

**Winter**  
2023

## Board of Directors

### President

Jeff Shillington

### Vice President

Jason Brown

### Treasurer

Nicole Trevisan

### Secretary

Laura Mullins

### Director-at-Large

Tripp Miller

## Property Manager

Sentry Management

Customer Service:

404-459-8951

800-932-6636

communitycare@sentrymgt.com

sentrymgt.com

## Website

rivermillga.com

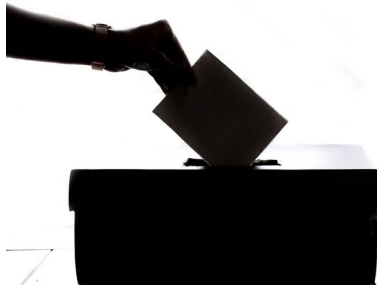
## Board Meetings

Due to pandemic, board meetings are being held virtually until further notice.

# THE REGISTER

## Newsletter for River Mill Condominiums

### HOA Board of Directors Election Results



The recent annual board meeting revealed the voting results to fill the open positions on the HOA Board of Directors. **Jeff Shillington, Jason Brown, and Tripp Miller** were re-elected to the Board. Jeff will continue as president, Jason as vice president, and Tripp as director-at-large. Elected board members serve a 2-year term before being up for re-election.

### REAL ESTATE UPDATE: 15 Units sold in 2022

Since 2014, 114 units have sold, with 15 sales in 2022. Over the past several years, property values have increased tremendously. In 2017, 1-bedroom units sold for an average of \$87,625 and 2-bedroom units for \$152,350.

As of the end of 2022, the average sale price for a 1-bedroom unit was \$206,000 and a 2-bedroom was \$245,237. This represents a 5-year **increase** of nearly **135%** and **61%**, respectively. Additionally, 2022 saw both 1-bedroom floor plans break the \$200,000 mark!



### Units Recently Sold:

- 318 – 1 bed/1 bath – 988 sq ft - \$215,000

### Units on the Market:

- 218 – 2 bed/2 bath – 1,158 sq ft - \$250,000 [Pending]
- 520 – 1 bed/1 bath – 988 sq ft - \$200,000

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# Community Reminders

## Opt-In for Email Blasts:

Register at [sentrymgt.com](http://sentrymgt.com) and mark your email address as “opt-in” to receive eblast notifications. Once registered from the portal you may submit the following: Requests for amenities access (pool key and/or gate fobs); Report a Violation; and Submit Work Order Requests.

## Fireplace Check-Up:

Chimneys should be inspected annually whether or not your fireplace is being used. Pests may have built nests that could clog your flue or chimney chamber and a dirty chimney can cause fires.

## Key Fobs & Pool Keys

If you have lost your key fob or pool key, go to [sentrymgt.com/offices/atlananta-north/](http://sentrymgt.com/offices/atlananta-north/) then click on “Requests & Violations” and then complete the form for Amenity Registration to request a new one. Replacement costs vary.

## 2022 Property Report

Major projects completed in 2022:

- Deck repairs and painting/staining
- Gate fob replacements
- Storm damaged tree removals
- Bridge repairs at 400 and 700
- Front gate replacement repair
- Visitor call box replaced
- Entire complex was pressure washed



## Upcoming Major Projects Under Consideration/Review:

- Parking lot seal coating and restriping for entire complex
- Building and tennis court lighting replacement project

## Prevent Frozen Pipes this Winter



To avoid frozen pipes, heat should be maintained in all units, including unoccupied units, with thermostats set no lower than 60 degrees, and drip your faucets when the temperature drops below freezing to prevent potential pipe damage. Buildings with water heaters in the breezeways (200, 300, 500 & 1000) should also drip the hot water faucets. Additionally, open cabinet doors under the sinks to help keep the pipes warm.

Please Note: 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.

## Dumpster Etiquette

As a reminder, our dumpster is designed for household trash ONLY. No carpeting, construction materials, appliances, or furniture should be placed in the dumpster. Additionally, all cardboard boxes MUST be broken down before being placed into the dumpster or recycling bins. Recently, several mattresses have been left in our dumpster area, costing the HOA for removal. Please properly dispose all non-household trash off-site.



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