

Fall
2020

Board of Directors

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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 remained canceled until further notice.

THE REGISTER

Newsletter for River Mill Condominiums

COVID-19 Community Updates



To help keep residents safe during the COVID-19 pandemic, the pool and grill area has been officially closed for the offseason. We appreciate everyone's willingness to comply with the new guidelines that allowed us to open the pool for the remainder of the summer. Additionally, all in-person monthly board

meetings remain canceled. If you require assistance or need to report an issue, please contact Jan Purdy from Sentry Management at 404-459-8951 X51911 or jpurdy@sentrymgt.com.

Renovation Projects Complete

Two major renovations have recently been completed. The retaining wall on the side of the 1000 building (facing 900) was replaced. The old, wooden railroad-tie wall was rotted and replaced with a beautiful, textured stone block wall. Additionally, a new metal fence was erected, and the parking spaces were restriped in the lot between 900/1000.



Secondly, the bridge on the southside of the 400 building was completely replaced. It will eventually be stained and painted once the wood has had time to cure.

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

Community Reminders

SAVE THE DATE: Annual Meeting: Jan 27, 2021

The Annual Meeting is set for Wed., Jan. 27, 2021, at 7 p.m. More details will be announced soon.

Fireplace Check-Up:

Now is a good time to have your chimney cleaned. 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.

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:

9 Units Sold in 2020

Units continue to sell at a brisk pace with 9 selling thus far in 2020. Since 2014, a total of 77 units have sold. Currently, there are three units for sale which include:



Units on the Market:

- 402 – 2 bed/2 bath – 1,306 sq ft - \$195,000 (offer pending)
- 408 – 2 bed/2 bath – 1,306 sq ft - \$199,900 (offer pending)
- 1009 – 2 bed/2 bath – 1,158 sq ft - \$215,000 (for sale by owner)

Sentry Management Online & Phone Services



With the pandemic forcing many of us to work virtually, Sentry Management has streamlined its online services and automated phone tree options. By accessing AtlantaNorth.Sentrymgt.com, residents can pay their assessments, set up autopay, view community documents, covenants, bylaws, and report violations. By dialing 404-459-8951, residents will discover new phone tree options that include: Option 3 for payments, account balance, or portal access; Option 4 for accounts in collections; Option 5 for resales and questionnaires; and Option 6 for assistance with maintenance, amenity, or violation concerns.

Prevent Frozen Pipes this Winter

To prevent frozen pipes this winter we ask that you make sure your heat is maintained in all units including unoccupied units with the thermostats set no lower than 60 degrees. Additionally, when the temperature falls below 32, water is to be dripped to prevent pipes from freezing. Buildings with water heaters in the breezeway (200, 300, 500 & 1000) should also drip the hot water faucets.



Opening cabinet doors under the sinks will also help keep the pipes warm.

Please also keep in mind 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.

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