



Fall 2023 News

New Playground Equipment Arriving October



With your input and support, and the persistence/assistance of a dedicated group of parents (Thank you!), Rockwood kids have more play coming to the park. From toddlers to middle schoolers, there is something for every age level – slides, monkey bars, swings (a separate build not shown in the artwork). The new equipment will be integrated with our current equipment for one large play area with a bed of higher quality hardwood chips to soften the landing.

After a review of multiple options, the decision was made to purchase from CS Playgrounds and build in one year instead of phases over several. CS Playgrounds will deliver and install. Although we do not yet have a final date, installation is expected in early October and require three to five days. The entire park grounds will be closed to homeowners until installation is complete.



Upgrades to our park are a sound investment in the future of Rockwood, continuing to make Rockwood a desirable neighborhood for current and future families. Our park provides a great, open space where families connect, children make neighborhood friends, burn energy and just play – all year long. 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 to help make this neighborhood project happen - *Thank you! Kids, get ready!*

On the Calendar!

Neighborhood Clean-Up Day
Saturday, October 14 8:00 a.m. – noonish

A large commercial dumpster will be in the RRF parking lot. The dumpster fills up quickly, so please get items there early! Hazardous materials will not be accepted. *Want to be a good neighbor?* Volunteer to help your neighbors manage the event/unload neighbors' vehicles (and visit a bit). Please contact Larry Duntz if you would like to help.

AND...*Waste Connections Gives Rockwood Discounted Rates.* contact Waste Connections at 316.838.4920 or contact customerservice5025@wasteconnections.com.

Be Safe!

*Walking Your Dog?
Getting in a Late/Early Run?
Kids headed to the Park?*

*Get in Sight! Get a Light!
Be Bright!*

Be alert, slow down, look, listen, wear reflective clothing, and teach your kids to look, listen and use their eyes before their feet.



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

Email addresses are NOT shared with outside parties.

Annual Meeting Held January 24, 2023

Cold and a little bit of snow notwithstanding, Rockwood homeowners met for the annual meeting for Rockwood Homes Association on Tuesday, January 24, 2023, 7:00, at Calvary Chapel Fellowship at 190 South Rock Road.

Larry Duntz, President, opened the meeting, with an introduction of the current board, RRF co-managers, as well as approval of the minutes from the 2022 meeting.

Specific items on the agenda included:

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

City Council Member, District 1, Brandon Johnson, spoke encouraging homeowners to contact his office with questions/ concerns or a desire to get involved in various available DAB or committees. (Note: As of the most recent city redistricting, Rockwood is now in District 1, not District 2.)

For a more detailed account of the meeting, please see the About Rockwood on the Rockwood website. If you would like a copy of the meeting handouts and more specific information, please contact a board member.



Trash Talk

Time to clean up our act – the container at the RRF is a great perk but, even emptied five times a week, is still often overfull and a hazard. We must do a better job of using this dumpster or risk losing it altogether. Please pack your trash to use the least amount of space:

- Break down your boxes
- Break/cut your limbs or boards to less than 6 feet long
- Place items all the way in the dumpster (does not go over the top or hang out the sides!!!)
- Do not leave anything on the ground

PLEASE, if it is full, bring your trash back once the dumpster has been emptied. We realize it is an inconvenience for you, but it is both a safety hazard and incurs an overage fee if the dumpster is already overfull (and risks not being emptied at all).

Won't be Bored on This Board!

One meeting a month – pick your area of interest and dig in! Nothing important considered here – just involves where you live, where your kids play, and the money you pay that funds maintenance and programs. Meet your neighbors and keep up on what is going on in your neighborhood.

A fresh infusion of viewpoint and energy are vital to help maintain Rockwood as a vibrant and safe neighborhood for our current homeowners, as well as attract the young families moving into our area.

The Rockwood Board of Directors welcomes your involvement and asks you to consider even a one-year commitment.

The Board works to maintain/enhance Rockwood common properties, maintain covenants, promote safety and provide activities for Rockwood families, while remaining fiscally responsible.

HOA Management Company handles the day-to-day accounting, covenant compliance and RRF payroll and accounting under the direction of the Board.

Positions currently or will be available are *vice president* (provides general support to the president and presides when he/she is not available); *secretary* (prepares and maintains minutes for monthly and annual meetings); *social* (helps organize the limited number of social activities held through the year, *i.e.*, Easter Egg Hunt, July 4th Kids Parade, Pool Opening Party); *communications* (monitor and manage Rockwood's gmail account. At large positions also allow for additional board participation and support – newsletters, website editing, landscaping, safety and security – there are plenty of means to help

If you wish to join the Board for any position *or just want to help with a special project*, your efforts will be greatly appreciated. Please visit with a board member or attend a board meeting to get started.

The Board meets the third Monday of each month at 7:00 p.m. at the Patio Room at the Rockwood Recreational Facility (RRF) (unless otherwise posted). Residents are always welcome! Please come to a meeting, meet members of the Rockwood board and find out what is going on in Rockwood that may affect you.

The current board is:

Larry Duntz – President 683-2556
Bert Denny – Treasurer 682-2432
Secretary –
Madella Harrison – Communications - Rockwood Gmail
Social Events –
Lee Wadsworth – At Large 688-0690
Darryl Awe – At Large 250-5202

**Need to Report a Pothole? A streetlight out? Trees in Your Front Easement Needs Trimmed?
Damaged signs or illegal dumping? Report it! [Download the Wichita Report App](#)**



The Rockwood Directory is Online!!!



Rockwood is a community that is stronger when we know our neighbors and are engaged in our neighborhood.

For that time when the homeowners down the street left 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*.

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

If you would like to have access to the directory, please see the **About Rockwood** page on the Rockwood webpage or email rockwoodhomeownersassociation@gmail.com to get started. To set up access takes only a few minutes. Homeowners set and control their own password.

Please note information will be included in the directory unless we receive communication from you via mail or email to restrict use of some or all information or opt-out.

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.

Even if you opt-out of the directory process, please provide your e-mail address to stay informed and up to date on neighborhood news through Rockwood gmail. Only newsletters, neighborhood updates and security notifications are sent as needed; and this is a great way to communicate concerns and suggestions to the Rockwood Board.

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.

Trailers, Trash Cans & Trees

Whether you have recently moved to Rockwood (Welcome!) or been a long-time neighbor, these topics are going to come up along the way - most often reminders in a RW newsletter, but sometimes as a letter from HOA Management asking you to address a covenant compliance-related issue. This year it seemed as though two issues were prevalent – trailers and trash cans.

The covenants are pretty specific -

- H. All Building Sites shall be subject to the following restrictions:
1. ***Trash cans shall be stored in the backyard or hidden by a fence, and shall not be seen from the street.*** Trash cans shall be stored in a timely manner after trash pick up;
 2. ***No vehicle shall be parked on the unpaved portion of a Building Site and no trailer, motor home, recreational vehicle, or boat shall be parked on a Building Site for more than seventy-two (72) hours.*** No large commercial vehicle, or inoperable, wrecked or dismantled vehicle shall be parked on the street or visible on a Building Site.

Some of the compliance issues may seem minor, but adherence, taken as a whole, over time, may directly affect the neighborhood we call home.

Our Trees Need TLC – Trimming and Spraying 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 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 are 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.

A full set of the covenants is available on Rockwood's 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.

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Another Wet & Wild Summer at the Pool!

Thank you, Rockwood, for a wonderful summer at the pool! The 60th Year for Rockwood Pool! Co-Managers Joe Hutchinson and Ashley Duntz had a lot of fun with you and hope you are already looking forward to Summer '24.

We started summer with a few upgrades – concrete leveling and cracks repaired on the pool deck, speakers added to both sides of the pool along with a new planning chalkboard in the entrance. Swim team, swim lessons, volleyball tournaments – something was going on all summer.

Congratulations to the Rockwood swimming team and coaching staff for an excellent 2023 season. The juniors (10 and unders) placed 3rd and the seniors 4th, leading the team to a 3rd place finish – our highest finish since Joe started at Rockwood. Most importantly, the kids had a lot of fun and showed great sportsmanship!

A big thank you to all of our staff who worked hard to provide a fun and safe pool experience this year! Keep your eyes out for pool membership information coming out early in January. See you next Summer!

And, As the Leaves Fall....

All those yard projects that you told yourself you would do when it got cooler....it's time.

The extreme heat and lack of rain has taken a toll on grass, bushes and trees. Please take some time to repair, replace and refresh - overseed, replace dead bushes, rake leaves, get trees on the City's list to get trimmed (don't forget to utilize dumpster on October 14th).

Please note: Do not rake leaves into the drainage/sewer system - actually against city code. Please mulch or bag. Waste Connections allows five bags per pickup.

In addition, Wichita has entered Stage 1 of the codified Drought Response Plan, which asks residents of Wichita to voluntarily reduce the amount of outside water they use.

The City is likely to enter Stage 2 of the codified Drought Response Plan by February, which means residents will be restricted to watering their lawn one time per week with designated times and duration a homeowner can water their lawns and residents fined for not adhering to restrictions.

More information is available at:
www.wichita.gov/PWU/Pages/SaveWichitaWater.aspx

This has been an extraordinary year, evident in the number of parched yards around the HOA. Although Rockwood does not fine residents for not watering, we do ask that homeowners work to maintain their lawns and landscaping. *Let's all hope for a wet winter!*

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**

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.

Lots of Play in the Park!

The pool may be closed, but the park, basketball, pickleball and volleyball courts are open! For volleyball court access, please contact Larry Duntz. Please leave the park clean, including after your dogs, and report any damage/vandalism to a board member so it can be properly reported and repaired.

Also Coming up...

Board meetings - October 16, November 20, December 18

Annual Meeting – January 2024 – watch for January newsletter for date/time

If you are not receiving Rockwood emails regarding activities or security concerns, please email us at rockwoodhomeownersassociation@gmail.com.

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