

Summer
2023

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THE REGISTER

Newsletter for River Mill Condominiums

Asphalt Resealing & Restriping Complete



BEFORE



AFTER

The recent community-wide asphalt resealing and restriping project is complete. The asphalt sealcoating protects and prolongs the life expectancy of asphalt pavement by filling surface damage and providing a protective layer to keep out damaging UV rays, vehicle fluids, and water. It restores the lustrous appearance of the asphalt, after some natural fading has occurred, and fills minor surface flaws, giving the pavement a smooth and even appearance.

After the sealcoating was complete, the parking lots received a fresh coat of white paint during the restriping phase. We worked hard to get this project done quickly, with little inconvenience as possible. We appreciate everyone's cooperation as we continue to improve our community!

Tree Removal and Limb-Up Project Complete

Prior to the asphalt project, a community-wide tree removal and limb-up project was completed. This included the removal of three, high-risk dead trees, and numerous trimmings of limbs. This is an ongoing, as-needed project that serves to help prevent possible storm damage to our buildings and residents' cars in the parking lots.



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.

REAL ESTATE UPDATE:

10 Units sold in 2023

Units continue to sell fast with 10 selling thus far in 2023. Since 2014, a total of 124 units have sold. Currently, there are 2 units for sale:



Units Recently Sold:

- 709 – 2 bed/2 bath – 1,306 sq ft - \$272,000
- 406 – 2 bed/2 bath – 1,306 sq ft - \$261,000
- 601 – 1 bed/1.5 bath – 972 sq ft - \$215,000
- 103 – 1 bed/1.5 bath – 972 sq ft - \$217,000
- 604 – 1 bed/1.5 bath – 972 sq ft - \$205,445

Units on the Market:

- 402 – 2 bed/2 bath – 1,306 sq ft - \$250,000 [offer made]
- 408 – 2 bed/2 bath – 1,306 sq ft - \$285,000 [offer made]



Oxbo Road Now Open!

Roswell's Oxbo Road Realignment project is finally open to traffic! The \$18.4M project included the realignment of Oxbo Road and Oxbo Drive to eliminate a staggered intersection at SR 9/SR 120/Atlanta Street.

Additionally, Oxbo Drive was converted to a two-way street between Mimosa Boulevard and Atlanta Street (SR 9/120). The project features brick sidewalks and crosswalks, ADA-compliant ramps, new curb and gutter, the reconstruction of nearby parking lots, new landscaping, and traffic-calming improvements. For more info, visit roswellgov.com/Oxbo.

Roswell Reels & Wheels Event

Reels and Wheels is Roswell's free movie event at Riverside Park. The next event is Friday, Aug. 4. Food Trucks will be at the park starting at 5 p.m. Movies will begin at 7 p.m. Reels and Wheels events will be held on select Fridays between June and September at Riverside Park and East Roswell Park. For more info visit roswell365.com.

