



Summer 2022 News

There's quite a bit going on in Rockwood – Go Summer!

The Annual Meeting held January 25 at the Calvary Chapel Fellowship provided updates on facilities, activities and financials. The WPD Community Policing Officer discussed any area security concerns. The slate of officers for the board, as was the 2022 budget, was approved.

Of major importance was the renewal of the Waste Connections contract, which resulted in a quarterly *savings* for Rockwood residents. In a time of rising prices, this was a win, and another great reason to be a part of the Rockwood Homeowners Association.

Hattie Black and Joe Hutchinson return as pool co-managers, continuing to build on Rockwood's reputation throughout the community as a stellar summer hangout for a reasonable price.

Hope you enjoy the Newsletter & have a great summer!



Trash Talk

Time to talk trash and clean up our act – the container at the RRF is a great perk but, even emptied 5 times a week, is still often overfull (even a hazard). Please be considerate of your neighbors' need to also dump their stuff by taking a few steps to 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 bags/items 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). AND, if everyone does these things with their trash, there will be more room left the next time **you** need to use the dumpster.*

On the Calendar!

Rockwood Pool Party & Ice Cream Social
Friday, May 27 6:00 – 9:00 p.m.

Pool is open to ALL Rockwood residents & their families (no membership required this night only) - play in the heated pool (*fully guarded*), lounge around on the pool deck, start your summer at the RRF!

And... Ice Cream!!!!
6:00 – 7:30 p.m.



Freddy's will be dishing out ice cream sundaes with all the goodies – courtesy of Rockwood!


Rockwood
FOURTH OF JULY


Kids' Independence Day Parade!

Saturday, July 2nd
Meet at 9:30 a.m. RRF Parking Lot 

Join in the fun & walk along!
or
Wave those flags and cheer them on
from your front yard!

 From the RRF, the parade heads west on Tanglewood, south to Rutland & then west on Rockwood back to the pool
Treats at the RRF Parking lot after the parade!

Coming Soon! –
the Rock Star



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.

Rockwood Neighbor Highlight

Bill Nestleroad & Ellen McCue



Rockwood neighbors, meet Bill Nestleroad and Ellen McCue. Maybe you have seen them on their “flatbed roadster” driving through Rockwood. You even may ask why they are driving around in that special vehicle, a 1968 M274A5

Mechanical Mule. The answer is they are collecting trash in Rockwood. Bill drives slowly as Ellen collects the trash.

Bill was a 20-year Wichita firefighter veteran and then became a pastor after retiring from the fire department. He restores military vehicles and uses them in local parades. Ellen worked for the government, specifically managing the Wellington City Memorial Auditorium and Armory. They have been all over the United States from the northwest to the southeast and have visited 40 capitals!

Bill and Ellen love the Rockwood community and suggest there are small things everyone can do to help to keep our neighborhood beautiful. Here are their suggestions:

- Pick up leaves and twigs scattered in your yard
- If possible, check on and help other neighbors, especially seniors
- If you don't have the Wichita City app, you can call 942-4482 or call 316-268-4422 for additional resources from City of Wichita, Public Works & Utilities

Don't forget to say “Hi” to them when you see them driving by on their cleanup!



Rockwood is a great place to walk & bike – let's make sure it's also safe!

Whether you're walking, biking OR driving, be aware of your surroundings, don't assume others are paying attention or can see you.

**WATCH FOR KIDS
WALKING/BIKING
TO THE POOL!**



Get Ready for Summer at the Pool!



RRF co-managers Joe Hutchinson and Hattie Black, as well as all the guard staff, are gearing up for another great summer!

Swim team (and pre-team) and swim lessons (group and private) are filling up fast!

Parents are encouraged to get their kids signed up now as programs start June 1. Links to applications are on the Rockwood website and the pool Facebook page. Please contact Joe for more info - (hutch.joe70@gmail.com).



Hattie is super excited for the summer and by the number of membership applications coming in (Need one? Check out the website!) AND, once the pool opens you can apply, pay and swim all on the same day! Don't miss a day!

Some things to look forward to:

- Adult swim continues from 12-1 p.m., every day
- A brand new pool heater!
- The volleyball courts are ready for action so invite your friends to the pool this summer for a fun time
- **Don't forget about all the fun on the Fourth of July!** Book your calendars now. There will be live music, volleyball tournament, raffle prizes and fun competitions for all ages. If you want to be a part of donating prizes for raffles for the Fourth of July, please let Hattie know anytime! We love for our Rockwood community to be involved in all the celebrations each year.

Keep an eye out for new events/activities on the bulletin boards in the entry of the lobby once we open. Looking forward to Memorial Day weekend!

New to the neighborhood, want to see what the RRF has to offer? Come over for a full tour of the park and 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) through Labor Day
- 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

The Role of Covenants to Protect and Enhance the Rockwood Neighborhood

We are neighbors, but we are also residents residing within a legally established community, with a certain number of homeowner rights and conditions, codified within a set of covenants. The covenants were designed to help preserve the quality and value of our homes and property. It is the fiduciary responsibility of Rockwood's board of directors to work to monitor and uphold them to the best of its ability within the purview of the covenants. It's as simple, and as complicated, as that.

A full set of the covenants is available on Rockwood's website; but listed below is the section that most often generates communications (found under Clause II – GENERAL PURPOSES OF CONDITIONS).

HOA Management communicates compliance issues for the board's review (*i.e.*, knowledge of the homeowner, possible mitigating circumstances) and directs actions which may include letters to homeowners asking them to address concerns and communicate plans, problems or the need for help. Some of the compliance issues may seem minor, but adherence, taken as a whole, over time, may directly affect the neighborhood we call home.

Please take a few minutes to read through this and, if you have direct questions/concerns, 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 uphold the documents that govern and protect Rockwood in the long-term.

F. It is hereby provided that no retail, wholesale, manufacturing or repair business of any kind nor so-called home occupations shall be permitted on any Building Site or in any detached single-family dwelling or appurtenant structure erected thereon, even though this does not include the employment of any additional person or persons in the performance of such services. No activity which may be or become any annoyance or nuisance to the neighborhood, shall be carried on upon any Building Site or in any detached single-family dwelling or appurtenant structure erected thereon.

H. All Building Sites shall be subject to the following restrictions:

1. Homes and landscaping shall be maintained in sound condition and good repair, and to a level appropriate to the neighborhood, without constituting a nuisance or eyesore. Maintenance shall include mowing, trimming, weeding, leaf removal, resetting plants to proper grades and upright position, fertilizing, pruning, disease and insect control and other necessary operations. In the event of fire, windstorm, or other damage, no building shall be permitted to remain in a damaged condition longer than three (3) months;
2. Roofs must be maintained and replaced when necessary (minimum requirement thirty (30) year roof; one hundred ten (110) mph wind rating), and be of such a color as not to be considered out of character for the neighborhood;
3. All exterior paint and/or windows shall be maintained and free of peeling, rust or debris and of such a color as not to be considered out of character for the neighborhood;

4. 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;
 5. Ninety percent (90%) of unpaved front yard shall be covered with grass, shrubs or ground cover (not weeds);
 6. Grass shall be mowed to a height not greater than six inches (6") and trimmed on all curbs, driveways, gardens, houses or any other such abutment;
 7. Trees, including such trees that may exist on Building Site easements, shall be maintained (trimmed of large or excessive dead limbs and free of pests);
 8. Leaves, dirt or other debris shall not be raked or swept into gutters or drainage areas along any street without removing the same immediately;
 9. Front yard gardens shall be limited to no more than twenty percent (20%) of the front yard space;
 10. No fence over six and one-half (6 ½) feet may be constructed without the consent in writing of the Board of Directors of the Association. Fences shall be maintained in good repair and if visible from the street shall be constructed of wood or iron; and
 11. 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.
- I. No animals or poultry of any kind, other than house pets belonging to the household of the premises and not maintained for any commercial purpose, shall be raised, kept, bred or maintained on any part of the real property subject to this Declaration.
- J. No signs, advertisements, billboards or advertising structures of any kind may be erected or maintained on any of the Building Sites herein restricted without the consent in writing of the Board of Directors of the Association, provided, however, that permission is hereby granted for the erection and maintenance of political signs (during a reasonable time period before and after the election) and not more than one signboard on each Building Site as sold and conveyed, which signboard shall not be more than five (5) square feet in size and may be used for the sole and exclusive purpose of advertising for sale or lease, the Building Site upon which it is erected and Improvements thereon, if any.
- K. No Fence, masonry wall, hedge or mass planting shall be permitted to extend beyond the minimum front and side street building set-back line established herein nor shall any antenna project higher than the highest peak of a detached single-family dwelling except for a television or small twelve inch (12") satellite television receiving dish upon approval in writing by the Board of Directors of the Association.

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.

Rockwood Board Encourages Your Input

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 remaining fiscally responsible.

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.

Larry Duntz – President 683-2556
Bert Denny – Treasurer 682-2432
Jeanne Mendoza – Secretary 650-2849
Madella Harrison – Communications - Rockwood Gmail
Jordan Swan – Social Events 520-370-8458
Lee Wadsworth – At Large 688-0690
Daryl Awe – At Large 258-6298

Please consider getting involved, whether a single project or a year-long commitment – this is where you live, your kids play, and your dues fund maintenance and programs/activities in Rockwood.

A Win! Waste Connection Fees Reduced

Rockwood renewed its residential trash agreement with Waste Connections, resulting in a savings to Rockwood homeowners. This agreement was effective April 1, 2022 (which means should have been reflected in your April quarterly billing!), and valid for the next five (5) years.

Waste collection fees, *per quarter*, will be as follows:

- 95-gallon trash dumpster - \$38.25 (includes up to 5 additional bags with dumpster) – *down from \$44.57*
- 95-gallon additional trash dumpster - \$27.00
- 65-gallon trash dumpster - \$32.25 (any additional bags @ \$1.50 ea.)
- 95-gallon recycle dumpster - \$24.00 (picked up every other week)
- Recycling fees remain the same.

These prices are firm for the next year and cannot increase more than 5% per year in years two through five.

This benefit is available to any Rockwood home opted into the Association and in good standing with annual dues. Homeowners must simply identify their home as part of Rockwood to get the discount. Fifteen residences identified during this renewal process still paying full price were updated to receive the discount. **Check your April billing to ensure you are getting this discount!**

Signs – It's That Time of Year



As several residences have started to sprout signage relating to the August primary, it's the perfect time to review the types of signage and allowed placement, drafted not only to protect citizens' 1st Amendment rights but also address personal safety, visual clutter, etc. *City of Wichita Statute 24.04* details what is allowed where and what actions can be taken.

The statute prohibits "Temporary" signs on city easements and public right-of ways, which includes Rockwood entrances and medians. Signage placed on private property must have the permission of the homeowner and may be displayed 45 days prior and two days after an election.

If you have specific concerns, please take a closer look at the statute for actions you can take. This year, as in any other election cycle, please be aware to keep any kind of political signage within your property lines.

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

