

Rockwood Homes Association

Winter-Spring 2026

In the News....

Dumpster at RRF Removed

The dumpster in the RRF parking lot has been removed because of the continual dumping overages, expense and safety concerns. Options to restrict access to the dumpster and even to the parking lot itself were either attempted or considered and not viable at the current time. The dumpster will return to the RRF for the summer the first part of May.

The Rockwood clean-up day with the large commercial dumpster is still scheduled for Saturday, April 11th.

Covenant Enforcement Fines Process

The Board is currently reviewing options for assessing fines for non-compliance with Rockwood covenants, including actions taken by other HOAs, applicable covenant restrictions and advice of legal counsel. Once a course of action is determined, the matter will be brought before the homeowners for a vote by early fall..

The covenants were created to help protect the quality and value of our homes but lacked enforcement capabilities. This move will help rectify this oversight. 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. A full set of Rockwood's covenants is available on the website. If you have direct questions/concerns about these or other covenants, please speak with a board member or come to a meeting.

Recreational Facility Getting Major Improvements

It's time for the RRF building to get some much-needed improvements to the restrooms and showers. The Board is currently reviewing bids to replace plumbing fixtures and benches and paint. Work will be done in stages starting this spring but not to interfere with summer pool season. The baby pool water circulation issues will also be addressed. The pool itself is also being closely checked for any needed repairs, including new plaster. More information will be available at the annual meeting.

Rockwood Annual Meeting January 20!

The annual meeting for Rockwood Homes Association is Tuesday, January 20, 2026, 7:00 p.m., at Calvary Chapel Fellowship at 190 South Rock Road, (across from Towne East). Please plan to attend.

Specific items on the agenda include:

- Covenants and covenant enforcement including proposed fine process for covenant violations
- RRF building renovations/Pool Updates
- Updates on facilities and grounds
- Wichita Police Dept Community Policing Liaison

Councilman Joseph Shepard will speak and take questions on area concerns and questions.

This is the perfect opportunity to express any concerns or request improvements for the next year.

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

President – Blake Hoffman Vice President - Open
Treasurer – Bert Denny Secretary – Isabel Paltan
Communications – Open Social Activities – Open
At Large – Austin Powers, Jay Cooper, Lee Wadsworth

Have an interest? If we are going to continue these types of events/activities, we need volunteers. Board membership is not required, just a desire to meet your neighbors, have some fun and have a positive impact.

Social Activities – Coordinate annual events such as Easter Egg hunt, 4th of July parade, pool kickoff

Welcome new neighbors – Make personal contact with new homeowners to welcome them to neighborhood

Communications – (usually done by a couple of people)

Monitor and send emails on RW gmail account;
update website (GoDaddy software) & prepare newsletters (*training & assistance provided*)

Grounds/landscaping – For anyone with an interest in gardens/entrances/park grounds

We especially need members with young families to help keep Rockwood family and kid-friendly. *Your voice is important!*



Lots of Play in the Park!



The park and basketball courts are open!

Please help keep it all clean, trash picked up and equipment in good condition, reporting any needed maintenance, tagging (painting graffiti on equipment and signage) or damage to HOA Management or a board member.

Pet owners, please be considerate when your dogs have the run of the park for both cleaning up after your dogs and being considerate of others playing in the park.

If you would like to help provide oversight to the park, work on/monitor minor projects or assist the board in park planning, please contact a board member. Our park is one of our best resources, but it takes TLC to keep it that way.

Our RRF helps families connect, provides a safer place for children to make neighborhood friends and burn energy, and continues to make Rockwood a great place to live.

Prairie Fire Marathon Feedback Requested

The Prairie Fire Marathon ran through Rockwood in October, impacting several neighborhoods for that one day. Although we did not receive any complaints from residents, as planning for October 2026 is already started, please provide any feedback that you may have to be shared with the race organizers at Visit Wichita.



Rockwood Directory is Online

Detailed Rockwood directory access information is available only to Rockwood homeowners on its website, <https://rockwoodneighborhood.org/>. For more information on how to access, set up your personal password, send a quick email to start the process to rockwoodhomeownersassociation@gmail.com.

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.

Please keep sidewalks clear for strollers, little kids & walkers!



Please be considerate and do not park vehicles to where they block sidewalk access. It's actually illegal to park a vehicle such that it blocks the sidewalk (8-1571).

Rockwood Pool 2026!!!!

Only 5 more months to Summer!

There is already a lot of planning to prep for the May 22nd pool opening!



In addition to a new pool cover and planning of the facility updates to the restrooms and showers and the repair of the baby pool, there are sitting in the patio room 36 brand new lounge chairs to match the orange and aqua RRF theme. The success of the expanded adult swimming hours in August has us looking to possibly include some evening hours for adults as well.

Swimming lessons are being reformatted to enhance the learning experience, with new swimming coaches, Elijah DeFore and Jordan Kleeman coming on board – new faces, but similar swimming backgrounds looking forward to building on prior year successes.

Look for pool membership information in the mail and on-line in early March. Memberships are available at several levels (upon payment of annual Rockwood assessments) for both in- and out-of-Rockwood homeowners.

Rockwood's Pool Program is full of amenities:

- 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.
- 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

Over 100 swimmers participate in swim team. Swim lessons were practically full each session. SIGN UP EARLY!

If you have someone in your house (15 and up), who would like to apply to be a lifeguard please contact Joe at the email below. Slots fill up in January, so be quick.

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. Have a general question? Contact Joe Hutchinson, general manager, at rockwoodpoolwichita@gmail.com.

Thank you to all of our staff who worked diligently to provide a fun and safe pool experience this past year!

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. The quarterly fee for standard trash pickup is \$49.71.

Homeowners can place up to five (5) bags with their trash for no additional fee. If you have a mattress/box springs to trash, please call Waste Connections. For a \$30 fee, they will pick up at your home.



Wichita Watering Schedule

Not that there is much watering going on now, but for reference for those nice spring days, here is the updated watering schedule for the City of Wichita. For additional information, the link is below.

- **ODD** number'd houses Wednesday, Friday, Sunday.
- **EVEN** number'd houses on Tuesday, Thursday, Saturday
- *Before* 10:00 a.m./ *after* 6:00 p.m.; No watering Monday
- Well users are exempt

[**Permanent Outdoor Watering Schedule | Wichita, KS**](#)

And, As the Leaves Fall....

Do not rake leaves into the drainage/sewer system - actually against city code. Please mulch or bag.

Please consider using a lockbox or pickup location for your packages to reduce the possibility of "porch package pirating."



Rockwood's Community Manager is Chantel Dunn.

Please contact her with questions regarding landscaping or structural improvements, covenants, assessments, or pool management at 316.351.7650 ext. 230 or at

CDunn@homeownermgnt.com.



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!

Also On the Calendar...

Annual Meeting January 20, 2026

Easter Egg Hunt (tentative) April 4 Time TBD

Rockwood Cleanup Day! Saturday, April 11 8:00 – noon

Pool Opens – Rockwood residents open house – May 22

July 4th Kids Parade! – July 4th

Volunteers needed to help plan and orchestrate these great family-friendly events. Please join in the fun!

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

Who do I call?

Wichita Police Dept Community Policing:

Officer Phil Berger

pberger@wichita.gov | P 316.350.3420 | W

East Substation 350-3420 for non-emergency concerns/reports or to leave a message for the Officer

City Council District 1 Councilman, Joseph Shepard

JWShepard@wichita.gov, 316.303.8017, District 1 meets the 1st Saturday of each month at the Atwater Rec. Center, 2755 East 19th Street North, at 9:30 a.m.

Wichita Police Dept Homeless Outreach Team

call 911 if after hours, especially if safety issue or inclement weather or 854.3013 policeHOTTeam@wichita.gov

Street Lights

The City contracts out with Evergy on street lights. Report online <https://www.evergy.com/street-light-outage>. To follow up via phone 800-383-1183



Need to Report a Pothole? Trees in Your Front Easement Needs Trimmed? Damaged signs or illegal dumping? Report it!
<https://wichita.gov/1013/Report-an-issue>

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

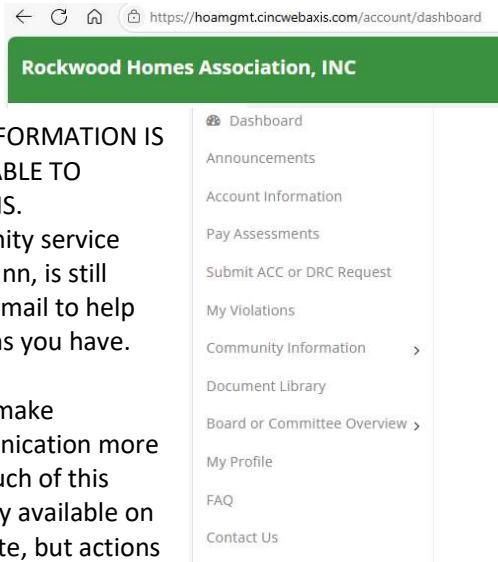
Verify a Contractor's Rating, License & Insurance!

You can check ratings at the Better Business Bureau at BBB.org or <https://www.sedgwickcounty.org/district-attorney/consumer-protection-division/consumer-scams/#home>

HOA Management Website Is Information Resource for Homeowners

HOA Management Services provides a number of administrative services for Rockwood, including financials, neighborhood inspections and related correspondence, as well as process architectural improvement requests. Over the past year HOA Management has made some software changes to its website, creating a portal for its neighborhood associations to access information/forms for their respective associations on its site. THIS ACCESS IS NOT REQUIRED BY ROCKWOOD OR HOA MANAGEMENT, AND ROCKWOOD INFORMATION IS NOT VISIBLE/ AVAILABLE TO OTHER ASSOCIATIONS. Rockwood's community service manager, Chantel Dunn, is still available by phone/email to help address any questions you have.

The site is meant to make information/ communication more easily attainable. Much of this information is already available on the Rockwood website, but actions such as paying dues, filing an architectural request form or communicating regarding covenant questions can be handled on the HOA Mgmt site. Rockwood homeowners, if they choose, can now register through the "My HOA Connect" app or its online site <https://hoamgmt.cincwebaxis.com> to utilize these services. Just follow the registration instructions; you will receive an email from donotreply@cincsystems.com once your Rockwood registration is confirmed, granting access with a link to create your password.



WICHITA POLICE DEPARTMENT *Security Advisory*

AUTO BURGLARY/VANDALISM 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**
- **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**

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.



Have you looked at the info available on the Rockwood website?

www.rockwoodneighborhood.org.

Keep track of current announcements, general information on Rockwood, including a listing of the covenants, HOA Management contact information, pool membership along with swim team/swim lesson information and applications, as well as Rockwood annual meeting and resident information.

Can't find what you're looking for or need help accessing the Rockwood Private Pages, send an email to rockwoodhomeownersassociation@gmail.com.

