

**Summer**  
2018

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## **Board of Directors**

### **President**

Jeff Shillington

### **Vice President**

Jimmy Reinhardt

### **Treasurer**

Susan Letts

### **Secretary**

Jason Brown

### **Director-at-Large**

Kim Hsu

## **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**

### **REAL ESTATE ALERT: Roswell is Booming**



The only thing hotter than the weather is Roswell's housing market! Roswell has quickly become the *place to be* due to its extensive amenities and small-town feel. The demand is due to a robust job market and it's a great location to raise a family. Since 2017, River Mill has seen 15 units sell. The average time a home spent on the Atlanta market in April was just over 40 days. However, in Roswell they are selling much faster. Specifically, we've seen most of our units sell in under a week – and many in just hours. Additionally, seven of the last nine River Mill units sold have gone for over asking price. Units selling in hours (not days) and over asking price is an indication that the starting prices are too low.

In Roswell, strong sales will continue but with far fewer listings, which means big competition. This has become a high demand territory with limited space to grow. As a result, residential development in Roswell has exploded – specifically with condos and townhomes. Within the Historic District, you will find Windfaire RiverWalk, Canopy, Canton Street Walk, Vickery Falls, and The Park at Historic Roswell. Most of these new units start at \$500,000. Time will tell, but one can assume these developments will help boost River Mill's property values.

We aren't encouraging anyone to move, but if you do, we recommend doing your research before determining a list price. The two most important things that will drive your price up are, 1) properly staging your home, and 2) hiring a professional photographer.

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

- 218 – 2 bed/2 bath – 1,158 sq ft - \$169,900

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

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# Community Reminders

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## Pools Guests

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



## Major Projects Completed

Two major projects have recently been completed. Repairs were done to the balconies and breezeways on the 200 and 1000 buildings in an effort to solidify and stabilize the structures.

Repairs were also completed to the metal and concrete staircases on 400, 700, and 800 buildings, covering a total of six staircases. All concrete steps were replaced, welding repairs were made to solidify the structure, and the railings were repainted.



## Roswell PD to Host National Night Out Aug. 7

Come support your local law enforcement and community groups! On Tuesday, Aug. 7, Roswell PD will host its National Night Out event at Riverside Park from 6 to 9 p.m. The fun neighborhood event will include a cookout with free food, games and giveaways. You will also have the opportunity to witness real police and fire department demonstrations.

## Phase 5 of River Boardwalk Underway



Roswell has broken ground of Phase 5 of its river boardwalk project, a multi-purpose greenway that runs parallel to the Chattahoochee River. The total project includes a 7-mile greenway along the river that incorporates parks, trails, and other recreational and educational facilities. The

fifth and final phase will extend Riverwalk to the Gold Branch Unit of the Chattahoochee River National Recreational Area in Cobb County.

## Riverside Park Hosts Food Truck Fridays

Visitors can find an array of different food trucks & entertainment and fun for the whole family. Trucks rotate each month. The final two event dates are Aug. 24 and Sept. 28 from 6 to 8:30 p.m.



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