

# **Rockwood Homes Association (RHA)**

## **Annual Meeting Minutes**

### **January 16, 2007**

The annual meeting was held at Kapaun Mt. Carmel High school on January 16, 2007 at 7:00p.m. The meeting was called to order by RHA president Paul McNeill, who shared the fact that the RHA was established in 1964 with three officers and ten homeowners.

Paul thanked former President Sherri Kahrs and former Vice-President Suzanne Pickarts for their service to the neighborhood. A resident suggested that a letter of thanks be sent to Sherri and Suzanne. Retiring board members Bridget Ayala- Ambassador, Jay Cooper-Treasurer, Stephanie Hodge-Safety/Security, and Joann Powers were recognized and thanked for their service. Paul then introduced the current board of directors and the nominees for director openings. Joanne Pafume, Rockwood Recreational Facility (RRF) liaison, introduced the RRF Oversight Council.

Paul presented an overview of 2006. The plans developed during the year for self-sufficiency included a marketing effort to increase the real and perceived value of the Rockwood community - both individual homes and the common areas in the neighborhood, and dept liquidation by mid-2007.

**Secretary/Directory** - The minutes of the 2006 annual meeting were approved by a voice vote of the members present. The secretary said the neighborhood directories would be available for pickup in the lobby after the meeting and suggested that homeowners shred old directories before disposal.

**Safety/Security**— Officer Mike Lloyd, Wichita Police Dept Beat 37 coordinator for the last seven years, attended the meeting to offer tips on safety and crime prevention. He circulated copies of the crime statistics for 2006, which listed the types of crime and when and where they occurred. Rockwood is a quiet neighborhood, but it has had auto thefts and larceny from parked autos. He said that unlocked autos invite crime and we should leave nothing of value in them. Cell phone chargers are common targets of thieves. Several speed traps were set up to improve the safety in the neighborhood. Tickets were given to drivers going at least 38 mph or more. 50% of the tickets were issued to homeowners. Officer Lloyd reminded the audience that living in the neighborhood does not excuse one from obeying the 30 mph speed limit. He said that Rock Rd will be reduced to two lanes from Douglas to Lincoln for the Kellogg improvements at the Rock Rd intersection. Rockwood will likely become a shortcut for drivers going to Towne East and the police will step up efforts to target speeders during that time. A homeowner asked about the possibility of making a left turn from Rock Rd onto Pagent. Officer Lloyd suggested petitioning the city to make the change.

Safety/Security board member nominee Elaine Kubik presented several recommendations to improve safety. These included getting to know your neighbors, not speeding, not running stop signs, turning on porch lights at night, and reporting street lights that need attention to KGE. Smart Security makes a random run during late evening or early morning. They will contact homeowners during their run if garage doors are left up. While we have the security service, 911 should still be called during emergencies. Elaine suggested that neighbors introduce themselves to their block captains, which are listed in the directory.

**Common areas** – Larry Prather thanked the volunteers who regularly pick up the trash on Douglas and who provide the water and electricity to light the corner entrances. He stated that the common areas include the entrance corners and medians, the areas outside the fence on Central, Rock Rd, and Douglas, and the RRF grounds outside the pool area. New Rockwood logo signs, which the Kahrs helped design and purchase, were installed during 2006 by Paul McNeill, Larry, Mike Lavigne and Mark Kahrs. The old signs may be used at the RRF. The Rock Rd and Douglas entrances have lights, but they are difficult to maintain due to weathering and vandalism.

Trees and shrubs were trimmed and a new tree planted in the Pagent entrance median. Several neighbors have volunteered to maintain the landscaping at the common entrances during 2007 under the guidance of Marcia Ryel. The lawn maintenance contract with Southwind Lawn & Landscape expires in November 2007. There were problems with the service declining in 2006 due to health problems of the owner. Larry feels that we should look for a company that will provide excellent service, which may not necessarily be the lowest priced.

The RRF parking lot can now be used as a place to play hockey and ride bikes in an effort to improve the safety of neighborhood children by giving them a place to play other than the streets. The horseshoe pits have been redone and the new trash container has been painted to blend in with the fence to the east. Serena Metcalf has offered to coordinate the spring cleanup day. There are plans to get estimates in 2007 on a sprinkler system and landscaping at the RRF, tennis court resurfacing and lighting, and a pool cover to eliminate the fall and spring shutdown and startup cleanup. The RRF has been given 15 solar panels which can provide heating for the building and pool year round.

Yard of the month and holiday home signs continue to be placed to recognize outstanding efforts, and there are plans for more holiday decorations in the common areas. Larry thanked Mike Lavigne, Dave Ziegart, Harold Boger, and Jim Shadid for their help in maintaining the lights and other upkeep at the entrances.

**Neighborhood Events** – Shelley Packard said that plans for 2007 neighborhood events include a cleanup day, Easter egg hunt, and garage sale, all of which will take place in April, a picnic to be held in May, and a fall festival to be held in October.

**Rockwood Recreational Facility (RRF)** – Joanne Pafume reported that the RRF had a successful year in 2006. There were more than 100 neighborhood members and outside memberships were up. Members can take advantage of the 2007 early-bird rate by paying before March 1, 2007. There is an invite-a-friend form with similar savings for outside memberships. Regular prices are in effect after March 1. The playground area is open to all neighbors from Labor Day to Memorial Day. The gate is locked when the pool is in operation. Greg Stewart is heading up the finish work on the patio room. It is available to homeowners and also available for rental to church, school, and business groups. RRF manager Danielle Chinn is the contact to reserve the room. A large piece of playground equipment was installed in the play area in the fall of 2006. Neighbors are invited to join the playground task force.

**Marketing** – Shelley Packard stated that communication to Rockwood homeowners would be by newsletters, the new Rockwood website, and e-mails to save on postage costs. She stressed that e-mail addresses would be kept private. There will be a focus on realtor outreach, emphasizing Rockwood's location, amenities, and the fact that it is a covenant community.

**Treasurer** – Treasurer Jay Cooper reported that the ending cash balance as of 12/31/2006 was \$33,981, with net revenue over expenditures of \$19,666 compared to a budget of \$23,330. The Parks debt payoff in 2006 was the cause of the budget to actual difference. The loan balance at Fidelity Savings is \$15,547 as of 12/31/2006. A balloon payment of \$11,897 is due when the loan matures on 6/15/2007. The 2007 budget plans for a \$30,000 surplus if met, which will build up our cash reserves. The cash reserves paid for half of the tree scale treatments. Jay stated that he believes that the RRF has turned the corner through the efforts of many volunteers. He said that transaction details and copies of the financial statements were available to anyone who wanted to see them. Paul stated that the board doesn't anticipate using the reserves and that even if we don't reach the 2007 budgeted numbers, we will still pay off the debt and make improvements.

Paul thanked all of the homeowners who had volunteered during the year, and asked for a volunteer to coordinate the many volunteer opportunities in the neighborhood.

**Questions and Answers** – *How many homes are in Rockwood?* 320

*Will the pool hours be extended this summer?* If financially feasible, the pool hours will be extended.

*RRF is up 25% in memberships in budget?* This is due to many volunteers, excellent management, and an increase in the number of members. Expenses don't go up as much as income when membership numbers increase, so that helps the bottom line.

*Is the \$3,800 spent on the security service worth it?* Jess Hancock, a WPD officer, has had his police car vandalized three times so far. He recommends that CPTED-Crime Prevention through Environmental Design be put into place in Rockwood. Paul answered that the board will check into that in addition to pushing strongly for increased lighting to improve security. Officer Hancock received a round of applause when he said that he makes his own sweep through the neighborhood after his shift ends.

*Will there be money spent of other items besides the RRF?* The RRF can generate revenue for the neighborhood. Paul stated that historical data shows that the pool income funded the perimeter fence and other items over the years. He asked for volunteers to help procure services for the neighborhood at a reduced rate due to the combined buying power of the neighborhood.

*Does the security service provide a report of times they make their runs?* There is a daily report provided by the security company. Paul volunteered to ride with the security patrol one night.

**New Business** – The following people were nominated and elected to the Board of Directors for the stated terms:

Paul McNeill – President, 2 year term  
Mary Potter – Vice President, 2 year term  
Serena Metcalf – Treasurer, 2 year term  
Doreen Womack – Secretary, 1 year term  
Shelley Packard – Marketing, 2 year term  
Ellen Nestelroad – Ambassador, 2 year term  
Elaine Kubik – Security/Safety, 1 year term

The following people will fulfill the second of their two year terms:

Joanne Pafume  
Larry Prather

The following people were ratified as members of the RRF Oversight Council members:

Pat Brock  
Harold Kieler  
Michelle Mapel  
Steve Miner  
Joanne Pafume  
Mike Reynolds  
Greg Stewart

The meeting was adjourned with a reminder to pick up the Rockwood directory, pay annual dues, and join the RRF in the rotunda.

Minutes submitted by Doreen Womack  
Rockwood Homes Association Secretary