

# ROCK SPRINGS HOA NEWSLETTER



## Spring is Here.... Finally

We have been teased over and over, but hopefully the warmer weather sticks around for us. With the higher temperatures, we can start planning neighborhood events and projects. Look for emails and posts to keep in the know about upcoming events. **If you have not registered yet on our website, please go to <https://rockspringshoa.com/register>.** We have put a lot of useful information on our page and continuously work to update and improve.

Looking forward to mingling with neighbors at Food Truck Fridays down at the playground!

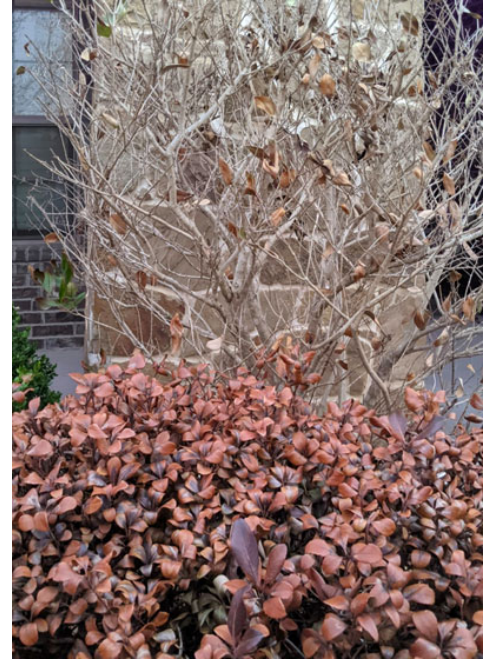
## Project updates

The Board expects fairly large landscaping costs this year as the cold weather and heavy winds have caused havoc in common areas. We will be having to replacing almost all of the playground landscaping, some entryway landscaping, and we have been working to clean up the many trees in the neighborhood that have fallen. As a reminder, the HOA is responsible for ensuring dead or dying trees in common areas that pose a risk to persons or property are taken care of. This can include pruning or removal. Trees that are located in a forested area will be felled and left for nature to consume. Trees in more visible areas will be hauled away and possibly replaced depending on location. If a tree is at risk of falling but does not pose any risk to persons or property it will be left to nature to decide its fate. Trees or other landscaping located on a residents lot are the responsibility of the homeowner.

Please keep in mind that replacing landscaping with the same or similar plants does not require HOA approval, however, if you decide to use this opportunity to dramatically alter your landscaping plan, you must submit an ARC form. Regardless, be sure to **ALWAYS call 811 to mark utilities before digging!** (this is always free and only takes a few days)

The board is discussing the possibility of changing out the playground mulch to a rubber mulch product. This will be more expensive up front but could save us a lot in the long run. If we do decide to take on this project we would have to close the playground temporarily for installation. We will send out a notice if this happens.

The tickets submitted to the city to repair sidewalk trip hazards are still showing “received” but we have not gotten any communication as to when to expect work to be completed. The Board has once again visited the need for a traffic study to determine if speed reduction devices are needed on Pebble Creek Dr and if a crosswalk and/or stop signs are needed at the playground corner. More information to come.



The winter and early spring weather has had a devastating effect on landscaping throughout our community and the city.

## The Green Corner with Kathy Cail

The extended cold snap we had in December did a number on a few of our beloved shrubs, mainly cherry laurels and hollies. My house was planted with 2 varieties of holly and one hedge looks fine, the other has dropped its leaves entirely. Many of our common area shrubs and landscape shrubs are cherry laurels (all the bushes around the playground are laurels).

So... what to do?

Hollies- do nothing now. Wait till spring (late May) and see if the bush responds to warmer weather and re-leafs. If not, trim away dead branches and give it some TLC (use holly or evergreen specific fertilizer but do so sparingly, the poor bushes have been shocked).

Laurels- same as holly except you may lose the whole bush to the ground. Trim away dead branches in late May and make decisions about replacement from there.

Some of us have crepe myrtles and we are on the northern edge of their range already. You may lose the whole tree/bush. Only time will tell.

Hope that helps if anyone is looking at their hedges, wondering what to do next.

**An expanded article can be found on our social media pages as well as the website homepage <https://rockspringhoa.com>.**

## CC&R's Review

We, the Board, understand that the governing documents are not exactly page turners. Back in 2020, to make the CC&Rs more accessible, the Board created an easy to read summary of popularly referenced CC&Rs. A link to this document is on our website at <https://rockspringshoa.com/resources>. We would like to take a moment to address a few policies that come up more than others.

### Yard Sign Policy

As we come up on graduation season we would like to remind residents of the rules regarding yard signs. Signs for life events are acceptable, given that the signs are removed within **seven (7) days** of being installed.

### Architectural Review Process (ARC)

Spring and summer are popular times to enhance outdoor spaces. We want to remind you that any project that changes the exterior appearance of the residence or any attached building must be approved by the HOA via the Architectural Review Process. Residents are responsible for complying with all government and utility rules and regulations and must have all required permits filed as necessary. **The HOA does not provide legal advice and approvals through the ARC process do not constitute verification of compliance with local, state, or federal regulations.**

### Pet Policies

Per Louisville Metro regulations, all dogs must be **kept on a leash, under positive control** at all times when not within the confines of a suitable fence or other structure. Additionally, owners are responsible for picking up their pets' waste and disposing of it properly. **The playground trash can is not a pet waste receptacle!** It is also against Louisville Metro regulations to allow or permit "an animal to habitually bark, whine, howl, mew, crow or cackle in an excessive or continual fashion"

### Trailers/Boats/Campers/RVs/Inoperable vehicles

These types of vehicles cannot be kept on the lot unless housed in a garage. When parked temporarily, these vehicles cannot be parked on the street or in a driveway for more than 2 days in a 365 day period. All commercial vehicles must be parked in the residents garage. When any vehicle is parked on a driveway, they should be positioned in such a way as to not impede upon the sidewalk.

### Duty to Maintain Lot

It is the responsibility of the home owner to cut their grass to an appropriate height and to keep their yard generally **free of weeds** and trash. Landscaping shall include two (2) trees in the front yard.

The Board is tasked with the responsibility to uphold the CC&Rs to protect all residents. We will send out violations to those who decide not to follow the rules and regulations of our community. If you need a copy of the governing documents, you can visit <https://rockspringshoa.com/resources>.



## Solar Panel Policy

With the increase in electric vehicles and a shift toward green energy, the Board decided to create a policy regarding solar panels that would set up guidelines for residents who may wish to install an array. The intent of the policy is not to limit residents ability to produce green energy. Instead, it is meant to protect home values and overall aesthetics of the neighborhood. We feel we came up with a good, thorough policy that can guide us going forward. If you have any comments/suggestions/questions on the new policy, feel free to reach out to us at [theboard@rockspringshoa.com](mailto:theboard@rockspringshoa.com). The policy can be accessed by going to <https://rockspringshoa.com/resources>. Be sure to provide any solar contractor with this policy so they can plan accordingly.

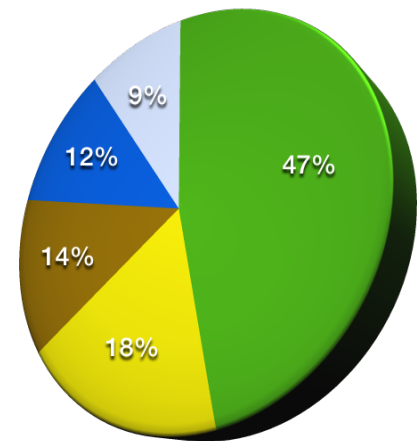
## Irrigation Meter Pause

Did you know that you can have the Louisville Water Company come out to deactivate your irrigation meter over the winter? I for one did not! They will come out to deactivate your meter over the fall and winter so you will not be charged the ~\$16 monthly service fee during those months. Upon reactivation in the spring they charge a \$30 fee. If you deactivate your meter from October to May that could result in some decent savings. Contact the Louisville Water Company for further details.

## How HOA Funds are Utilized

To the right is a simplified view of the general breakdown of where HOA funds were used last year. As you can see, a large portion of our funds are used for grounds maintenance. This number includes mowing, landscaping, irrigation, and tree maintenance/removal. Because this is such a large portion of the budget, the Board has decided to send out for bids for our ground’s maintenance contract. While we consider our options, please let us know if there are any issues you encounter with our current contractor, Aphix.

- Landscaping
- General
- Snow/Ice
- Electricity
- Water



Breakdown of 2022 Actuals

## We Still Need Committee Volunteers!

There are still openings on the Events and Grounds Committees. It is up to you how much time you invest in helping out the neighborhood. Any help would be appreciated! Contact [theboard@rockspringshoa.com](mailto:theboard@rockspringshoa.com) for more info.

### Just as a Reminder

Entryway fountains are due to be serviced and in operation by Derby.