

# RIVER MILL REGISTER

Spring 2018: River Mill Condominiums - Roswell, Ga.

## Board of Directors

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Jeff Shillington

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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

## Major Projects Underway

You may have noticed a lot of construction around the complex lately. Two major projects are currently underway designed to improve the infrastructure of the buildings. The balconies and walkways are being repaired and enhanced in buildings 200 and 1000. Additionally, repairs have begun on all the metal and concrete stairways on the 400, 700 and 800 buildings. A total of six staircases covering the three buildings will be repaired.



## 2 Units Sold in 2018

Sales are picking up as we head into the summer months. So far, two units have sold in 2018 and a total of 43 units have sold since March 2014. Additionally, sales prices are on the rise with two units in 700 recently 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 two units listed for sale:

- 211 - 2 bed/2 bath - 1,158 sq ft - \$165,000 (offer pending)
- 406 - 2 bed/2 bath - 1,306 sq ft - \$155,000 (offer pending)

## Pool Area Improvements

Preparations for the 2018 pool season are complete. River Mill passed its annual pool inspection and installed a new phone and first aid kit. Recent pool area improvements include bleached, pressure washed and touched up paint at deck and upper mezzanine level, pressure washed all Allan block walls in pool area and Allan block wall outside pool gate and walkway. Additionally, a new gazebo was installed next to the pool grill area along with new padded seat cushions for the metal chairs.



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

## Chimney & Vents:

### Inspection Reminder



As we get in to spring cleaning mode, we would like to remind you not to forget about your fireplace chimney and vents. All fireplaces, chimneys and vents should undergo an annual inspection by a certified chimney sweep. The chimney sweep should then perform any needed cleaning, maintenance or repairs based on the inspection results.

#### What are the Hazards?

Chimney fires and accidental carbon monoxide (CO) poisonings are the predominant hazards associated with chimney and vents.

Burning wood or other solid fuels in a fireplace or stove produces smoke, water vapor, gases and unburned wood particles. As these byproducts rise into the cooler chimney, they condense and form creosote, a dark, tarry residue left on the inner walls of the chimney. Creosote is a highly combustible material and once ignited will provide the fuel for a chimney fire.

#### Signs of Trouble

A loud roar in the chimney, creosote flakes on the ground, roof or gutter, visible cracks in the chimney, smoke escaping through the cracks or into the attic are all signs a chimney fire has happened or may be burning.

An annual inspection, maintenance and cleaning program for chimneys, vents and fireplaces is a sound measure that will reduce the chance of a chimney fire or accidental carbon monoxide poisoning.

## Alive In Roswell Returns

Alive in Roswell is back and will be held on the third Thursday of each month through October from 5 to 9 p.m. The festival features live bands, hundreds of interactive vendors, and kids' games and entertainment – and it enjoys participation from the surrounding boutiques, small businesses and restaurants. It runs concurrently on Canton Street and at Historic Roswell Town Square, as well as at the Interactive Zone at City Hall. Free regular trolley services connect the venues.



#### Remaining Event Dates:

- May 17th
- June 21st
- July 19th
- August 16th
- September 20th
- October 18th

## Roswell Among Georgia's Safest Cities

Safewise has recognized five North Fulton cities among the safest in Georgia. Roswell ranked 25th while Summerville claimed the top spot. Johns Creek came in 3rd, Milton 2nd, Alpharetta 6th and Sandy Springs 15th.

To come up with its rankings, Safewise reviewed FBI crime report data and the population. The evaluation is based on the number of reported violent crimes in each city.

## Community Reminders

**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.



**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.

**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.

