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RIVERBROOKE NEWS LETTER

2024 BOARD MEMBERS

PRESIDENT:

Srikanth Vakalapudi

VICE PRESIDENT:

Manjit Wadhwan

SECRETARY:

Prakash Panuganti

TREASURER:

Venkata Dwarampudi

MEMBER AT LARGE:

Habte Kassa:

COMMUNITY MANAGER:

BEACON

Michelle Shular

mdshular

@beaconmanagementservices.com

Direct 678-892-0040

Customer Service 404.907.2112 option 1

Greetings

From Riverbrooke of Suwanee

HOME OWNERS ASSOCIATION

Welcome to our January edition! We hope you had a wonderful Christmas and an amazing New Year Celebrations with your family and friends. Lots of things are happening this winter, so in this edition you'll get some information about projects in the works, safety information, community news and upcoming events.

Current Projects



- Storage Shed installations at the Pool area.
- Handyman jobs to fix many items in neighborhood.



- Working with Contracting company and Insurance for Club house Roof replacement.
- Red Oak (Trash company), auto renewals for 36 months with 7% increase every year.
- Welcome to New Management company Beacon, their services started from 1st Jan 2024. They have services listed in the following page and highlight is SMS support.

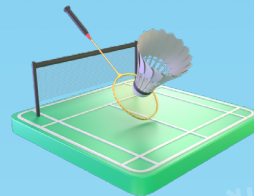
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"Don't forget to return trash/recycle bins to their proper location after weekly pick-up; ensuring they are not visible from the street"

Upcoming Projects

- Requesting for new quotes for cleaning services for the rest rooms and Janitorial services.
- Requesting quotes from the pool company.
- Solar Fence caps to get lighting around Recreational area.
- James Burgess and Nichols side Landscaping improvements at the entrance.
- Looking into Volleyball / Badminton court options in Nichols side.



- Nature trail (Still discussions going on)
- Towing signs received in all common areas, have to install.



- Fountain Damages (Moved to March 2024 if weather permits)

Congratulations



CHRISTMAS DECORATION WINNERS:
\$50 GIFT CARD

JAMESBURGESS SIDE WINNER:
1650 EAGLE ROCK WAY, SUWANEE, GA 30024

NICHOLS SIDE WINNER:
1250 GREY ROCK WAY, SUWANEE, GA 30024

New Management company Beacon, their services

Included in Our Monthly Fee

Association Management Services

- ☛ Portfolio Management
- ☛ Maintenance And CAPEX Projects
- ☛ Policy Review And Development
- ☛ Property Inspections
- ☛ Online ACC Process

Association Management Services

- ☛ Startup Financial Analysis Report
- ☛ Accounts Receivable
- ☛ Manage Daily Bank Accounts
- ☛ Accounts Payable
- ☛ Billing
- ☛ Budget Preparation
- ☛ Coordinate Tax Preparation
- ☛ Collections Oversight
- ☛ Monthly Financials (GAAP)
 - ☛ Cash Statement
 - ☛ Income Statement
- ☛ Monthly Late Pay Notice

- ☛ Annual Statement To Owners
- ☛ Reserve Study Oversight
- ☛ Contact Late Pay Residents And Note CRM
- ☛ Individual Accounting Records Per Unit
- ☛ Mail Late Statements

Administrative Services

- ☛ Maintain Official Records
- ☛ Conduct Annual Meeting
- ☛ Manager Report And Agenda
- ☛ Enforcement Of Governing Documents
- ☛ 24 Hour Answering Service
- ☛ Contract Negotiations
- ☛ Insurance Administration
- ☛ Meeting Minutes Distribution
- ☛ Calendar Notices For Meetings
- ☛ Update And Maintain Resident Portals
- ☛ Vendor Insurance, W-9's Verification
- ☛ Technology/Homeowner Portal
- ☛ Utility Audit

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Annual Dues:

2024 HOA dues are by 10th April 2024.

Any unpaid dues are late. Please contact Michelle Shular at the above phone number or email address to avoid interruption of trash services and/or access to amenities. For Violations, please reach Michelle Shular mdshular@beaconmanagementservices.com, if the issues were not fixed, please reach Beacon also please copy HOA board in case if help needed from HOA Board.

 www.riverbrookeofsuwanee.com

 rbjsuwanee@gmail.com

 [Riverbrooke of Suwanee](#)

**your
input is
needed!**

We welcome your input.

There's a wealth of knowledge, skills, and experience amongst our Riverbrooke of Suwanee family. What projects would you like to see become reality. Let us know at rbjsuwanee@gmail.com