

**Spring**  
2024

## Board of Directors

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## 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

### Community Gathering: June 8

Join us for a community gathering at the pool area on Saturday, June 8, from 12-3 p.m. Come meet your new neighbors and reconnect with old ones. Food and beverages will be served. If inclement weather occurs, the event will be rescheduled, and a new date will be posted on the bulletin board at the mailbox area.



### REAL ESTATE UPDATE:

#### 1 Unit sold in 2024

One unit has sold so far this year. Since 2014, a total of 127 units have sold. Currently, there is one unit for sale:

### Units Recently Sold:

- 1001 – 2 bed/2 bath – 1,158 sq ft - \$261,000

### Units on the Market:

- 801 – 2 bed/2 bath – 1,306 sq ft - \$290,000

### Property Report Update

Recent 2024 projects include:

- Pine straw distributed
- GA Power light pole LED transition underway
- Annual pool inspection completed
- Annual pressure washing forthcoming
- A declining tree was identified and removed



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

# Community Reminders

## Opt-In for Email Blasts:

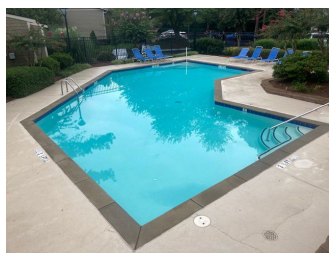
Register at [sentrymgt.com](https://sentrymgt.com) and mark your email address as “opt-in” to receive eblast notifications. Once registered from the portal you may submit the following: Requests for amenities access (pool key and/or gate fobs); Report a Violation; and Submit Work Order Requests.

## Key Fobs & Pool Keys

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

## 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, staining the pool deck, cleaning the grills, patching concrete, and adding 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.

## New Pickleball Equipment

Pickleball, is 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 underneath the bench! The Association has provided this equipment for homeowner use. Please return the balls and paddles into the storage container when finished so others can also enjoy!

## Roswell Named Safest & Most Affordable City

Safety and affordability are crucial factors for most people when choosing a place to live. Georgia is home to some of the safest and most affordable small cities (populations below 100,000) in the U.S., with Roswell and Johns Creek ranking No. 1 and No. 2, respectively. Roswell ranked No. 1, experiencing a 57% increase in income over five years — the third-highest increase of small cities analyzed by MoneyGeek. It also had the ninth-lowest monthly food costs at an average cost of 9% of monthly income. Additionally, Roswell ranked well in monthly mortgage as percentage to income with 22.2%.

