

**Fall**  
2022

## 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

Contact: Rhi Thaxton

404-459-8951 Ext 51918

rthaxton@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

### Deck & Porch Staining Project Update



The deck and porch revitalization project is nearing completion. This includes pressure washing all decks, concrete patios, and fences, and staining all decks and fences. All decks will be completed on buildings 300, 400, 500, 700, and 800. The concrete patio floors and privacy fences were pressure washed and the

fences will be stained on buildings 100, 600, and 900. Additionally, all bridges on buildings 400, 700, and 800 were pressure washed and stained, and the handrails pressure washed and stained on buildings 200 and 1000.

### REAL ESTATE UPDATE: 13 Units sold in 2022

Units continue to sell at a brisk pace with 13 selling thus far in 2022. Since 2014, a total of 111 units have sold. Currently, there is one unit for sale:



### Units on the Market:

- 505 – 1 bed/1 bath – 988 sq ft - \$210,000 (offer pending)

### Property Report



Recent projects completed in 2022:

- Deck cleaning and staining (see above)
- Bridges painted
- Gutters cleaned
- Mailbox lockers repaired
- Pool leak repaired

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

## Community Reminders

### Fireplace Check-Up:

Does your chimney need 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.

### Prevent Frozen Pipes

With colder months ahead, please be aware 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 keep the pipes warm.

### Key Fobs Replacements

Need a key fob? Go to [sentrymgt.com/offices/atlanta-north/](https://sentrymgt.com/offices/atlanta-north/) then click on "Requests & Violations" and then complete the form for Amenity Registration to request a new one. Replacement costs vary.

## No Cardboard in Dumpster

An inordinate amount of large cardboard boxes have been thrown into the dumpster recently causing the compactor to jam, which could result in costly repairs to the association. As a reminder, cardboard is recyclable and should be disposed of in the marked recycling bins. Also, all cardboard boxes **MUST** be broken down before being placed into the recycling bins.



## Water Shutoff Procedures



Several homeowners have inquired how to shut the water off in their unit. There are no individual unit shutoff valves. Each building has a shutoff which will turn off the water to the entire building. Owners who need the water shut off for plumbing repairs must:

- Coordinate date/time with plumber to make the repair
- Give at least 24 hours' notice (except in emergencies)
- Place notices on the doors of your building alerting others of the date/time/duration of the water outage
- The shutoff valve for each building is in the ground in a

black box underneath the blue reflector on the wall

## Pickleball Craze Sweeps the Nation!

With star athletes LeBron James and Tom Brady investing in pickleball, it's quickly become the fastest-growing sport in America. By 2030, pickleball is projected to attract an estimated 40 million players across the globe. While the U.S. is seen as the mecca of pickleball, advocates are hoping to include it as a sport at the 2028 Summer Olympics games in Los Angeles.



Pickleball is combination of tennis, badminton, and ping-pong, is an easy sport to play, and can be enjoyed by all ages. Did you know we have our own pickleball courts? Check out all the new equipment at the tennis courts inside the plastic storage container!