

**Spring**

2019

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**Property Manager**

Sentry Management

Jan Purdy

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jpurdy@sentrymgt.com

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**Board Meetings**

3<sup>rd</sup> Wednesday of every month (excluding Aug. and Dec.) at 7 p.m. in unit 700 (unless otherwise noted at mailbox bulletin board).

# THE REGISTER

## Newsletter for River Mill Condominiums

### Little Free Library Has Arrived

Welcome our newest community amenity – Little Free Library! The library will increase access to books for readers of all ages. Little Free Library is a nonprofit organization that inspires a love of reading, builds community, and sparks creativity by fostering neighborhood book exchanges around the world. The book swap concept is, “Take a book. Leave a book.” Our Little Free Library is located in front of the Dog Walk area in between the 600 and 700 buildings next to the picnic table. Happy reading!



### Need New Windows? Exclusive Discount Offer



Many of our residents have inquired about having their windows and sliding glass doors replaced. We are excited to announce a partnership with Nelson Exteriors to provide an exclusive discount for our residents: Windows (\$685 each) and Sliding Glass Doors (\$2,475 each). This special offer is good through October. To schedule your job, call 678-283-8171 and mention “River Mill.”

### RESIDENT ALERT: Landscaping

In an effort to ensure consistency and efficiency from our landscaping company, please do not interfere with a crew member while they are working on our property. Also, our landscaping company is not contracted to blow off anyone’s personal deck or patio. If you need to report a landscaping issue, please contact Jan Purdy (contact info in left column). Thank you for your cooperation!



## Community Reminders

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### Pool Guests

All pool guests must be accompanied by a homeowner. No more than four guests per unit.

### Pool Key Replacement

If you have lost your pool key, contact Jan Purdy at Sentry Management. Replacement fee is \$25.

### Key Fobs

If you've lost your key fob, contact Jan Purdy at Sentry Management and request a new one. Replacement cost is \$35.

### Parking

River Mill does not have assigned parking spots. Owners of multiple vehicles should be considerate of their neighbors and park additional vehicle(s) in the areas that are not close to the access of each building.

### Watch Your Speed

Be mindful of your vehicle speed when traveling within the complex.

## HVAC Systems Phasing Out R22 Refrigerant

R22 refrigerant, sometimes known as R22 Freon or HCFC-22 Freon, is an environmental danger because it contributes to the depletion of the ozone layer. The U.S. government has placed restrictions on R22 and has issued the requirement that R22 refrigerant must be eliminated from use in cooling systems by the year 2020. At this point, R22 will no longer be manufactured and cannot be used as a refrigerant in new air conditioning systems. R22 is being replaced by R-410A, a safer material which is the current, compliant standard refrigerant in air conditioning equipment.



The change means several things for homeowners with older ACs:

- R22 refrigerant will only be available through aftermarket sales.
- Prices of R22 are rising and will most likely be very expensive.
- Availability of R22 will be limited since it cannot be purchased new. There's no guarantee that the refrigerant will be available.
- Complete air conditioning system replacement to an R422 model may be the most cost-effective solution.

## REAL ESTATE UPDATE

Units continue to sell at a brisk pace with 3 selling thus far in 2019. Since 2014, 61 have sold. Currently, there are two units for sale which include:



### Units on the Market:

- 701 – 2 bed/2 bath – 1,306 sq ft - \$168,000
- 702 – 2 bed/2 bath – 1,306 sq ft - \$184,900

## Food Truck Fridays Returns to Riverside Park

Visitors can find an array of food trucks, entertainment, and fun for the whole family at Riverside Park from 6 to 8:30 p.m. on the 4<sup>th</sup> Friday of each month. Upcoming dates include: 5/24, 6/21, 7/26, and 8/30.

