

**Summer**  
2019

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## **Board of Directors**

### **President**

Jeff Shillington

### **Vice President**

Jimmy Reinhardt

### **Treasurer**

Susan Letts

### **Secretary**

Jason Brown

## **Property Manager**

Sentry Management

Jan Purdy

404-459-8951 Ext 51911

[jpurdy@sentrymgt.com](mailto:jpurdy@sentrymgt.com)

[sentrymgt.com](http://sentrymgt.com)

## **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**

### **New Landscaping Company Hired**



Beginning in August, a new landscaping company will be tasked with preserving the beauty and charm of our community. Chapel Valley Landscape Company offers unparalleled maintenance, design, and installation for commercial properties.

Founded in 1968, Chapel Valley features distinctive, award-winning landscapes that serve as the hallmark of the company's commitment to creativity, quality, and service. Please note, in an ongoing effort to ensure consistency and efficiency from our new landscaping company, we ask that you do not interfere with crew members while they are working on our property. To learn more about Chapel Valley visit [chapelvalley.com](http://chapelvalley.com).

### **REAL ESTATE UPDATE**

Units continue to sell at a brisk pace with 5 selling thus far in 2019. Since 2014, 63 units have sold. Currently, there are three units for sale which include:



#### **Units on the Market:**

- 701 – 2 bed/2 bath – 1,306 sq ft - \$163,000 (offer pending)
- 203 – 2 bed/2 bath – 1,158 sq ft - \$167,900 (offer pending)
- 808 – 2 bed/2 bath – 1,306 sq ft - \$159,900

### **FHA Status Renewed**

River Mill's status of an FHA approved condominium complex has been renewed. The HOA Board voted unanimously to renew the agreement moving forward. The FHA approval status is a 2-year term limit and will be up for renewal again in mid-2021.

*For updated real estate information, visit the bulletin boards in front of the mailbox area.*

## Community Reminders

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### Pools 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.

### Inspection Letter

You should have recently received a letter regarding an upcoming property inspection. Please review the community rules & regulations and make sure you are in compliance.

### Watch Your Speed

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

## Roswell Once Again Named #1 City to Live In

The Chamber of Commerce ranked the top 20 cities in Georgia out of 2,509 cities with populations above 25,000 and named Roswell as the best place to live. It used 5 factors: employment (number of establishments, median earnings);

housing (owner-occupied housing with a mortgage, monthly housing costs); quality of life (work commute, poverty levels); education (percentage with bachelor's degree or higher); and health (obesity ratios).



"Georgia's best city to live in is Roswell, located in Fulton County and situated around many beautiful natural features including Vickery Creek and the Chattahoochee River," the report said. "For its modest size, Fulton is home to the headquarters of several large businesses, including Pharsalia Technologies and Tripwire Interactive, that provide jobs to the city's residents."

This isn't the first time the city has received this recognition. Roswell has been chosen twice by "Atlanta Magazine" as the best place to live in the metro-Atlanta area. The Georgia Municipal Association awarded the City of Roswell the City of Excellence Award in 2003. Roswell has been ranked one of the safest cities to live in the U.S. according to City Crime Rankings.

## Visit Our Little Free Library at the Dog Walk



Our newest community amenity, the Little Free Library, is stocked full of a wide variety of books that are waiting to be read! The new library will help increase access to books for readers of all ages. 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!

## RESIDENT ALERT: Car Break-Ins

Over the past several months, dozens of cars in our area (including River Mill) have been burglarized. Unfortunately, many of the cars ransacked were left unlocked. Please be conscious of your surroundings, **lock your car**, and do not leave any valuables inside. **If you see suspicious activity, call the police!**

