

ROCK SPRINGS HOA

Happy Independence Day | Management Update | Maintenance Requirements



The sound of fireworks crackling in the night sky fills many homeowners with a sense of celebration and joy. The excitement of fireworks, however, can lead to neglect in cleaning up debris. Many homeowners fail to consider the responsibilities that come after the last bang fades into silence. Once the festivities conclude, many people overlook the

importance of cleaning up the debris left behind. Fireworks debris can be hazardous, containing materials that pose risks to the environment, wildlife, and even human health. Small parts, like spent shells and fuses, can be dangerous if ingested by pets or children. By taking the time to clean up after celebrations, homeowners demonstrate respect for their surroundings and community.

Becoming proactive in fireworks cleanup encourages a culture of responsibility among neighbors. Fireworks can illuminate our skies in dazzling displays of color and sound. However, they also come with responsibilities that no homeowner should overlook. Adopting a fireworks safety mindset ensures every celebration remains joyous and safe. Similarly, a commitment to cleaning up post-celebration reinforces respect for both the environment and the community.

By understanding the importance of fireworks safety and taking steps to clean up debris, homeowners not only protect themselves but also contribute to the well-being of their neighborhood. We have the power to enjoy our festivities while maintaining a safe and clean environment. So, let's celebrate wisely and responsibly!



Please be Mindful During... and After!!!

Important Management Update

After careful consideration, The Board of Directors have chosen to end our contract with EMS, our current HOA management company, and transition to management under PMI. This change reflects our commitment to enhancing the quality of life in our neighborhood. We understand that changes in management can evoke a range of feelings, and we want to assure you that this decision was not taken lightly.

Furthermore, this shift aims to foster a more united and efficient community. PMI offers a robust track record of successful management across numerous local communities, which will ultimately benefit all residents. Therefore, while we acknowledge the inconvenience this may cause, we firmly believe that these adjustments will lead to improved services and support for our neighborhood.

PMI is locally owned and independently operated, but is part of a national franchise that has been in the industry for nearly 20 years. This means that not only are they local and understand our communities needs, but they also have a large backing of knowledge from all over the country that they can access as needed to make sure things run as smoothly as possible. After several meetings with PMI, the Board believes they are a perfect fit for our community.

The Board is committed to keeping all homeowners informed throughout this process. We plan to provide regular updates, allowing you to stay engaged and informed every step of the way. Transparency is key during this transition, and we want you to feel confident about the changes taking place. Shortly, you can expect to receive a welcome letter from PMI introducing themselves as our new management company. Additionally, everyone will have the ability to meet our new manager and part owner of PMI, Cindy Bingham, either at a standalone meeting or as part of our Annual Meeting. Details will be sent at a later date when a time and place is set.

As we transition from EMS to PMI, we should all look forward to the positive impacts that this change can bring. PMI's well-established systems and proactive management style promise to enhance communication and efficiency, which are critical for an effective HOA. Ultimately, this change is not just about management; it's about fostering a thriving community where every homeowner feels empowered and satisfied.

We appreciate your understanding and patience during this period of change, and we look forward to sharing more updates soon.

Any questions, comments, or concerns can be sent to TheBoard@RockSpringsHOA.com.



Things to Note

- Nothing is required of you at this time. The HOA is working with PMI and EMS to get all accounts transferred. You will receive a welcome letter when it is time to set up your account at PMI
- If you have a balance due, please pay your balance as soon as you have an active account on PMI's website. Remember: waiting to pay overdue balances will incur late fees as applicable.
- 2026 dues will be handled by PMI.
- PMI will be working on obtaining the community a new trash/recycle contract directly after transition.

Keep Your Lawn in Shape: A Homeowner's Duty

Maintaining your lawn is not just about aesthetics; it significantly impacts your property's value. A well-kept yard enhances curb appeal and creates a welcoming environment for guests. Moreover, your homeowners' association (HOA) mandates regular lawn upkeep to maintain community standards and boost property values for all residents. When homeowners neglect their yards, they contribute to an unkempt neighborhood, which can result in decreased property values and dissatisfaction within the community.

Consequently, homeowners should commit to essential yard maintenance tasks. Regular mowing, weeding, and landscape trimming not only enhance your home's appearance but also align with HOA guidelines. Take pride in your property by setting aside time each week to care for your lawn. By doing so, you not only fulfill your responsibilities as a homeowner but also foster a beautiful community where everyone feels proud to live.

Essential Lawn Care Tips

First and foremost, consistent mowing is vital for maintaining a healthy lawn, regular mowing prevents weeds from establishing themselves while ensuring your grass remains vibrant and lush. Additionally, cutting the grass in an appropriate height (3"-4"), fosters deep root growth, resulting in a more resilient lawn during periods of drought or heavy rainfall. Alongside mowing, be vigilant about clearing weeds that can steal water and nutrients from your grass and other plants. Neglecting your lawn can lead to potential issues that are far more challenging and costly to address overtime. By actively managing your yard, you can prevent weeds from taking over ensure healthy growth and maintain a polished aesthetic.

In addition to mowing and weeding, trimming overgrown tree branches is an important aspect of yard care. Overhanging branches can pose hazards to pedestrians using sidewalks leading to potential injuries or damage. Homeowner should regularly inspect their trees and prune any branches that extend too close to the walkways or roadways.

Consequences of Neglecting Lawn Care

Unfortunately, failing to maintain your lawn can lead to violations from the HOA. Homeowners who do not comply with the established guidelines will receive notices regarding necessary improvements. Ignoring these reminders could result in fines or further action from the HOA, which is something no homeowner wants to face.

To avoid these potential consequences, take lawn maintenance seriously. Engage with other homeowners to share tips and resources for keeping yards pristine. By working together, you can create a vibrant and cohesive community, increasing property values for everyone. Ultimately, the effort you invest in your lawn today will pay off in the long run, ensuring a beautiful and thriving neighborhood for all. Remember, the state of your lawn reflects not just on your property but also on the entire community.

Trash and Recycling Carts



The Board would like to remind homeowners that trash and recycle carts are only permitted to be placed street-side the night before scheduled collection. Equally important is the prompt removal of these carts after collection. Leaving carts on the street or visible from the roadway creates an unkempt appearance that reflects poorly on individual homeowners and the community as a whole. Homeowners should identify discrete locations that completely conceal waste receptacles from street view when not street-side for collection. If you can see your carts from the street or sidewalk, you must find another location or install landscaping (with HOA approval) that will completely hide them from view. The Board has started seeing more and more

homeowners either leaving carts by the street for extended periods of time or storing their carts in plain view from the street. This is against the CC&Rs and is an eyesore for the whole neighborhood.



By consistently following the above guidelines, residents demonstrate mutual respect and commitment to maintaining a beautiful, well-maintained living environment. Remember, a little effort goes a long way in preserving the character and desirability of our community.

Architectural Reviews

The Board has seen an increase in the amount of ARAs sent in through the EMS web portal.

The Board does not see these submissions and EMS does not process them. Furthermore, EMS might charge a \$30 fee for using their system (the main reason we chose to process them internally). We have sent out many communications on this topic and once again want to remind homeowners that ALL exterior modifications to your property must be approved by the HOA by submitting an application on OUR website (rockspringshoa.com). If you sent in an application on the EMS site and decided to complete a project without approval due to lack of HOA response, you MUST submit a new application on our site to make sure it is approved properly. Please note on the application that work has already been started/completed. We have made every effort to make the process as easy and straightforward as possible. Making sure you get the proper approval now could save you or a potential future buyer a lot of headache in the future.