

## New Board Positions

2025 BOARD OF DIRECTORS



REPUBLIC SERVICES  
CONTRACT  
WHAT'S THE PLAN



BOARDING HOUSE  
PETITION  
WHAT'S NEXT



2025 SNOW STORM  
WHAT HAPPENED  
FUTURE PLAN

# FOOD TRUCKS RETURN!

**First Food  
Truck Friday:**  
*This Saturday,  
April 18th!*



## First Food Truck Scheduled for 4/18

Kristen has been working hard to schedule food trucks for the 2025 Season. Food Truck Friday is always a big hit, and we look forward to mingling with neighbors in the near future. As always, we will have these dates added to our website, but for now, feel free to mark your calendars so as to not miss an evening of eating and drinking and socializing with other community members. Trucks have been scheduled for the following dates:

April 18  
May 23  
June 27  
July 25  
August 22  
September 19



## Republic Services Contract

As many of you know, our contract with Republic services expired this month. The Board has been working with Republic reach a new, agreeable contract. Meanwhile, they have informed us that the overcharge for incorrectly cancelling our contracted rates prematurely should be returned to customers via a credit to their account. We will keep in touch with them, but we have no control over how or when this will happen.

As for the progress on a new contract, Republic is now requiring 100% participation and would include all services (trash, recycle, yard waste, and bulk pickup). This would increase our contracted rate to roughly current rates. On the positive side, all services would be included and charges year to year during the contract would increase at a lower rate than non contracted rates. On the negative side, residents would not be able to choose their provider and instead, the HOA would cover the cost and increase dues to pay the full bill. Additionally, residents would not have the ability to customize their services to the extent they can now.

The Board will continue discussions with Republic Services as well as other providers in an attempt to secure the most beneficial contract for all. In the meantime, homeowners will be pay the current rates at the provider of their choosing. The Board would have loved to extend the contract we had with Republic, but their new requirements make it a more difficult decision. We will distribute more information later and will request resident input before any decision is made.

## '25 HOA Violations Initiative

Two years ago, we revamped the playground to create a safer and more aesthetically pleasing amenity. Last year, the Board approved an overhaul of the landscaping in the common areas (islands, playground, etc) and continued to clean up the Nature Trail. This year we have contracted with a new Grounds Maintenance contractor, Greenway, to keep the neighborhood's appearance top notch. The Board believes that it is well worth the time and money to keep our neighborhood looking it's best.

Unfortunately, however, there are several residents that apparently do not share this sentiment and do not take care of their property. This is absolutely unacceptable and against the CC&Rs that all residents agreed to upon the purchase of their home in Rock Springs. We have requested that EMS send out

### ***Your 2025 HOA Board***



Kim Meyer - President



Ellen Fontaine -Treasurer



Amy Gilmore - Secretary

### **Members at Large**

Scott McCorkle

Scott McDonnell

Stuart Osha

Jon Shontz



## Holiday Lighting

The Board always receives questions regarding the amount of money we set aside for holiday lighting. While we over budget for this expense, we still want to be smart with your money. To this end, we have agreed to hand the job to our neighborhood handyman at a much reduced rate. The Board purchased the lights and timers needed at a huge discount after the holidays. We look forward to seeing this significant savings in the upcoming year.

## Rock Bluff Drive Gate

In the rear of our neighborhood was a gate that separated our neighborhood from the adjoining one. This gate has remained closed and locked during development. During the snow storm the city discovered that this gate (that was supposed to be removed) was still standing. The city believes this gate is a hindrance to emergency vehicles and therefore cannot remain. As such they have ordered its removal. After discussions with our attorney, we have found that we have no grounds to fight this decision. While some residents are not happy with this situation, there is nothing we can do about it as these are city streets.

## Street Parking

We continue to see many cars parked on the street. Parking in the street is against the CC&Rs and you may be sent a violation if you continue to do so. Parking on the street creates a more hazardous situation for residents (especially children) and traffic as it reduces visibility and proximity of vehicles. Parking in cul-de-sacs makes it extremely difficult for trash/recycling/plow trucks to get through.

violation letters to any and all neglected properties beginning immediately.

**FINES WILL BE ASSESSED** for homeowners that do not take immediate action to improve their lawn and landscaping. If you need recommendations for yard maintenance companies, feel free to ask your neighbors on Facebook or Nextdoor. Many neighbors use services they are very happy with and are more than willing to share contact info. Sadly, many of these properties require professional assistance.

If your property happens to be one that needs a lot of work, you **MUST** submit a *detailed* plan with dates in order to avoid fines. We understand flipping a yard is not a simple and quick endeavor. As such, we will be flexible for those who are truly making an effort. Our intent is not to place undue financial burden on our residents, it is to beautify our neighborhood and maintain property values for all of our residents. If a plan is submitted but not followed in good faith, fines will be levied starting with the date the homeowner deviated from the plan.

Abide by the HOA rules, respect your neighbors, protect all of our property values, and **take care of your yard!**

## Architectural Reviews

Many neighbors are still trying to submit Architectural Review Applications (ARAs) through EMS's web portal. These ARAs will not be seen by the HOA Board as we have discontinued use of the EMS process for approving exterior modifications. Furthermore, EMS may charge you a \$30 fee for using their system. The Board is not responsible for fees assessed if the homeowner incorrectly submits an ARA through the EMS site. The only acceptable way to submit an application is through the [RockSpringsHOA.com](http://RockSpringsHOA.com) website.

Also, we would like to remind everyone, *per the bylaws*, the Architectural Review Committee (ARC) has up to **30 days** to respond to an ARA. While most are approved quickly, others may take a little time. Plan ahead and send in the ARA early to allow proper processing time. Projects should not be started until the approval letter is received. The ARC is not required to expedite requests due to poor planning on the homeowners part. Don't wait until the last minute!

# Snow Storm 2025

Many residents expressed concerns about the way the snow and ice storm at the beginning of the year was handled, both by the HOA and by our contractor. We wanted to take a moment to officially address the issues.

- Some residents expressed concerns that we did not pretreat the streets prior to first snowfall. This is incorrect (with the caveat below). We did in fact have our contractor pretreat.
- Some streets were missed. This was unfortunate, but yes, our contractor is new to the neighborhood and did miss a few cul-de-sacs. We addressed this with them immediately. While those streets did not receive the pretreatment, they were included with the subsequent treatments/plowing.
- The Board unanimously agreed to transfer our winter contract to Greenway (as our new ground maintenance contractor for 2025). Every year we receive complaints that the contractor isn't clearing the streets well enough. We decided to change it up to see if a new contractor would do better for the neighborhood. Aside from the issue above, the Board believes Greenway was very responsive and did a great job with all things considered.
- Some residents complained that initially we only had one lane plowed and expected curb to curb plowing. The Board would have much preferred that as well. We, however, do not have unlimited funds to spend on snow/ice remediation. Taking into account the amount of precipitation and rate at which it was falling, it was hard enough keeping just one lane clear. We would have had to hire a dedicated snow team to pull that off and, frankly, that is well outside our budget. When the worst of the storm had passed, Greenway was able to get out and clear off the majority of the streets. We had almost completely clear AND DRY streets weeks before our large neighboring community of Norton Commons had more than just one passable lane.
- Should we consider a new contractor? The Board believes that, with all things considered, Greenway did an excellent job at a reasonable cost. This was a one-in-thirty year storm. We had a heavy, quick snowfall followed by rain and ice mixtures and more snow. Even the city, with all of their plows and salt reserves, could not keep up with the storm.
- What did the Board learn from this years storm? Firstly, we understand that a new contractor whose never serviced the neighborhood may miss spots. Greenway was great to deal with and admitted and corrected their omissions quickly. In that light, this should not happen again. Secondly, after receiving the invoice from Greenway, the Board saw significant savings over our previous contractor even with increased man hours. With this knowledge, the Board will be more willing to request a more thorough application of salt and more complete plowing going forward.

Each and every Board member lives in the neighborhood. Most of us have full time jobs that we need to get to. Several of us have children that need to get to school and practices and love playing throughout the neighborhood. We all deeply care about the safety of each and every resident. We will continue to do our best to keep our streets as safe as possible.

***As always, we welcome anyone to join the Board who thinks they could help us accomplish this goal.***

# Boarding House Petition

The Board has been collecting information regarding the application for a boarding house on Ballardsville Rd. Currently, a formal meeting has not been announced and we will certainly keep the neighborhood advised if one is scheduled. Please be patient as we compile the information we have received. The Board will distribute a document in the near future outlining said information. We believe every resident should be well informed in this matter.

## !!! Walking in the Streets !!!

We see many residents choosing to walk in the streets instead of utilizing the sidewalks. This can be very hazardous, and we want everyone to stay safe. We ask all residents to please use the sidewalks. Many of our streets are curvy and have slight hills that restrict visibility of pedestrians in the street.

The Board is aware of a few issues that may be prompting people to walk in the streets instead of utilizing the sidewalks. We want to take a moment to address these here:

- \* **Low Hanging Tree Branches-** Residents with trees near a sidewalk have the responsibility to keep limbs trimmed to at least 8 feet above the sidewalk to allow pedestrians to pass safely. No tree branch should hang lower than 13 feet over the roadway. Now is the time to trim these branches. We will be sending letters out to advise those residents who have low hanging tree limbs to get them pruned. If this is not done in a timely manner, we will have our contractors perform the work. We will then charge the homeowner's account for the full amount submitted to the HOA by the contractor as allowed by the bylaws.
- \* **Cars Parked Over Sidewalks-** It is ILLEGAL to park a car over a sidewalk. This is not an HOA CC&R, it is a city ordinance. We encourage residents to advise us of continuous offenders. Residents are also within their right to report this practice to the local authorities as this is a ticket-able offense. If *you* are parking over a sidewalk, please cease immediately.
- \* **Uneven/Damaged Sidewalks-** We still have many outstanding tickets with the city concerning these issues. We will continue to monitor the tickets to try to get these issues handled. We understand it has taken much longer than it should to solve these issues. Please let us know if you notice any dangerous sidewalk conditions so that we can get them addressed. Safety is a major concern of your HOA Board and we will do whatever we can to keep our residents safe.

### **Two Quick Notes:**

**Entryway fountains are scheduled to be started up next week dependent on the weather and maintenance.**

**Due to hectic holiday schedules and time required, Newsletters will only be provided for quarters 1, 2, & 3 going forward.**