

**Winter**  
2024

## Board of Directors

### President

Jeff Shillington

### Vice President

Jason Brown

### Treasurer

Tammy Mayes

### Secretary

Laura Mullins

### Director-at-Large

Tripp Miller

## Property Manager

Sentry Management

Customer Service:

404-459-8951

communitycare@sentrymgt.com

sentrymgt.com

## After-Hours Emergency

800-932-6636 (dial 9)

## Website

rivermillga.com

# THE REGISTER

## Newsletter for River Mill Condominiums

### HOA Board of Directors Election Results



The recent annual board meeting revealed the voting results to fill the open positions on the HOA Board of Directors. **Laura Mullins** was re-elected to the Board and **Tammy Mayes** was elected for the first time. Tammy will serve as treasurer while Laura continues her role as secretary. Elected board members serve a 2-year term before being up for re-election.

### REAL ESTATE UPDATE: 13 Units sold in 2023

Since 2014, 126 units have sold, with 13 sales in 2023. Over the past several years, property values have increased tremendously. In 2020, 1-bedroom units sold for an average of \$135,875 and 2-bedroom units for \$180,157.

As of the end of 2023, the average sale price for a 1-bedroom unit was \$198,890 and a 2-bedroom was \$267,571. This represents a 4-year **increase** of **46%** and **48%**, respectively. Additionally, 2023 saw a 2-bedroom floor plan nearly reach the \$300,000 mark!



#### HIGHEST PRICED SALES PER FLOOR PLAN:

- Cedarwood (1/1.5, 972 sq ft; buildings 100, 600, 900) - \$215,000
- Fernwood (1/1, 988 sq ft; buildings 300, 500) - \$217,000
- Dogwood (2/2, 1,158 sq ft; buildings 200, 1000) - \$265,000
- Elmwood (2/2, 1,306 sq ft; buildings 400, 700, 800) - \$290,000

#### Units on the Market:

- 1001 – 2 bed/2 bath – 1,158 sq ft - \$255,000

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

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# Community Reminders

## Opt-In for Email Blasts:

Register at [sentrymgt.com](https://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.

## Fireplace Check-Up:

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.

## Key Fobs & Pool Keys

If you have lost your key fob or pool key, go to [sentrymgt.com/offices/atlananta-north/](https://sentrymgt.com/offices/atlananta-north/) then click on “Requests & Violations” and then complete the form for Amenity Registration to request a new one. Replacement costs vary.

## 2023 Property Report

Major projects completed in 2023:

- Parking lot seal coating and restriping for entire complex
- Exterior lighting upgraded to LEDs throughout complex including tennis courts
- Replaced backflow water preventer
- Replaced retaining wall at 500 building
- Replaced broken water shutoff valve at 300 building
- Resolved landscaping erosion issues between 100 and 200 buildings and along 300 building
- New pet waste eliminator station added between 900 and 1000 building (4 total in complex now)



## Prevent Frozen Pipes this Winter



To avoid frozen pipes, heat should be maintained in all units, including unoccupied units, with thermostats set no lower than 60 degrees, and drip your faucets when the temperature drops below freezing to prevent potential pipe damage. Buildings with water heaters in the breezeways (200, 300, 500 & 1000) should also drip the hot water faucets. Additionally, open cabinet doors under the sinks to help keep the pipes warm.

**Please Note:** If you fail to protect your unit from freezing pipes and there is damage caused by a busted pipe, you could be held responsible for damages to other units besides your own.

## Parking Etiquette

As a reminder, River Mill does not have assigned parking spots. Owners of multiple vehicles should be considerate of their neighbors and park additional vehicle(s) in the areas that are not close to the access of each building.

