

Winter
2019

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

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jpurdy@sentrymgt.com

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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).

THE REGISTER

Newsletter for River Mill Condominiums

HOA Board of Directors Election Results

The recent annual meeting revealed the voting results to fill the open positions on the HOA Board of Directors. **Susan Letts** and **Jimmy Reinhardt** were both re-elected to the Board. Letts will continue her position as Treasurer and Reinhardt will continue as Vice President. Each elected board member serves a two-year term before being up for re-election.



REAL ESTATE UPDATE: 17 Units sold in 2018

Units continue to sell at a brisk pace with 17 selling in 2018. Since 2014, 58 units have sold and sales prices continue to increase. Over the past 5 years, the average sale price of a 1-bedroom unit has **increased by 51%** while the 2-bedrooms units have **jumped 104%**. Currently, there are three units for sale which include:



Units on the Market:

- 301 – 1 bed/1 bath – 988 sq ft - \$118,000
- 1007 – 2 bed/2 bath – 1,158 sq ft - \$157,000
- 411 – 2 bed/2 bath – 1,306 sq ft - \$170,000

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.

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

Community Reminders

New Dumpster: Household Trash Only

Our new dumpster is fully operational and is for household trash only. No construction materials, appliances, or furniture should be placed in the dumpster. Violators will be fined.

Prevent Frozen Pipes

As our coldest months are ahead, please be reminded to drip your pipes (hot and cold) when the temperatures fall below 32 degrees. It is also recommended that you open your cabinet doors under the sinks to help keep the pipes warm.

Join Our Mailing List

Our community newsletter is now digital and will be available on our website rivermillga.com. If you'd like the newsletter emailed to you, email rivermillcondos@yahoo.com and provide your email.

2018 Property Report

The recent annual meeting was highlighted by a report of all the major projects successfully completed in 2018. They include:



- Repairs completed to balconies and breezeways in the 200 and 1000 buildings
- Concrete stairs replaced on exterior staircases on 400, 700, and 800 buildings
- New exterior security fencing along the dog walk area installed due to damage from fallen trees and branches
- New, enhanced security fencing was installed around the dumpster area
- Secured a new leasing agreement with Waste Management to provide and maintain a new dumpster system
- Removal of all dead trees and limbs throughout the complex
- River Mill front street sign was cleaned and repainted
- New vendor has been hired to clean roofs and gutters bimonthly
- New landscaping company Michelangelo's to start in February
- Visitor gate controller box was replaced after being struck by lightning
- Plumbing repairs have been completed inside the pool pump room
- Various roof leaks and repairs have been completed throughout the complex
- Hot Water Heater project to update to code: TP drain lines have been added and installed with the TP valves checked for proper operation. Project covered buildings 200, 300, 500, and 1000.

Upcoming Major Project:

- New roofs for all buildings

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!**

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