

Rockwood

Homes Association

Welcome to the Neighborhood!

The Rockwood Homes Association Board of Directors would like to welcome you to the neighborhood. This letter will help you get acquainted with the Rockwood community. Please check out our website located at www.rockwoodneighborhood.org where you will find more in-depth and current information about our community and recreational facility/pool. We are glad you have purchased a home in the Rockwood community and look forward to meeting you in the near future.

Annual HOA Assessments

Each Rockwood homeowner is responsible for paying annual assessments by February 28th of each year. Assessments are currently \$230.00 with invoices mailed the first week of January. A \$100 fee will be assessed for late payments. The HOA has a Late Fee and Collection Policy available upon request. Assessments provide for maintenance and landscaping of the entrances and common areas, including the brick wall surrounding Rockwood, social functions, mailings and common use of the dumpster in the RRF parking lot.

Rockwood Recreational Facility and Swimming Pool

A summer of fun is available to you at the Rockwood Recreational Facility (RRF). The private, limited membership facility is dedicated to bringing friendly, family-focused, safe recreation at an affordable price to its member families. The playground area, basketball court, pickleball court, as well as the sand volleyball court, are open throughout the year. Social events such as an Easter egg hunt, July 4th Kids Parade, Celebrate Safe Communities in the fall and a neighborhood picnic to celebrate the beginning of summer are examples of other activities offered in the neighborhood.

Membership to the RRF Pool brings the benefits of a heated and guarded pool with a fenced kiddie pool, shaded deck area, picnic tables, full-service concessions, and social events, just to name a few! A large capital improvement program has recently been completed making the Rockwood Pool facility one of the best in the city. Swim lessons are offered each summer for a nominal fee. Rockwood's swim team competes in GWSL competitions through the summer racing season.

Membership categories include family, two-person and single memberships. Rockwood homeowners and their dependents living in the home are eligible for discounted memberships upon payment of annual Rockwood assessments. Annual membership applications will be sent in early February. If you would like more information about the facility membership, facility rental, swim team, or for any other questions, please visit our website, www.rockwoodneighborhood.org, email pool.rockwood@gmail.com or call 316.685.3231 (during the summer) and leave a message. You are invited to visit the pool and get a tour.

Covenants

We are a covenant community. All homeowners are responsible for reading and following the covenants. By accepting title to your home, you have accepted responsibility to abide by the covenants. The covenants can be found on our website or will be provided upon request.

The Rockwood Board has contracted with HOA Management Services to oversee daily operations of the neighborhood including maintenance, accounting and covenant enforcement. Homeowners will be given written notice if a covenant violation occurs and given a timeframe to resolve the issue.

As you make landscaping and structural improvements to your home, the fastest way to increase the value of your property, please contact HOA Management Services to review your plans to determine if approval from the Rockwood Board of Directors is necessary. Fences (new or replacement), decks, additions, sheds and paint color are among the most common improvements that may require approval. The covenants contain more specific information.

Safety and Security

Be a good neighbor, help watch out for anything that looks out of the ordinary. Please call 911 if you see something/someone suspicious. The Wichita Police Department Community Policing officer attends monthly board meetings to provide general security awareness information for this area, as well as specific information on concerns in Rockwood. It cannot be stressed enough the basics of personal safety: to lock vehicles, do not leave anything, especially items of value in a vehicle, wear reflective clothing when walking at dusk/nighttime, and be aware of/for your neighbors/neighborhood.

Rockwood Communications

Rockwood sends a periodic newsletter to each homeowner which includes upcoming community events and community policing information. We use the newsletter, our website and emails to communicate with homeowners. *To receive the most up-to-date information, reminders and alerts, please provide an email address to the Rockwood board at rockwoodhomeownersassociation@gmail.com.* Email addresses ARE NOT shared with outside parties.

Community Trash Service

Waste Connections provides a greatly discounted rate for Rockwood homeowners, much lower than the standard residential rates, making it the preferred trash hauler for our neighborhood. Waste Connections provides the option of using a 95 or 65 gallon cart, as well as recycling as an optional service also offered at a discount. Call 316.838.4920 to set up residential service and be sure to mention you are a homeowner in the Rockwood community. A commercial-sized dumpster in the RRF parking lot is available for your bulky or excess trash as there is space available in the dumpster. *If it's full*, please be a good neighbor and hold your refuse until it has been emptied – don't set trash around or outside the dumpster.

Rockwood Board of Directors

Rockwood has an active volunteer board comprised of current homeowners within the neighborhood. The Board meets the third Monday of each month, 7:00 p.m. at the Rockwood Recreational Facility. You are welcome to attend! Board membership is a great way to meet your neighbors and be a part of helping to keep Rockwood an enjoyable place to live and play. If you would like to get involved, please contact a member of the Rockwood Board for more information on board positions or just to volunteer with those events of specific interest to you. An annual meeting of the homeowners is held each January. Information on that meeting is provided in early January. If you have any questions, please contact a Rockwood Board member or HOA Management Services.

Welcome to the Community!

Sincerely,

Rockwood Homes Association Board of Directors

Larry Duntz – President
Bert Denny - Treasurer
Open – Secretary
Madella Harrison – Communications
Jordan Swan - Activities
Darryl Awe – At Large
Lee Wadsworth – At Large

General questions and inquiries: rockwoodhomeownersassociation@gmail.com

Website: www.rockwoodneighborhood.org

Rockwood Recreational Facility email: pool.rockwood@gmail.com

HOA Management Services: Mike Casey, Community Manager

1900 E. Douglas, Ste 100, Wichita, Kansas 67214 Office: 316.351.7650; fax: 316.425.3117