this results in several families moving in and out. That, along with several other owners renovating their units, has generated an inordinate amount of construction debris. Recently, there have been several instances of illegal dumping in our dumpster. Our dumpster is designed for household trash only. Illegal

items include any construction materials, along with any furniture or appliances -- such as couches, TVs, tables, chairs, bookshelves, etc.

Every time someone leaves these items in our dumpster, the Association has to pay the city to collect them. This adds to the cost of our expenditures, which eventually increases our HOA fees. Please **DO NOT** place any of these items at the dumpster, or anywhere else on the property. Violators will be fined.

TRASH REMINDER -- As a friendly reminder, it is the owner's responsibility to properly and promptly dispose of their trash. Recently, the landscaping crew picked up several bags of trash throughout the grounds. Be aware that we are paying them to maintain the grounds and it costs us extra when they have to pick up trash before they can do their work. Residents can help by:

- Picking up trash on the grounds
- 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

RECYCLABLES -- The recycling containers are only for items that can be recycled such as newspapers, cans, glass and plastic. Please note the signage on the containers for appropriate dispensing and do not place regular household trash in these containers.

Annual Meeting: Jan. 26, 2017 at 7 PM

Be On The Lookout:

Vehicle Break-Ins



The Roswell PD has issued an alert regarding vehicle break-ins. The alert is in regards to several vehicle break-ins over the summer. It is a reminder to everyone of the possibilities when one leaves their vehicles unlocked or with valuable items inside. Criminals do not discriminate on geographical areas. If one leaves their vehicle unlocked, it's an easy target. The criminal doesn't even need to damage anything or make noise while committing the crime. If one leaves a valuable item in their vehicle (locked or unlocked), that criminal wants to get it no matter what.

Our message to you is: Don't leave it. Lock it. Please help us stop it.

Remember, if you see something suspicious, please call 911.

Redevelopment of the Southern Skillet



In a feature titled, "The Southern Skillet Is Getting Hot Again," Kirsten Ricci reported in Roswell's *The Current Hub*, that the wheels are finally turning on the redevelopment of the Southern Skillet property in Roswell. At the Sept. 13th Roswell City Council meeting, in a 4-to-3 vote, city council agreed to the following provisions for the blighted property

strategically located at 1037 Alpharetta Street:

- Multi-acre family is not to exceed 30 units per acre.
- The height may go up to 5 1/2 stories with the conditional use.
- The site plan with the number of residential units must be approved by the mayor and city council.
- The mayor and city council will continue to monitor the progress of the site but not have the ability to choose any developers.

The Roswell Downtown Development Authority, which is the group of community volunteers comprised of industry professionals, is tasked with overseeing this project.

Community Reminders



Severe Weather -- Severe weather can happen anytime, and can include hazardous conditions produced by thunderstorms, including damaging winds, tornadoes, large hail, flooding and flash flooding, and winter storms associated with freezing rain, sleet, snow and strong winds. To be prepared, everyone should consider having these items readily available:

- Flashlights and batteries
- Battery-powered radio
- Jumper cables
- Emergency flares
- Candles
- Fire extinguisher
- Matches
- Shovel and rope
- Cell phone and car charger
- First-aid kit
- Bottled water and high energy foods
- Ice scraper and snow brush
- Blankets or a sleeping bag

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 -- 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.