

RIVER MILL REGISTER

Winter 2018: River Mill Condominiums - Roswell, Ga.

Board of Directors

President

Jeff Shillington

Vice President

Jimmy Reinhardt

Treasurer

Susan Letts

Secretary

Jason Brown

Director-at-Large

Kim Hsu

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. Jeff Shillington and Jason Brown were both re-elected to the Board. Additionally, Kim Hsu was elected.

Shillington will continue his position as President and Brown will continue as Secretary. Hsu will serve as the Director-at-Large. Each elected board member serves a two-year term before being up for re-election.



9 Units Sold in 2017

Sales continue to progress as we closed out the year with 9 units sold in 2017. A total of 42 units have now been sold since March 2014. Additionally, sales prices are on the rise with two units in 700 selling in the \$160,000s. 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.

2017 Property Report

The recent annual meeting was highlighted by a report of all the major projects successfully completed in 2017 and a look ahead to 2018. They include:

- Visitor gate controller box replaced
- Renovation of tennis courts
- Addition of Pickleball
- Pressure washed entire complex
- Tree removal of dead trees and limbs
- Refinished pool deck
- Gas meters tagged
- Irrigation controller secured
- New directional signage mounted
- Pool canopy roof replaced
- All buildings painted including iron work and front gates
- Water heater project to update to code: TP drain lines have been added and installed with the TP valves checked for proper operation. Project covered buildings 200, 300, 500 and 1000.



2018 Projects:

- Staircases in 400, 700 and 800

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

Illegal Dumping Alert



Recent home sales along with 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 construction materials, and 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 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:

- 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 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.

Roswell: Best Place to Live

A recent article in the AJC cited a new report by Niche.com which ranked the 2017 Best Places to Live in Georgia. Roswell cracked the top 10 by coming in 5th overall -- moving up from 7th in the previous year.



Using comprehensive data from the U.S. Census, Department of Education, FBI and more, Niche.com assessed the overall livability of an area for its prestigious list. Key factors such as cost of living, crime rates, quality of local schools, employment and access to amenities were all taken into consideration when developing the rankings.

Decatur topped the list while Johns Creek was 2nd and Alpharetta came in 3rd.

Website Improvements



River Mill's website is new and improved! The site features a fresh, clean look that is more user-friendly and easy to navigate. It is also compatible with all screen sizes including laptop, tablet and smartphone.

The site includes a list of recent renovations, downloadable bylaws, community information and previous newsletter editions. It has proven successful in creating positive awareness of the complex and a valuable tool for prospective buyers.

Community Reminders



Frozen Pipes -- It's been a very cold winter already. Owners are reminded to make sure they protect and avoid any frozen pipes when the weather gets frigid.

We ask that you make sure your 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. Buildings with water heaters in the breezeway (200, 300, 500 & 1000) should also drip the hot water faucets. 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.

Need a Hot Water Heater?



The River Mill Board of Directors negotiated a special group discount with Reyes Plumbing for River Mill residents. The plumber will replace water heaters with a Rheem 40-gallon water heater, expansion tank and relight the pilot light **for only \$900.**

If you would like to take advantage of this exclusive offer, you may call 770-845-7854 or 678-758-7150.