

Rockwood

Homes Association

Winter-Spring 2024

Rockwood Annual Meeting January 30!

The annual meeting for Rockwood Homes Association is Tuesday, January 30, 2024, 7:00 p.m., at Calvary Chapel Fellowship at 190 South Rock Road, (across from Towne East behind Burger King). Please plan to attend.

Specific items on the agenda include:

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

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 participation is important!

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

President – Larry Duntz	Vice President - <i>Open</i>
Treasurer – Bert Denny	Secretary - <i>Open</i>
Communications – Madella Harrison (<i>leaving January 2024</i>)	Social Activities - <i>Open</i>
At Large – Darryl Awe	At Large – Lee Wadsworth

As you can see, there are several positions open. The Board wishes to thank Jeanne Mendoza and Madella Harrison for all their great work as they leave the board!

Coming in January, annual summary financial information and minutes of the annual meeting will be available in the Private Section of the Rockwood website.

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!



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

This year Rockwood made a major score – an updated playground any neighborhood would be thrilled to have. This achievement was due to the teamwork of a few Rockwood homeowners and the Rockwood board who made the time to dream, learn, budget and work to put slides, swings and climbers in the park – in a year's time. This project was extraordinary but it did highlight that 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. It is imperative, in order for the board to continue, there are new voices, ideas and efforts added this year. We especially need members with young families to help keep Rockwood family and kid friendly. Most of the board have served for several years, with two long-time members leaving in 2023. 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?

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

Open positions –

Social Activities – Coordinate annual events such as Easter Egg hunt, 4th of July parade, pool kickoff
Secretary – Meeting minutes and notifications
Communications – Manage Rockwood Gmail account; not included with this but always needing help with website & newsletters
Grounds/landscaping – For anyone with an interest in gardens/entrances



Rockwood Pool 2024!!!!

Joe Hutchinson becomes general manager with Ashley Duntz returning as operational manager to streamline RRF management responsibilities. Memberships are available at several levels (upon payment of annual Rockwood assessments). Membership fees for 2024 at the Rockwood pool remain unchanged from 2023.



Start planning for summer fun at the Rockwood Pool!

- 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.
- Shaded deck area.
- 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 (now not just for kids)

Swim lessons and swim team ran very successful programs last summer. Over 100 swimmers participated in swim team with Rockwood placing 3rd overall in the league meet. Swim lessons were practically full each session. SO SIGN UP EARLY!

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. Look for pool membership information in the mail in February/March or call HOA Management to get started. You can always contact Joe at rockwoodpoolwichita@gmail.com with any questions.

Thank you to all of our staff who worked diligently to provide a fun and safe pool experience this past year. *On that note*, many families grow up in Rockwood and have their teens work at the pool as lifeguards or lesson instructors. It is a very important yet fun summer job! If you have someone in your house who would like to apply to be a lifeguard or teach lessons, we will have applications online soon, but please contact Joe at rockwoodpoolwichita@gmail.com to get her or his name on the list.

We are very excited for Rockwood '24 and look forward to seeing you all by the pool.

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

In September, the City issued new zoning, licensing and insurance codes for short-term rentals managed through Airbnb, VRBO or a similar company. 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](#) This legislation below has been enacted, but has not yet been codified in the City's Municipal Code of Ordinances.

Rockwood Directory is Available Online

Rockwood is a community that is stronger when we know our neighbors. For that time when the homeowners down the street leave their garage door open or perhaps you somehow left yours open, or you see something concerning or suspicious, knowing who and how to call, would be courteous, neighborly and safer.

Detailed Rockwood directory access information is available only to Rockwood homeowners on its website, <https://rockwoodneighborhood.org/>. We will no longer provide a paper version.

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. To set up access only takes a few minutes. 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.

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 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.

if you **SEE**
something
SAY
something



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 that switch their trash service. *Be sure to mention that you are a Rockwood New Customer to receive the special pricing and credit.*

On the Calendar

Annual Meeting January 2024

Easter Egg Hunt (tentative) March 30 Time TTBD

Rockwood Cleanup Day! Saturday, April 13 8:00 - noon

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 the public.

Items of Note

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.*

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

Recycling - Household Hazardous Waste Department - Sedgwick County - 801 Stilwell, Wichita, 316.660.7464

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!



Time to Play!!!

Rockwood kids on little bikes and trikes are headed to the park to check out all the new playground!



With your input, and the assistance of a dedicated group of parents (Thank you!), we got it cloud to ground in one year. CS Playgrounds professionally installed to help ensure installation was properly completed and safe to play.

From toddlers to middle schoolers (3-12 year-olds), there is something for their age level. Slide, swing, crawl, climb - kids can do it all, including a swing for special needs kids!

A significant investment, most of the funds for this project came from the Rockwood Recreational Facility budget, with additional monies from the Rockwood general fund and private donations. If you made a donation to Rockwood - *Thank you!*

A small ribbon cutting was held to celebrate the park.



In the past few years, we have

upgraded basketball and pickleball courts, planted bushes and trimmed trees. An area of concern is some spray paint vandalism of picnic tables that will require vigilance.

Our park helps families connect, provides a safer place for children to make neighborhood friends and burn energy, and continues to make Rockwood a desirable neighborhood for future families.

Go 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

WICHITA POLICE DEPARTMENT *Security Advisory*

AUTO BURGLARY 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**

AUTO VANDALISM TIPS

- **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**
- **BE ACTIVE IN A NEIGHBORHOOD BLOCK WATCH**



The dumpster in the RRF parking lot is available for your use if space is available in the dumpster.

DO NOT place items on top of or on the ground around the dumpster. Even though we are unsure of who all is dumping, the end results is that continued abuse in use of this dumpster by a few will result in loss of the use by all. ***Those items are a safety hazard!***

The dumpster is emptied several times a week. **PLEASE**, if you take items to the dumpster, and it is full, **WAIT** until the dumpster has been emptied.

WICHITA POLICE DEPARTMENT *Security Alert*

The Wichita Police Department encourages you to not leave valuables in your vehicle. Through crime prevention we can reduce theft.

Here are items you should be wary of leaving in your vehicle:

- Purse/Wallet
- Cell Phone
- Laptop
- Computer
- Money
- GPS Unit
- Guns
- Checkbooks
- Briefcase
- Sunglasses
- Bags/Backpacks
- Mail / Documents

We also encourage all to -

- Park in well lit areas when possible,
- Always lock your doors when not in use and
- Do not leave your vehicle running when unattended.

If all the above are followed it is very unlikely you will find yourself victim of an auto burglary.

If you find yourself a victim of any crime of larceny or burglary, do not hesitate to contact us. You can make a report by calling 911 for an emergency or calling our Wichita Police Case Desk at **316-268-4221**. You may also visit any police substation to make a report in person.

We need reports to be made when crime happens in your neighborhood. The data we gather from documented reports helps us allocate resources to areas in need. This statistic driven enforcement helps us ensure we are aware of a neighborhood's problems and can work with the community to better serve you.

The Wichita Police Department's mission is to work in partnership with our community to deliver exceptional police services with professionalism and fairness.

Patrol North: 3015 E 21st St N
316-350-3400

Patrol South: 211 E Pawnee
316-350-3440

Patrol East: 350 S Edgemore
316-350-3420

Patrol West: 661 N Elder
316-350-3460

Rockwood contracts with HOA Management Services <http://www.homeownermgmt.com/> to oversee our neighborhood's daily operations, including accounting, correspondence, maintenance and covenant enforcement.

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.

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