

Rockwood Homes Association

Winter-Spring 2025

Rockwood Annual Meeting January 21!

The annual meeting for Rockwood Homes Association is Tuesday, January 21, 2025, 7:00 p.m., at Calvary Chapel Fellowship at 190 South Rock Road, (across from Towne East behind Wendy's). Please plan to attend.

Specific items on the agenda include:

- Review of annual budget
- Pool/RRF Updates
- Updates on facilities and grounds
- Wichita Police Dept Community Policing Liaison
- Covenants and covenant enforcement
- Airbnb/VRBO (*Vacation Rental by Owner*) policies
- Rockwood directory/website/gmail

Councilman Brandon Johnson will speak and take questions on area concerns and questions.

This is the perfect opportunity to express any concerns or request improvements for the next year. This is where you live, your kids play, and your dues fund maintenance and programs/activities in Rockwood. Your voice is important!

The only vote members take at the annual RHA meeting is to elect officers. The current board is:

President – Blake Hoffman	Vice President - Open
Treasurer – Bert Denny	Secretary – Isabel Paltan
Communications – Open	Social Activities – Open
At Large – Austin Powers	At Large – Jay Cooper
At Large – Darryl Awe	At Large – Lee Wadsworth

Rockwood Annual Dues Increase

Effective January 2025, Rockwood annual fees increase from \$230 to \$250 per year. Projected increases in groundskeeping, general maintenance and other expenses, as well as the need to maintain a level of cash reserves called for an increase this year.

Pool membership fees are also currently being reviewed for an approximate 10% increase due to expected increased expenses.



The Rockwood Community lost the best of neighbors with the passing of Larry Duntz in September 2024. Larry was president of the Rockwood board, but most often could be seen getting the pool ready to open (or close), trimming trees around the Rockwood perimeter, monitoring the installation of the new playground equipment,

helping out a neighbor or officiating at the annual July 4th parade. He went above and beyond to help ensure the neighborhood was taken care of the best he could. Larry's warmth, kindness, and unwavering dedication to his family and community will be deeply missed by all who knew him. Our thoughts and prayers to his wife, Pam and the family.



Dumpster at RRF Removal Under Consideration

The board is currently considering removal of the dumpster in the RRF parking lot. It is great to have available for our homeowners who are finally cleaning out that garage or raked 10 bags of leaves. But the continued abuse by overfilling, laying large items on top or on the side costs Rockwood money in overage fees, damage to Waste Connection equipment, in addition to being dangerous to any conscientious homeowner trying to clean it up. Whether the problems are caused by in- or out-of-Rockwood homeowners is unknown, the result is the same – there will be a change. Options including increasing the availability of the large commercial dumpster will be discussed at the annual meeting.

In the meantime, DO NOT place items on top of or on the ground around the dumpster. **Those items are a safety hazard!** The dumpster is emptied five times a week. **PLEASE**, if it is full, WAIT until the dumpster has been emptied.



There are sound benefits for patients for providing for placement of adult care homes within residential areas, but to have as a neighbor....? Yes.

The opening of a new adult care home in Rockwood generated a few conversations questioning the effect on traffic and parking, along with the standard activities of a health care provider. These types of care home are small, with a limited number of patients and staff, designed to provide an improved, more personable level of care and have a place in a residential setting.

There was a certain amount of trepidation when the group home on Burr Oak first opened regarding many of these same issues, which faded. Communications with any home prior to their opening asked management to be respectful of their neighbors and the covenants (to which they are responsible to abide), especially regarding signage and to monitor parking by staff and visitors. Visitors and staff have the same level of responsibilities, and are due the same level of respect, as all within the Rockwood community.

The concerns expressed are no different than concerns raised on any other street in Rockwood. All Rockwood homeowners and their families *must* be extra-aware when it comes to walking, biking and playing in any neighborhood. Street parking is not restricted for the number of homeowner-owned or homeowner guest vehicles, and to attempt to restrict parking, affects all, not just a select few.

Neither the city of Wichita nor Rockwood through its covenants may restrict the placement of these types of adult care homes within residential areas. The state of Kansas allows and protects the placement of certain types of adult care homes in residential areas (K.S.A. 39-923); and under K.S.A. 12-736 - no municipal zoning ordinance, resolution or regulation may exclude these types of homes from residential areas.

As long as the homes are operated within the bounds of the health and welfare regulations of the state of Kansas, they are legally operating within Rockwood. From our review of statute, visit with WPD regarding parking and Councilman Johnson on the city's understanding, Rockwood has no legal recourse to take action, nor any reason to do so.

Rockwood is a great neighborhood, with great neighbors. But that doesn't come easy – getting to know and trying to work with your neighbors may sometimes require additional effort, but necessary, and can pay dividends.



Below is a greeting from Meadowlark's COO, Ann Houk. *(This is informational only, and not an endorsement of Meadowlark.)*



10/30/2024

Dear Rockwood Home Owners:

We want to extend a heartfelt "thank you" for allowing our residents the opportunity to live in such a beautiful community. Joining your community is truly a privilege, and we are excited to contribute to this vibrant neighborhood.

At Meadowlark, we are dedicated to creating a comfortable and fulfilling living environment for our seniors, allowing them to retain their independence while enjoying an excellent quality of life. As your neighbor, we take pride in our commitment to excellence by ensuring our property is well-maintained and cared for and fostering a positive environment for our residents and neighbors alike.

Ann Houk is the Chief Operating Office for all of the Meadowlark Adult Care Homes. She has served this community for more than 27 years. She has an extensive background which includes ICU, Home Health, Hospice, and HomePlus. Ann is a member of the American Legion Post 4 Auxillary, an American Legion Rider, Sedgwick County Emergency Management LEPC Chair and serves as a board member of the Kansas Home Care and Hospice Association. Ann can be seen at all hours and days visiting the homes to ensure our residents are being cared for in the best manner. Ann says "this is the best way I can give back to my community-making lives better by giving them a good home and quality care".

Meadowlark Adult Care Homes also offers a highly skilled and efficient maintenance team. Jesse Murphy is the Director and oversees the day to day needs of all of the properties. If for any reason you may need help don't hesitate to ask Jesse if you see him. Jesse and his team can be seen any time day or night to ensure our properties are well maintained.

Thank you once again for welcoming us so warmly. We are thrilled to be part of this neighborhood and look forward to building lasting relationships with you. If you should have questions or would like more information about how we can provide a safe and engaging place for someone you may know, please contact Ann at 316-409-9104.

Warm regards,

Ann Houk, RN MSN/Ed MHA

Chief Operating Officer



Rockwood Pool 2024!!!!

Start planning for summer fun at the Rockwood Pool!

Look for pool membership information in the mail and on-line in early March. Memberships are available at several levels (upon payment of annual Rockwood assessments).



New to the neighborhood, want to see what the RRF has to offer? Come on down for a full tour of the pool and park. Have a general question? Contact Joe Hutchinson, general manager, at rockwoodpoolwichita@gmail.com.

- Full-sized, heated swimming pool w/ fenced baby pool.
- Full-time guard staff.
- Open 1:00-9:00 p.m. every day (weather permitting). From 12:00-1:00 is adult lap swim only, without lifeguards except for rare occasions for special events.
- Concessions and patio room for parties.
- 2 full-sized sand volleyball courts.
- Adjacent fenced-in park area with expanded playground equipment, basketball & pickleball court.
- **Swim Team** for kids from ages 5-18.
- **Swim Lessons** – group & private

Over 100 swimmers participate in swim team. Swim lessons were practically full each session. SIGN UP EARLY!

Thank you to all of our staff who worked diligently to provide a fun and safe pool experience this past year. **If you have someone in your house who would like to apply to be a lifeguard or teach lessons, or if you have questions about pool membership, please contact Joe at rockwoodpoolwichita@gmail.com.**

Go Play!!! *Playground, basketball, pickleball!*

Please help keep it clean, trash picked up and equipment in good condition, reporting any needed maintenance. There has been an increase in “tagging” (painting graffiti on equipment and signage), please report to any board member if you see any tagging or damage in the park.

Pet owners, please be considerate when your dogs have the run of the park. Not all people, including kids, may be comfortable in greeting your dog who may just want to be friendly.

Our RRF helps families connect, provides a safer place for children to make neighborhood friends and burn energy, and continues to make Rockwood a great place to live.

Airbnb/VRBO (Vacation Rental by Owner) Short-term Rental Codes Passed by City

In September 2023, the City issued new zoning, licensing and insurance codes for short-term rentals managed through Airbnb, VRBO or a similar company. Homeowners must file an application with the city, procure a license, pay a fee, fulfill a range of responsibilities and are held responsible for infractions.

Rockwood covenants specifically state that only “single-family,” “for private use” homes are permitted in Rockwood. Although offering a home through one of these services constitutes a violation of this clause in the covenant, how the covenants are affected by these new codes is under review.

[Ordinance No. 52-265 | Code of Ordinances | Wichita, KS | Municode Library](#)

New Playground Equipment Shows Rockwood Works, but Not Without You!

Rockwood board work is not just covenants and dues, it’s homeowners also working together to make a positive, at times, joyful, addition to their neighborhood.

Now is a great time to consider joining the board. No board experience is necessary; participation does not require much time (a couple of hours a month), with several positions open. Just think – do you have/want -

- Neighborhood security/street safety concerns?
- More improvements in the park?
- A change in covenant enforcement? *More? Less?*
- A closer eye on the budget?
- A plan for Rockwood entrances?
- A short-term project that benefits Rockwood?
- To know better who & what is Rockwood?

We especially need members with young families to help keep Rockwood family and kid friendly.

Please contact a current board member, come to a board meeting and the annual meeting for more information.

If you are not receiving Rockwood emails with newsletters, neighborhood updates & security notifications, please email us at rockwoodhomeownersassociation@gmail.com.



Even if you opt-out of the directory process, please provide your e-mail address to stay informed!



HOA Management Website Offers Additional Resources to Homeowners

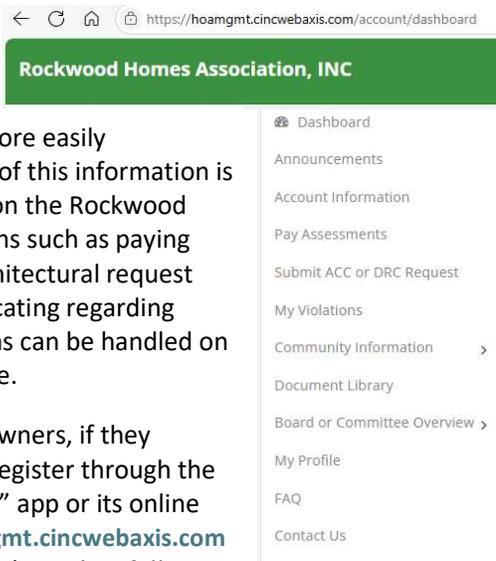
You may have received some communications from HOA Management regarding accessing its website for certain information/services. In response to some questions regarding who/what and the legitimacy of these communications, here is the scoop.

HOA Management Services provides a number of administrative services for Rockwood, including financials, neighborhood inspections and related correspondence, as well as process architectural improvement requests. Over the past year HOA Management has made some software changes to its website, creating a portal for its neighborhood associations to access information/forms for their respective association on its site. THIS ACCESS IS NOT REQUIRED BY ROCKWOOD OR HOA MANAGEMENT, AND ROCKWOOD INFORMATION IS NOT VISIBLE/AVAILABLE TO OTHER ASSOCIATIONS. Rockwood's community service manager, Mike Casey, is still available by phone/email to help address any questions you have.

The site is meant to make information/

communication more easily attainable. Much of this information is already available on the Rockwood website, but actions such as paying dues, filing an architectural request form or communicating regarding covenant questions can be handled on the HOA Mgmt site.

Rockwood homeowners, if they choose, can now register through the "My HOA Connect" app or its online site <https://hoamgmt.cincwebaxis.com> to utilize these services. Just follow the registration instructions; you will receive an email from donotreply@cincsystems.com once your Rockwood registration is confirmed, granting access with a link to create your password.



Our Community Manager is Mike Casey. Please contact him with questions regarding landscaping or structural improvements, covenants, assessments, or pool management at 316.351.7650 ext. 204 or at MCasey@homeownermgmt.com.

On the Calendar/Numbers of Note

Annual Meeting January 21, 2024

Easter Egg Hunt (tentative) April 19 Time TBD

Rockwood Cleanup Day! Saturday, April 12 8:00 – noon

Pool Opens – Rockwood residents open house – May 23

July 4th Kids Parade! – July 4th

Volunteers needed to help plan and orchestrate these great family-friendly events. Please join in the fun!

The Rockwood Board meets the 3rd Monday of each month in the RRF Patio Room at 7:00 pm. Homeowners are encouraged to attend board meetings which are all open to Rockwood homeowners.

Wichita Police Dept Community Policing – Rockwood Officer P. Berger

Patrol East

pberger@wichita.gov

Case Desk 268-4221 for non-emergency concerns/reports

OR East Substation 350-3420 to leave a message for the Officer

City Council District 1 Council Member, Brandon Johnson

BJJohnson@wichita.gov, 316.303.8017, *District 1 meets the 1st Saturday of each month at the Atwater Recreation Center, 2755 East 19th Street North, at 9:30 a.m.*

Wichita Police Dept Homeless Outreach Team

854.3013 or, if after hours, especially if safety issue or inclement weather – call 911

Street Lights

The City contracts out with Evergy on street lights when a street light is out, it can be reported online

<https://www.evergy.com/street-light-outage>.

To follow up via phone 800-383-1183

Need to Report a Pothole? Trees in Your Front Easement Needs Trimmed? Damaged signs or illegal dumping? Report it!

<https://wichita.gov/1013/Report-an-issue>



Trees Need TLC, too!

Tree Trimming - City of Wichita Deforestation Department (*for trees along the street which are owned by the City, call now as there is a waiting list*) - 316.268.4361 or use the **WichitaReport** app.

Wichita Animal Control - 316.350.3360



Rockwood Directory is Available Online

Detailed Rockwood directory access information is available only to Rockwood homeowners on its website, <https://rockwoodneighborhood.org/>.

If you did not receive an email invite or your invite window has expired, send a quick email to start the process to rockwoodhomeownersassociation@gmail.com.

Homeowners set and control their own password. You may restrict use of your information or opt-out entirely. Please note this information will be included in the directory unless we receive communication from you via mail or email.

This directory information is For Private Use Only, provided as a courtesy for Rockwood homeowners and is not to be provided in any format to anyone outside of Rockwood, for any purpose.

WICHITA POLICE DEPARTMENT *Security Advisory*

AUTO BURGLARY/VANDALISM TIPS

- **NEVER LEAVE VALUABLE ITEMS VISIBLE FROM OUTSIDE** (money (even just coins), purses, wallets, bags/backpacks, electronic equipment – computers/tablets/GPS units, cell phones, checkbooks, briefcases, sunglasses, mail/documents, guns, etc.)
- **ALWAYS LOCK YOUR VEHICLE**
- **PARK IN A WELL-LIT AREA**, visible from a window
- **DO NOT LEAVE YOUR VEHICLE RUNNING WHEN UNATTENDED**
- **BE ACTIVE IN A NEIGHBORHOOD BLOCK WATCH**
- **PARK IN A GARAGE OR, AT LEAST, IN THE DRIVEWAY**, if a garage is not available
- **ENSURE YOUR GARAGE DOOR IS CLOSED**
- **UTILIZE GOOD LIGHTING TO ILLUMINATE AROUND VEHICLES**

Please keep sidewalks clear for strollers, little kids & walkers!

Please be considerate and don't park vehicles to where they block sidewalk access. (It's actually illegal to park a vehicle such that it blocks the sidewalk (8-1571).)

Have a teenager who wants to mow yards this summer? Or babysit? Housesit? Need to get the word out?

In the days of a paper directory, we provided a "Services" section for those high school kids in the Rockwood directory for providing those kinds of services in the neighborhood. There has been a request to resurrect that in some manner. We are hesitant to post anything in the Rockwood online information (just not going to do it). So we have put together a plan to include a "Services" page in an abbreviated newsletter to be included in the pool membership mailing in late February/early March to just Rockwood homeowners.

Please email the following requested information prior to February 15, 2025, to rockwoodhomeownersassociation@gmail.com:

What type of work: Babysitting, Mowing/yard work, House sitting, Pet sitting, Other

Name/age of student, contact information (how do they want to be contacted), and **parents' name and permission** to provide in the mailing.

You will receive a confirmation. The hope is this will provide an additional pipeline for those summer jobs the kids would like to have.

There have been reports of some "porch package pirating" over the holidays. Please consider using a lockbox or pickup location for your packages to reduce the possibility of theft.

Report any suspicious activity to the police, call 911 – you know your neighbors, what is "normal" activity for your neighborhood – Err on the side of caution!

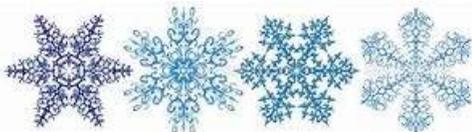
if you SEE something SAY something

If you find yourself a victim of any crime of larceny or burglary, please file a report by calling 911 for an emergency or the Wichita Police Case Desk at 316.268.4221 or visit any police substation.

*Walking Your Dog?
On a Late/Early Run?
Kids on bikes?*



- **Wear a light/bright color**
- **Carry a flashlight**
- **Walk towards traffic, not with your back to it**
- **Pay attention to your surroundings**
- **Do not assume cars can see you**



Waste Connections Gives Rockwood Discounted Rates

Whether you are new to the neighborhood, or have just not taken advantage of the Waste Connections Rockwood Discount, contact Waste Connections at 316.838.4920 or contact customerservice5025@wasteconnections.com. You will also receive a one-month free credit for new homes.

What can you put in your trash can/dumpster for WC pickup?

ACCEPTABLE ITEMS: General trash such as furniture including chairs, couches, tables. Small electrical appliances such as TV's, computers, mixers, blenders. Patio grills, patio furniture, push lawn mowers (free of gas & oil) and lawn trimmers. Tree limbs and branches must be cut in manageable lengths and bundled for easy disposal.

If you have a mattress/box spring to trash, please call Waste Connections. For a \$30 fee, they will pick up at your home.

Please note: Mattresses and box springs are extremely bulky and will therefore not be accepted during Dumpster Days! (Plus, there is an additional \$30 fee for each!)

NO LANDFILL OR TRANSFER STATION WILL ACCEPT: Car batteries, oil filters, fluorescent light bulbs, propane tanks, any asbestos materials, explosives, paint (we will take empty & dried up paint cans), no hazardous liquids (such as fertilizers, pesticides, herbicides, solvents, diesel fuel, gas, oil, transmission fluid, antifreeze, etc...) tires. REFRIGERATORS, FREEZERS AND AIR CONDITIONS must be tagged by a technician and must have the appropriate paperwork with it in order for Waste Connections of Kansas, Inc. to pick it up.

Rockwood Trees Need TLC, too!



Rockwood's shady, tree-lined streets are some of the best attributes for our neighborhood, adding to the quality of life and the value of our properties.

Trim and Spray to keep them healthy. After you pull into your

driveway, look toward the street – and up – up into your trees in your front yard next to the street. Do you see a lot of dead wood up in the tree and over the street?

Technically the trees belong to the city – but any damage caused by falling limbs, as well as the overall health of the tree, etc. – are the responsibility of the homeowner.

Please call the city to get those trimmed. Use the Wichita Report App – reporting is easy.

If you have not already, please consider getting your trees sprayed for scales on a regular basis. An infestation can not only seriously damage your trees, but also those of your neighbors.

Please help protect the investment in your homes and contact your arborist of choice to schedule annual spraying, to arrange for proper trimming and to check the trees for any necessary maintenance.

Rockwood Board Needs a Hand (or Two)

With 2025 activities and maintenance project planning starting, now would be a great time to attend a board meeting to check out what is going on in the neighborhood, and perhaps consider adding your efforts to help keep this area a great place to live.

Open positions –

Social Activities – Coordinate annual events such as Easter Egg hunt, 4th of July parade, pool kickoff

Communications – Monitor gmail account; website & newsletters (usually done by a couple of people)

Grounds/landscaping – For anyone with an interest in gardens/entrances/park grounds

A full set of Rockwood's covenants is available on the website. If you have direct questions/concerns about these or other covenants, please speak with a board member or come to a meeting.

The bottom line is we are neighbors first, but the board has a responsibility to work to uphold the documents that govern and protect Rockwood in the long-term.

Kids!
Be Street Safe!
★ Be a Rockwood Walk Star! ★

Be Smart!
Stop! Look Both Ways! Listen! Look Again!
☑ On the street ☑ In the parking lot ☑ Leaving the parking lot!
Use your eyes & your ears -
Before you use your feet!

SLOW
CHILDREN AT PLAY

Stay current with Rockwood events & security concerns –

Email rockwoodhomeownerassociation@gmail.com to get added to the Gmail list & checkout the Rockwood website www.rockwoodneighborhood.org