



River Plantation
Section Two

Neighborhood News

May 2021 - Spring has sprung, and our Community is looking beautiful! Please help us keep it clean by picking up after your animals, pick up trash as you see it, and let our Property Manager, David Floyd III, know of any concerns. David can be reached at RiverPlantation2@gmail.com or 615-297-2824.

SAVE THIS DATE!! – Saturday, May 15

These are the Events happening on this Date –

Community Clean-up Day, Flat Creek Clean-up Day, Pool Opening, Directory Distribution

Community Clean-up Day - a Dumpster will be delivered to our Complex on Friday, May 14, and will be picked up on Monday, May 17. This Dumpster is for all Residents to dispose of Items too large for our Regular Trash Service to pick up, however no Tree Limbs, dirt, Vegetation, or Hazardous Materials will be allowed. To keep this Dumpster out of site so that Non-Residents do not use it, it will be tucked away in the Parking Lot near the 300 Units, which is centrally-located to most of Section Two Residents. Also, any Residents who have Items on their Carport deemed as “disposable”, or any items – old Patio Umbrellas, Wood, Pallets, etc. - which are in the Garbage Hut will need to be disposed while the Dumpster in on the Premises. Failure to comply may result in the HOA removing/disposing of these Prohibited Items and billing your Account for the Expenses associated with such.

Flat Creek Clean-up Day – the Harpeth Conservancy has agreed at no cost to “walk” Flat Creek and pickup, and dispose of, the Trash and Debris deposited during the March 28th Flood. The Conservancy Volunteers will be meeting at the Clubhouse around 8:45am on the morning of May 15th, and the Clean-up will occur from 9-12 this day. The Conservancy is desperately needing Volunteers from RP2 to help with this Clean-up Effort! Anyone who can assist with this Event can register online at <https://www.eventbrite.com/e/lessons-on-the-river-cleanup-at-flat-creek-tickets-152774000147>, or can call the Conservancy at 615-790-9767, or can just show up at the Clubhouse around 8:45am. All gloves, trash bags, and other items needed for this Project will be provided by the Conservancy.

Pool Opening – the Pool is officially opening on Saturday, May 15th, and if you currently don't have a “Pool Fob” to enter the Pool Area, or if your Pool Fob hasn't been activated, please contact David Floyd. If your Pool Fob was active last year, it will not need to be reactivated. Unlike the COVID Restrictions placed on us last year, this year Residents can bring Guests, the RP2 Pool Furniture can be used, and the Pool Hours will be from 8:00am – 8:00pm Daily. As in the past, no Alcohol, Glass, or Smoking is allowed in the Pool Area, and Social Distancing will still apply as well.

Directory Distribution – the RP2 Resident Directories will be available for pick-up at the

Clubhouse on May 15th from 9:00-12:00. There will be one Directory available per Unit, and neighbors can pick one up for other neighbors. We will check that Resident off the list as well as who picked the Directory up on behalf of their neighbor. Also, any Residents having books for the "Little Library" can drop these off at the Clubhouse during this time as well.

Repair/Painting Update – you may have seen the work beginning on the Unit 100 Storage Sheds. This work entails replacing the rotten wood with "Sierra Board", which has a Lifespan several times greater than "wood", however is approximately the same price. This work will last an extended amount of time until all RP2 Storage Sheds are repaired, and once repaired, the Painting of the Sheds will begin. Also, if any "raw" wood is still visible from when the General Wood Repairs were completed a couple of months ago, this wood will have a Primer Coat applied in the near future.

Dryer Vents – according to Consumer Reports, there are around 13,820 Home Fires annually caused by Clothes Dryers, and about 27% of these Fires are caused by an accumulation of lint. We have had situations here in RP2 where the Clothes Dryer Hoses became disconnected behind a wall, and in one unit, an issue with the Dryer Vent Hose caused an upstairs wall to become extremely overheated. We have been fortunate that RP2 has not experienced any fires as a result of clogged, or disconnected, Dryer Vent Hoses, and we need to stay vigilant to maintain this Status. Not only should your Dryer Vent be cleaned after each use, but you should also have your Dryer Vent Hose cleaned on a regular basis as well. While neither the RP2 Board nor Property Manager have any connections to this company, a few RP2 Residents have used a Company called Dryer Vent Tech and were more than satisfied with their work and the Cleanup after they left. Dryer Vent Tech can be reached at 615-455-2313 or Nashvilledryerventtech@gmail.com

General Maintenance – with the Warmer Weather approaching soon, please don't forget to replace your Furnace Filter with a clean one. This will help your Air Conditioner run more efficiently, which will save you money in the long run. Also, if you feel drafts from around your Pull-Down Stairwell, an "Attic Stairway Insulator" may help keep your Unit warmer in the Winter and cooler in the Summer. This Insulator is available at Hardware Stores, and Lowe's has an Owens Corning Insulator for \$62. In addition, please don't forget to change out your Smoke Alarm Batteries and also test your Carbon Monoxide Alarms.

Please continue to be kind to one another, be friendly and helpful to your Neighbors, and remember to relax and de-stress when you can, because – Rabbits jump and they live for 8 years, Dogs run and they live for 15 years, but Turtles do nothing and they live for 150 years. Lesson learned! 😊