

RIVER MILL REGISTER

Winter 2017: 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 51911
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

Board of Directors Election Results

The recent annual meeting revealed the voting results to fill the open positions on the Board of Directors. Jimmy Reinhardt and Susan Letts were both re-elected to the Board.



Reinhardt will continue his position as Vice President and Letts will continue as Treasurer. Each elected board member serves a two-year term before being up for re-election.

Real Estate Update: 9 Units Sold in 2016

Sales continue to progress as we closed out the year with 9 units sold in 2016. A total of 32 units have now been sold since March 2014. Additionally, sales prices are on the rise with the last two units selling for \$140,000 and \$144,000. For updated real estate information, visit the bulletin boards in front of the mailbox area. At the moment, there are no units listed for sale.



Property Report: 2016 Year in Review

The recent annual meeting was highlighted by a report of all the major projects successfully completed in 2016 and a look ahead to 2017. They include:

- Tree Island between 600 and 700 renovation project completed -- included 5 new parking spaces
- New lighting for porches and patios added throughout the entire complex
- Completed work on chimney caps
- Pressure washed entire complex
- Hand railings installed at tennis courts and 400 building
- Tree issues resolved at 500



2017 Projects:

- Tennis Courts revitalization
- Pool Decks resealed

Patch

Stay Connected to Roswell

Patch is an independent U.S. local news and information platform that specializes in providing hyper local pertinent news through its website Patch.com. The site has a page for each city or town which makes the information more relevant to you.

The Roswell page can be found at patch.com/georgia/roswell.

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

SeeClickFix App Goes Live in Roswell



Patch's Kristal Dixon reported Roswell joined a growing list of Georgia cities to use the popular SeeClickFix app. The app allows residents to report non-emergency issues to the city and track the resolutions.

Residents can use the app to report potholes, tall grass, missed garbage pickup, broken streetlights and more. Users can drop a location marker on the map where they notice a concern and send a photo of the problem.

The app can be downloaded on Android and iOS platforms (seeclickfix.com).

Another Broken Egg Cafe Opens in Roswell



A favorite brunch chain recently opened its first Roswell location -- and 6th in metro Atlanta. Another Broken Egg Cafe is located at 10800 Alpharetta Highway and is open every day from 7 a.m. to 2 p.m. The Southern-inspired menu includes brunch classics such as omelettes and scramblers, pancakes, biscuit beignets and waffles.

The Reinvention of Downtown Roswell

Recently, the AJC published an article titled, "5 major projects that will reshape Atlanta forever." The reinvention of downtown Roswell was one of the projects featured.

The article, written by Adam Kincaid, stated: "Roswell's open-container district on Canton Street, and its surrounding historic district remains one of Atlanta's premiere OTP destinations. Local officials have responded to the high demand for walkable suburban living in the northern suburbs by approving a number of mixed-use developments to the historic district; the resulting city center could be a compelling, walkable community with a far denser footprint than today."



Projects at Vickers Village, Roswell City Walk, Forrest Commons, Hill Street Commons, Roswell Plaza, Vickery Falls, Parkside on Canton and the East-West Alley will fundamentally reshape the most popular OTP downtown experience.



Community Reminders



Frozen Pipes -- 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.

Insurance Coverage



At the recent Annual Meeting, Judy Dreher was introduced as the complex's new insurance agent. She provided a review of River Mill's insurance coverage policy along with what homeowner's need to have with their own insurance policies. A subsequent letter will be going out to all homeowners with further information in the coming weeks.

Should you need to contact Judy directly with any further questions, you may do so at 678-205-0224 or judy@dreherinsurance.org.