

Winter
2021

Board of Directors

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Sentry Management

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

THE REGISTER

Newsletter for River Mill Condominiums

REAL ESTATE UPDATE: 11 Units sold in 2020

Since 2014, 80 units have sold, with 11 sales in 2020. 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 2020, the average sale price for a 1-bedroom unit was \$135,875 and a 2-bedroom was \$180,157. This represents a 3-year **increase** of nearly **55%** and **18.25%**, respectively. Since 2014, the 1-bedrooms have increased **106%** and 2-bedrooms **130%**. Additionally, 2020 saw the large 2-bedroom floor plan break the \$200,000 mark!



Units on the Market:

- 102 – 1 bed/1.5 bath – 972 sq ft - \$150,000 [Pending]
- 607 – 1 bed/1.5 bath – 972 sq ft - \$171,500 [Pending]
- 1009 – 2 bed/2 bath – 1,158 sq ft - \$215,000
- 1018 – 2 bed/2 bath – 1,158 sq ft - \$199,000 [Pending]

RESIDENT ALERT: Pet Waste & Leash Reminders

There has been an increased amount of dog feces left on the grounds. Please be courteous and clean up after your pet. Not properly removing pet waste is not only unsanitary, but it can result in monetary fines. We have provided the Dog Walk for your convenience, but we ask that you keep the other common areas clean. Before you leave your pet's droppings, remember:



- The appearance and quality of the common areas affect home sales.
- The more residents complain about this, the more time management must spend on enforcement rather than serving the association.
- **No Pet Waste in Pine Straw** – Please remember to refrain from allowing your pets to defecate on any pine straw areas.
- **Pet Leash Reminder** – All pets, including cats, are not allowed outside unless they are on a leash, nor may they be tethered in common areas.

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

Community Reminders

Pit Bull Ban

Please note that our community has banned pit bull breed dogs and pit bull mixed breed dogs. If you are housing one of these breeds please contact Jan Purdy at Sentry Management. Violators will be subject to finings.

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.

Key Fobs

If you have lost your key fob, contact Jan Purdy at Sentry Management and request a new one. Replacement cost is \$35.

Tennis Courts Reopen in March with New Rules

The tennis courts were recently closed to perform a maintenance and cleaning project and are scheduled to reopen March 1. In an effort to maintain the integrity of the courts with a sanitary and clean environment, pets will no longer be allowed to enter the tennis courts.



Signage will be placed on the doors as a reminder of the new rules. We appreciate everyone's cooperation and understanding in this matter as we work to keep the cost of maintaining the tennis courts to a minimum.

2020 Property Report

Despite the pandemic, the HOA remained busy maintaining the property. Major projects completed in 2020 include:



- Removal of all dead trees and limbs throughout the complex
- Various roof leaks and repairs have been completed
- Retaining wall on side of 1000 building was replaced
- Walkway bridge at 400 building was replaced
- Three new redbud trees have been planted in the tree island at the front of the complex
- New door number plates have been installed on all unit doors
- Dumpster repairs were completed

Upcoming Major Projects Under Consideration/Review:

- New roofs for all buildings
- Bridges need rebuilt/replaced for buildings 400, 700, and 800
- Parking lot seal coating and restriping for entire complex



River Mill Owl Spotted

Have you seen, or heard, the River Mill owl? In fact we have two owls that have been spotted throughout the complex. They can often be heard talking (howling) loudly to each other! The owl photoed has been affectionately nicknamed "Rudy" by the RM community. Be on the lookout!

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