

RIVER MILL REGISTER

Fall 2017: River Mill Condominiums - Roswell, Ga.

Board of Directors

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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

Sales Prices Continue to Increase

With interest rates remaining at an all-time low, the real estate market continues to improve. As a result, we are excited to report that the sales prices in River Mill continue to increase. Over the past few months, we have had several units sell for over \$150,000 -- this includes one unit in the \$160,000s. To date, six units have sold in 2017 and 38 have sold since 2014. For updated real estate information, visit the bulletin boards in front of the mailbox area. At the moment, we have two units listed for sale:

- 201 - 2 bed/2 bath - 1,158 sq ft - \$155,000 (offer pending)
- 408 - 2 bed/2 bath - 1,306 sq ft - \$150,000



Exterior Painting Project Complete

The exterior painting project has been completed. P3 Painting and Renovations was contracted to paint the exterior of all 10 buildings in the complex. In addition, they painted the security gate, mailbox and pool area buildings. Although we were challenged by the weather at times, we appreciated everyone's patience and cooperation during the project as we continue to enhance and improve our community.

RESIDENT ALERT: Pet Waste & Leash Reminders

There has been an increased amount of dog feces left on the grounds. Please be courteous and clean up after your pet. Not properly removing pet waste is not only unsanitary, but it can result in monetary fines. We have provided the Dog Walk for your convenience, but we ask that you keep the other common areas clean for all to enjoy. Besides being a nuisance, uncollected pet waste can be a serious problem. The next time you're tempted to leave your pet's droppings in the community, please remember these facts:



- The appearance and quality of the common areas affect home sales.
- The more residents complain about pet waste, the more time management must spend on enforcement rather than serving the association.

No Pet Waste in Pine Straw -- Please remember to refrain from allowing your pets to defecate on any pine straw areas.

Pet Leash Reminder -- All pets, including cats, are not allowed outside unless they are on a leash, nor may they be tethered out in the common area.

Annual Meeting: Jan. 22, 2018 at 7 PM

Revitalization of Roswell Shopping Center Begins



As reported by Roswell Patch's Kristal Dixon, a firm is planning to transform the Village Festival shopping center at 10930 Crabapple Road into a "relaxed upscale destination" for shoppers and tenants alike. South Venture Investment Group recently bought the Village Festival shopping center at, which is home to Houck's Grille, J. Christopher's and Thai House.

The center has beautiful natural surroundings, a convenient layout, and wonderful shaded areas to walk and sit outdoors.

Revitalization is underway, as benches and light posts have been repainted along the covered walkway, with new planters to be added next. Extensive landscaping improvements are also underway.

Store renovations have also started, which include build outs for two new cutting-edge concepts that will anchor the center — each about 14,000 square feet. The new tenants will be revealed in the coming weeks or months.

Once complete, Village Festival will be a community lifestyle center featuring dining, events and service-oriented shops catering to families and working professionals. Village Festival continues to seek community-driven businesses such as locally owned farm-to-table restaurants and family-friendly concepts.

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
- 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.

Holiday Wreath Contest



River Mill will be having a holiday wreath contest to ring in the spirit of the season. Wreaths are to be hung on your front door by Dec. 10, can be real or artificial, and non-electrical (battery is OK). Prizes will be awarded to the top three finishers and winners will be announced at the upcoming Annual Board Meeting on Jan. 22, 2018. To enter, email rmwreathcontest@gmail.com by Dec. 9 with your name and unit number. Judging will be on wreaths only. Good luck and Happy Holidays!