

PC187

Improvement Districts, Inc.  
Ark. Code 14-86-2102; Annual improvement district or protection district filing  
Filed as of December 31, 2023  
For the filing date no later than April 1, 2024

**FILED**

MAR 28 2024

**TERRI HOLLINGSWORTH  
CIRCUIT COUNTY CLERK**

Count

1 Name of district:

River Ridge Pointe Street Improvement District No. 638 of Little Rock, Arkansas

2 Primary statute under which the district was formed:

ACA Section 14-88-101 et. Seq.

3 General statement of the purpose of the district:

Borrow money to purchase and/or construct and maintain a subdivision entryway and other common areas and to maintain streets

4 List of contracts, identity of the parties to the contracts, and obligations of the district:

Peak Properties, LLC - property management contract, \$400 per month

Total Landscape Solutions-lawn service-\$468.70 per month

Cincinnati Insurance Company-Commercial package policy, 41,169 annually

5 Any indebtedness, including bonded indebtedness, and the reason for the indebtedness:

n/a

6 The stated payout or maturity date of the indebtedness, if any:

n/a

7 The total existing delinquent assessments and party responsible for collection:

None Alan C. King, Improvement Districts, Inc.

8 Identification of district commissioners and contact information:

**Management:**

Peak Properties, LLC, managing agent, taking care of the daily operations as directed by Commission.

Beverly Roachell, Property Manager

11711 Hermitage Rd., Suite 7 [BRoachell@peakpropllc.com](mailto:BRoachell@peakpropllc.com)

Little Rock, AR 72211

353-0368 office 353-0398 fax

**Commissioners:**

Terry Morrison 280 River Ridge Pointe [timmjm@swbell.net](mailto:timmjm@swbell.net) 501-804-1805

Jose Romero 272 River Ridge Pointe [jrromero00@gmail.com](mailto:jrromero00@gmail.com) 501-246-4537

Wesley Walls 246 River Ridge Pointe [wwalls@polkstanleywilcox.com](mailto:wwalls@polkstanleywilcox.com) 501-378-0878

9 The date, time, and location for any scheduled meeting for the district for the following year:

None scheduled. Meetings held as necessary.

10 The contact information for the district assessor(s):

Alan C. King, Improvement Districts, Inc., Phone 501-225-1236; [alanking@improvementdistrictsinc.com](mailto:alanking@improvementdistrictsinc.com)

11 To whom the county treasurer is to pay district collections:

Bank of Ozarks

12 An explanation of the statutory penalties, interest, and costs:

Statutory penalty of 25% plus costs of collection

13 Method used to compute district assessments:

Assessor's opinion of the benefits to the property in the district from the construction and maintenance of streets and common areas

14 Statement itemizing the income and expenditures, including a statement of fund and account activity

See District for financials.