

RIVER MILL REGISTER

Summer 2017: River Mill Condominiums - Roswell, Ga.

Board of Directors

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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

Food Truck Night: August 9 @ 5 PM

Save the date! Wednesday, Aug. 9, from 5 to 8 p.m. is our next Food Truck Night. We are excited to have the Habanero Grill Food Truck which serves fresh, delicious Southwestern and Mexican cuisine featuring gourmet tacos using locally grown ingredients. The truck is owned by David Johnson, a graduate of KSU's culinary program. Affordable entrees range up to \$10. Full menu choices can be found at habanerogrillfoodtruck7.com. Come out and support a local business!



Tennis Court Renovation Completed: Pickleball Added

The tennis courts have been completely renovated. This included resurfacing, crack repair, painting, and cleaning. Additionally, pickleball was added to the courts with separate lines painted that correspond with the sport. Equipment such as paddles and balls were placed in the court area for community use and the rules were posted.

According to NBC News, pickleball is the fastest-growing sport in America! It is a fun sport that combines elements of tennis, badminton, and ping-pong. It can be played by all ages and skill levels. The rules are simple and the game is easy for beginners to learn, but can develop into a quick, fast-paced, competitive game for experienced players. The game is played with a paddle and a plastic ball with holes (Wiffle ball) and can be played as doubles or singles.

Before:



After:



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

Real Estate Update:

35 Units Sold since 2014



The sales prices continue to increase! So far, three units have sold in 2017. However, since 2014, a total of 35 units have sold. Most recently, a unit in the 700 building sold for over \$150,000! For updated real estate information, visit the bulletin boards in front of the mailbox area. At the moment, we have three units listed for sale:

- 201 - 2 bed/2 bath - 1,158 sq ft - \$190,000
- 706 - 2 bed/2 bath - 1,306 sq ft - \$174,500
- 1003 - 2 bed/2 bath - 1,158 sq ft - \$159,900

Property Update: Exterior Painting Has Begun



P3 Painting and Renovations has been contracted to paint the entire exterior of the complex. Work began in mid-July as the crew started with the 500 building in the back of the complex and will work their way down to the front -- one building at a time. Owners will be notified at the appropriate time when they need to remove their items from their porches and/or decks. We appreciate everyone's patience and timely cooperation with this process as we enhance and improve our community.

Cabana Roof Replaced



The cabana located in the pool area next to the grills recently had the roof top cover replaced. The new roof will provide optimal protection from inclement weather while giving an adequate amount of shade for those looking to cool out.

Pickleball Pickup Nights: Coming this Fall



Are you interested in participating in the pickleball craze, but don't have anyone to play with? Fear not! Coming this fall -- after the weather cools down -- we will be organizing pickleball pickup nights. Announcements will be posted at the bulletin boards by the mailbox. However, you don't have to wait until then to play. All the equipment can be found on the courts for community use. Please return all paddles and balls back into the storage container after use.



Community Reminders

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.



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.



Commercial Vehicles & Motorcycles

Please remember that commercial vehicles and/or trailers on River Mill property may not be left overnight. Additionally, motorcycles, scooters or any other motorized bicycles are not permitted and cannot be stored on the property.



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