

RIVER MILL REGISTER

Spring 2017: River Mill Condominiums - Roswell, Ga.

Board of Directors

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Jay "Tripp" Miller

Property Manager

Sentry Management

Jan Purdy

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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

Rules & Regulations Revised

Recently, you should have received a notice on your front door outlining the Rules & Regulations for the complex. As part of the revisions, owners are now allowed to have saddle planters (without drainage onto the railings) on the deck or breezeway railings; one planting hanging basket is now allowed above breezeway railings; and hummingbird feeders are now permitted.

Please note, nothing may be placed or planted on the common area without prior written approval from the Board. Homeowners wanting to either put something in the common area or plant something in the common area outside of their unit must submit a written request using the Common Area Modification Request form. The form can be downloaded from our website rivermillga.com.



Real Estate Update: 2 Units Sold in 2017

Sales are heating up as we head into the summer months. So far, two units have sold in 2017 and a total of 34 units have now been sold over the past three years. For updated real estate information, visit the bulletin boards in front of the mailbox area. At the moment, there are two units listed for sale:

- 1003 - 2 bed/2 bath - 1,158 sq ft - \$159,900
- 1006 - 2 bed/2 bath - 1,158 sq ft - \$175,000

FHA Status Renewed

River Mill has officially renewed its FHA status. This will be valid for two years with an expiration date of Feb. 2019. At that time, the HOA will have the option to apply for a renewal. This status will allow a new potential pool of home buyers the opportunity to purchase in River Mill.



What is FHA?

An FHA loan is a mortgage insured by the Federal Housing Administration, a government agency within the U.S. Department of Housing and Urban Development. Borrowers with FHA loans pay for mortgage insurance, which protects the lender from a loss if the borrower defaults on the loan.



Tennis Courts to be Renovated

River Mill's tennis courts are scheduled for a complete renovation this spring. This includes resurfacing, crack repair, painting and cleaning. All tennis court lights will also be checked and replaced, if needed.

The one-week project is set to begin in the coming weeks. Get your rackets ready!

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

Roswell Named Best ZIP code in Atlanta



The AJC recently named 30075 as the best ZIP code in Atlanta. Taken into consideration was dining establishments and opportunities for fun. It also cited 30075 as a community that has a lot to offer by way of comfort and accessibility.

Coming in second place was Alpharetta's 30004 zip and third place was Decatur's 30030.

Riverwalk Boardwalk Trail

Now Open



If you enjoy biking, walking or hiking, you're in luck! Roswell's new Riverwalk trail project along the Chattahoochee River is now open. The trail includes an extensive boardwalk through wetlands or over water and takes hikers and bikers through a portion of the wetlands near Azalea Drive and Willeo Road.

The newly opened section of trail has a total length of about a mile. It provides much improved access from some of the trails of the Chattahoochee River National Recreation Area to the Chattahoochee Nature Center. In fact, Roswell's Major Jere Wood said the boardwalk will become "part of probably the best trail system in America."

Vendor Recommendations



Northwest Exterminating -- Northwest Exterminating currently provides monthly pest control services for the River Mill community. If needed, their pest control services have been made available to individual owners who are interested in treating the inside of their units.

Northwest is offering a special deal to service individual units for only \$25 on the days they regularly service the complex. They are scheduled to be onsite within the community on the second Thursday of each month from 9 a.m. to 11 a.m. An individual service call for any other day will cost \$40.

More information can be found on their website at callnorthwest.com or by calling 678-383-1030.

Nelson Exteriors -- As a family owned and operated small business, Nelson Exteriors has served the Atlanta market for more than 30 years. The company has received an A+ rating by the Better Business Bureau (BBB) and has also been named Best Pick Reports Certified for 10 years running.



The company provides an extensive list of services including interior painting, remodeling work (including drywall repair) and window and door replacements.

More information can be found on their website at nelson-exteriors.com or by calling 678-621-1200.

Community Reminders

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

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 10800 Alpharetta Hwy, Roswell, 30076. 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.



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.