

Fall
2023

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THE REGISTER

Newsletter for River Mill Condominiums

Property Report

Recent projects completed:

- Gutters cleaned
- Water leaks in various buildings repaired
- Dog walk pedestrian gate door handle lock replaced
- Pool furniture moved into storage for offseason



Water Damage Resonsibilities

What happens when you experience water damage to your unit? We asked the association's attorney to clarify who's responsible for what. Below are some important guidelines to follow:

- Everyone repairs what's theirs, unless you cause damage during the course of your repair.
- If plumbing repairs cause damage to another unit, but the repair is made without entering through the other unit, then the unit owner has no obligation to repair the damage to the other unit's ceiling or walls unless there is negligence involved.
- Subsequent damage to a unit from water coming from another unit would be the responsibility of the unit owner to repair unless the damage was created as a result of making the repair.
- Roof Repairs -- If the Association has to go through the ceiling to perform the repair, then the Association has to restore the ceiling. If not, the unit owner is responsible for the ceiling repair that is part of their unit, unless the Association was negligent.

More information on this can be found on our website rivermillga.com.

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

Community Reminders

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. Also, all large cardboard boxes must be broken down.

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.

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 keep the pipes warm.

REAL ESTATE UPDATE:

13 Units sold in 2023

Units continue to sell fast with 13 selling so far in 2023. Since 2014, a total of 127 units have sold. Currently, there are no units for sale:

Units Recently Sold:

- 402 – 2 bed/2 bath – 1,306 sq ft - \$255,000
- 408 – 2 bed/2 bath – 1,306 sq ft - \$290,000
- 1011 – 2 bed/2 bath – 1,158 sq ft - \$245,000



Ace Sand Phase I Project Breaks Ground!

The City of Roswell is excited to be underway with Ace Sand Phase I, the first project of its much-anticipated River Parks Master Plan, which will include about 3.3 miles of waterfront public spaces that will be placed along

the northern bank of the river. The project (which derives its name from the Ace Sand Company that previously occupied the site) features a Fitness Loop Trail, offering a multiuse trail, boardwalk, pedestrian trails, and a series of adult fitness facilities. The construction is scheduled for completion in the fall of 2024.



Roswell Ranks 4th-Best Town in GA

Georgia realtors recently compiled a list of best cities to reside in the Peach State and Roswell came in fourth! Roswell was chosen for offering "small town charm," along with the benefits and amenities of a

large city. Realtor Donna Augello stated, "Downtown Roswell is known for its unique local charm, walkability, and diverse shopping options, providing a vibrant city center." The city's economy, connectivity to nature, and transportation options also attributed to its unique features.

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