

Spring

2021

Board of Directors

President

Jeff Shillington

Vice President

Vacant

Treasurer

Nicole Trevisan

Secretary

Jason Brown

Director-at-Large

Tripp Miller

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). **PLEASE NOTE:** In-person board meetings remain canceled until further notice.

THE REGISTER

Newsletter for River Mill Condominiums

All Amenities Now Open!

All community amenities have been reopened. This includes the tennis courts, pool and grill area, and pool bathrooms. The pool and grill decking areas have been pressure washed and bathrooms cleaned and serviced. Additionally, all pool furniture has been placed with six-foot gaps between chairs per social distancing guidelines. Since we are still in a pandemic, we ask that you help keep the pool, grill, and bathroom areas clean. As a reminder, no outside guests are allowed at this time. Thank you for your continued cooperation and please take measures to keep your families safe.



Pet Waste Eliminator Stations Added



In an effort to encourage pet waste cleanup, pet waste eliminator stations have been added to the community. Four pet waste stations have been purchased and two have been installed so far – 1) at the dog walk entrance/picnic table area; and 2) in the cove area behind the side of the 200 building. The Board is working to determine the best places to install the remaining two stations.

Properly disposing of your pet's waste is a vital part of responsible pet ownership. Dog waste is not only unsightly and smelly; it can also harm other pets, people, and landscaping. In addition to negative health consequences, leaving dog waste on our grounds can harm it. Unlike cow manure that is used as fertilizer, dog waste is high in nitrogen and phosphorus and can burn yellow spots in grass. Additionally, dog waste can take a year or more to break down, depending on climate, dog's diet, and other factors.

NEWSLETTERS ARE PUBLISHED EVERY FEB., MAY, AUG., AND NOV. AND ARE AVAILABLE ONLINE AT RIVERMILLGA.COM.

Community Reminders

Watch Your Speed

Be mindful of your vehicle speed when traveling within the complex. More people are out walking during the summer months due to the warmer weather.

Pool Key Replacement

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

Key Fobs

If you have 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.

REAL ESTATE UPDATE:

5 Units Sold in 2021

Units continue to sell at a brisk pace with five selling thus far in 2021. Since 2014, a total of 85 units have sold. Currently, there are two units for sale which include:



Units on the Market:

- 605 – 1 bed/1.5 bath – 972 sq ft - \$149,900 (offer pending)
- 703 – 2 bed/2 bath – 1,306 sq ft - \$225,000 (offer pending)

For updated real estate information, visit the bulletin boards in front of the mailbox area. If you have a unit for sale and would like to advertise it on our website, contact Jan Purdy at jpurdy@sentrymgt.com.



Property Report

Despite living through a pandemic, it's business as usual for all River Mill property maintenance and projects. Here's a list of recent accomplishments and upcoming projects for this year:

- New bridge at 400 building to be treated and painted
- Pressure washing at pool has been completed and pressure washing for entire complex is forthcoming
- Deep pruning cycle has been completed with Chapel Valley landscaping company
- Fallen tree debris along the front of the complex (SR 9) as a result of recent tropical storm damage has been removed
- Gutters have been cleaned throughout the complex
- New pine straw to be distributed throughout the complex

Upcoming Major Projects Under Consideration/Review:

- New roofs for all buildings
- Rebuilding/replacing bridges for buildings 400, 700, and 800
- Parking lot seal coating and restriping for entire complex

NEWSLETTERS ARE PUBLISHED EVERY FEB., MAY, AUG., AND NOV. AND ARE AVAILABLE ONLINE AT RIVERMILLGA.COM.
