

# Rockwood Homes Association

Winter-Spring 2023

## Rockwood Annual Meeting January 24!

**The annual meeting for Rockwood Homes Association is Tuesday, January 24, 2023, 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
- 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

*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 input and participation are important, whether board participation or only for specific projects.*

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

President – Larry Duntz  
Vice President – Open  
Treasurer – Bert Denny  
Secretary – Jeanne Mendoza  
Communications – Madella Harrison  
Social Activities – Open  
At Large – Darryl Awe  
At Large – Lee Wadsworth

Please consider taking a position on the Board. No experience is necessary; and participation does not require much time. Several members have served on the board for several years – new voices, ideas, efforts are very much welcomed. The Social Activities and Vice President positions are currently open. The Board wishes to thank Jordan Swan for all her great work as she leaves the board!

We look forward to seeing you at the annual meeting!

## Rockwood Pool 2023!!!!

Joe Hutchinson and Ashley Duntz will co-manage the pool for the 2023 season. Memberships are available at several levels (upon payment of annual Rockwood assessments). Membership fees for *In-Rockwood Homeowners* have **not** increased for 2023! Fees for *out-of-Rockwood members* have been increased for each level.



### 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).
- Shaded deck area.
- Concessions and patio room for parties.
- 2 full-sized sand volleyball courts.
- Adjacent fenced-in park area with 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 4<sup>th</sup> 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 [hutch.joe.70@gmail.com](mailto:hutch.joe.70@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.*

**If you are not receiving Rockwood emails regarding activities or security concerns, please email us at [rockwoodhomeownersassociation@gmail.com](mailto:rockwoodhomeownersassociation@gmail.com).**



## Street Safety in Rockwood is a Priority

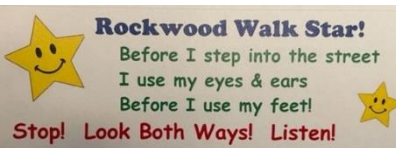
With cars zooming around the corner, kids bicycling down the middle of the street, and few sidewalks for evening walkers, Rockwood is looking for how to help make our streets safer. The speed limit is 30 MPH, but in a busy neighborhood that is too fast. Rockwood, Post Oak, Rutland, and Pagent are major thoroughfares with a minimum number of stop signs and blind corners.

At Rockwood's request, the Wichita Police Department placed a traffic speed monitoring device on Rockwood over Labor Day weekend. The results of the study:

- Total # of vehicles registered was a whopping 8,609
- Average speed was 25MPH

While some vehicles registered over the speed limit, it was determined to not be a chronic issue affecting the average speed. The results were consistent with a study done in the summer of 2021.

Several Rutland parents have asked WPD for increased officer presence to help monitor vehicle speeds. Increasing signage and speed bumps are seemingly obvious answers, but these options are not regarded by the City as solutions for these situations, just more visual noise (signage) or just not attainable/approvable (speed bumps).



This summer we started a campaign with families at the pool to promote street safety basics.

*We want to emphasize the area from 7515 East Rockwood and 7523 Plaza Lane is legally designated as a "Children Play" area, with a 20 MPH speed limit from Memorial Day weekend through Labor Day weekend. Slow down!*



**Bottom line...** It is up to each person driving a car or walking/bicycling to Be alert, SLOW DOWN, look, listen, wear reflective clothing, and teach your kids to look, listen and use their eyes before their feet.

We will continue to work with the WPD to monitor traffic and make any adjustments possible. We thank WPD for its assistance to help ensure the safety of our residents.

**Officer Brad Crouch is coming on board as our WPD community policing officer in January.** He or his representative attends most monthly board meetings. For non-emergency questions or reports, please contact the Community Policing Desk at **316.350.3420**.

## Initiatives, Actions & On the Drawing Board...

Here is a synopsis of action items completed or under consideration by the Board.

**Recreational Facility Building** The building was painted this fall by Powers Painting.

**Vandalism** – Two of the skylights in the RRF building were broken in two separate instances and replaced at a cost of \$2,500. In a separate incident, kids were chased off of the top of the building. We are currently looking at a camera surveillance system for the RRF.

**Camera-Based Security System** The Board is in the initial stages of looking to purchase and install a license plate reading camera system at entrances/exits to help improve neighborhood security. The Flock Safety system, which is used by the Wichita Police Department, is one of the systems being reviewed. This would be a significant investment, but with the improvement of technology worth seriously reviewing the possible advantages to Rockwood.

**Airbnb/VRBO (Vacation Rental by Owner) Short-term Rental** Concerns have been raised regarding homes in Rockwood being converted to 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. Offering a home through one of these services constitutes a violation of this clause in the covenant. The City is also in the process of reviewing its zoning, licensing, insurance guidelines for these types of ventures.

**Entrances/Park Grounds** If you like to play in the dirt, Madella Harrison and Jeanne Mendoza are looking for a neighborhood network of planters, weeders and waterers (materials at Rockwood expense) to help beautify and maintain Rockwood's entrances and park area.

**Directory** The Rockwood Directory will be available this winter via a restricted section of the Rockwood website <https://rockwoodneighborhood.org/> to only those Rockwood homeowners for whom we have an email address. Homeowners will be sent an invitation to set up (and control) their own password and provided instructions on how to access the directory.

**Playground** Several parents approached the Board regarding adding playground equipment for more pre-school aged kids. These parents, with board support, have surveyed the homeowners, met with playground vendors and enthusiasts to work toward a plan. Monies have been set aside in the budget for a start in what may be a multi-year improvement. More information is attached.

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Stay current with Rockwood events & security concerns –

Email [rockwoodhomeownerassociation@gmail.com](mailto:rockwoodhomeownerassociation@gmail.com) to get added to the Gmail list & checkout the Rockwood website [www.rockwoodneighborhood.org](http://www.rockwoodneighborhood.org)

## 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](mailto: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*

## Rockwood Events – All Year Round

Like to plan parties (that someone else pays for)? Would like to greet new homeowners to the neighborhood? Come join the party! The Social Activities board position is open. Please contact a board member or come to the annual party to throw your hat in the ring.

Rockwood sponsors several events throughout the year with the assistance of volunteers in the neighborhood.

**Rockwood Clean Up Days** – Second Saturday of both April and October – large commercial dumpster in RRF parking lot – Volunteers needed to help neighbors unload vehicles.



**Easter Egg Hunt** – The Saturday before Easter at the RRF Park. Volunteers are needed to help fill and hide eggs and manage egg-hunting munchkins.

**Rockwood Pool Kickoff** – May 26th – All Rockwood homeowners invited to swim and for treats.

**July 4th Kids Parade** through Rockwood. Decorated bikes, trikes and strollers, followed by popsicle treats.



Please watch for email notices and signage in the entry ways for specifics.

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](mailto:MCasey@homeownermgmt.com).

## Fall Leaf Recycle for Garden Compost Program a Win!

Several Penrose neighbors recently partnered with a local farmer to recycle their abundance of fallen leaves into garden compost. The farmer picked up 83 bags of leaves, keeping them out of our dumpster and ultimately, the landfill. This was a win for homeowners, the farmer's garden and the environment. Thank you to all who participated!



## 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 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.*



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**





# 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 21<sup>st</sup> St N  
316-350-3400

Patrol South: 211 E Pawnee  
316-350-3440

Patrol East: 350 S Edgemoor  
316-350-3420

Patrol West: 661 N Elder  
316-350-3460

## Rockwood Board

The Rockwood Board of Directors welcomes your involvement in helping keep Rockwood a great place to live. The Board works to maintain/enhance Rockwood common properties, maintain covenants, promote safety and provide activities for Rockwood families while fiscally responsible.

There are two open positions, social activities and vice-president. Please attend a meeting or contact a board member if you would like to get involved with your neighborhood.

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

The dumpster in the Recreational Facility 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.

Those items are a safety hazard! *Continued abuse in use of this dumpster by a few will result in loss of the use by all.*

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.



**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**

## Be Seen!

- ◆ Wear bright colors
- ◆ Wear reflective clothing at night
- ◆ Use the sidewalk
- ◆ *If no sidewalk - walk left side of the street facing traffic - bike right side of the street*

## Be Safe!

- ◆ Be Alert - Watch for cars - they may not see you
- ◆ Watch the street - not the phone
- ◆ Pull the plug on the earphones

## Drivers, Parents & Teenagers!



- ◆ Watch for kids who may not be watching for you
- ◆ **Slow down!!** - 20 MPH speed limit around RRF
- ◆ Stay Alert - reduce distractions
- ◆ Parents - remind your kids to be Street Smart!