

Spring

2023

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THE REGISTER

Newsletter for River Mill Condominiums



LED Lighting Upgrade Project Complete

The recent community-wide lighting project was completed. This included an upgrade to LED lighting on all exterior buildings. Lights on the sides of the buildings, in breezeway hallways, and above staircases have all been upgraded to LED. Additionally, the tennis court lights were replaced with new LED light towers. The new LED lights are more energy efficient, will last longer, and be more cost effective.

Upcoming Major Projects:

- Parking lot seal coating and restriping for entire complex is in the planning for later this year.

REAL ESTATE UPDATE:

5 Units sold in 2023

Units continue to sell at a brisk pace with 5 selling thus far in 2023. Since 2014, a total of 119 units have sold. Currently, there are two units for sale:



Units Recently Sold:

- 712 – 2 bed/2 bath – 1,306 sq ft - \$285,000
- 520 – 1 bed/1 bath – 988 sq ft - \$198,000
- 218 – 2 bed/2 bath – 1,158 sq ft - \$265,000

Units on the Market:

- 406 – 2 bed/2 bath – 1,306 sq ft - \$259,900 [Pending]
- 709 – 2 bed/2 bath – 1,306 sq ft - \$285,000 [Pending]

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

Community Reminders

Opt-In for Email Blasts:

Register at sentrymgt.com and mark your email address as “opt-in” to receive eblast notifications. Once registered from the portal you may submit the following: Requests for amenities access (pool key and/or gate fobs); Report a Violation; and Submit Work Order Requests.

Key Fobs & Pool Keys

If you have lost your key fob or pool key, go to 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.

Dumpster: Household Trash Only

Please note that our dumpster is for household trash only. No construction materials, appliances, or furniture should be placed in the dumpster. Violators will be fined.



Pool & Grill Area Etiquette

The pool area was prepped for the summer season, which included pressure washing retaining walls, stained pool deck, cleaned grills, patched concrete, and a new American flag. The industrial gas grills include a fail-safe feature that allows the units to automatically turn off after a certain time limit. The user-friendly instructions are posted on the wall on the right side of the grills. Personal charcoal grills are not allowed in the pool area. Pool rules include no glass near the pool area, no running or diving, and no animals/pets. All guests must be accompanied by a homeowner with no more than four guests per unit at a time.

4th Pet Waste Eliminator Added

A fourth pet waste eliminator station has been added to the community. The new station is located adjacent to the parking lot area in between the 900 and 1000 buildings near the pool and tennis court entrances. We hope this assists all pet owners who live in that corridor of the complex.



New Roswell Events Website

Roswell launched Roswell365, a community calendar resource for all events and activities across the city. Roswell365 will feature events hosted by the city and include events from local nonprofits, businesses, civic groups, and anyone organizing a community event in Roswell. Residents can access the community calendar at Roswell365.com.

Roswell Police Security Watch Service

Roswell police are offering a free vacation watch service for residents who are out of town. Roswell residents can apply for the free vacation watch service through the Police-2-Citizen website. You just need to provide your address, contact information, and travel dates. Roswell police will routinely check on the home while residents are away.

