

Halloween Food Truck

GRACIAS TACOS WILL BE AT THE PLAYGROUND FROM 5-7PM ON OCT 31ST!



BIG CHANGES COMING
WE WELCOME EMS



TREES, TREES, TREES!
WHO'S RESPONSIBLE



FALL IS FOR PLANTING
GET A JUMP START

ROCK SPRINGS HOA



Join us, ONE and ALL!

The Rock Springs Farms Homeowners Association Annual Meeting is scheduled for November 15th, 2023 at 7:00PM. This meeting is open to all Rock Springs residents. At the meeting we will discuss the financial health of the Association and present the finalized budget for 2024, discuss past present and future projects, introduce the Board of Directors and hold elections of new Board members (if necessary), introduce our new property management company and present our expectations of them, and we will have an open forum in which any homeowner may offer their comments, suggestions, concerns, or ideas. This is a very important meeting for the neighborhood and we encourage all residents to join if able. The conversations that happen at the annual meeting can and do shape the way we move forward as a Board and as a community. We will continue with past practice and conduct this meeting via Zoom. Instructions on how to join the annual meeting are attached. This year, due to resident feedback at the previous annual meeting, we are sending out a more detailed 2024 budget for resident review and comment prior to the Annual Meeting (see page 4). As a reminder, the Board creates and approves the budget but we do appreciate resident input. We hope to see you at the meeting!

All residents are invited to join us and take part in this important community meeting

We Welcome EMS to RSF

As you have likely heard, the Board has decided to end our property management contract with Paragon. As we stated in our announcement letter, we feel Paragon was, simply put, not meeting our expectations. After a lot of research and requests for proposals (thank you Ellen!) the Board interviewed the top companies on our list and elected Elite Management Services to serve as our new property management company. While EMS does come with a slightly higher price tag, we truly believe they will be of much better value to the Board and most importantly our residents. We expect EMS to provide consistent and effective communication to our residents, better follow-through/follow-up with issues, and a much more effective and user friendly digital presence among other things. Please join us for our annual meeting to meet our new property management team.

TREES!

The HOA has had an influx of requests to address tree concerns ever since the winter storm. We sincerely apologize to those that waited longer than expected for a resolution. We have had so many requests and each one requires research, a bidding process, and then work to be completed. Compound that with requests coming in at different times and things became quite jumbled (hopefully EMS will aid us in keeping it all straight going forward [hopefully we won't see winter storm damage like we did this past year]). As of writing, all issues presented should have been addressed. If this is not the case, please reach out to us ASAP so that we can look into it.

For the benefit of all, we would like to bring to light a few points to consider when it comes to trees and the neighborhood canopy.

🌳 Every lot within our community is required to have **at least two trees of at least 2" in diameter at the trunk** planted in the yard facing the street (*at least one is preferred to be in the easement between the street and the sidewalk*). If you have had to remove a tree for any reason, or if there were not two present when you took possession of your home, you are required to plant trees at your own expense to meet this requirement.

🌳 Any tree that overhangs a sidewalk must be kept trimmed so as to not impede walking traffic. Homeowners are responsible for maintaining trees on their property, **this includes any tree(s) in the easement past the sidewalk**. Pruning should be done so that no branch is lower than 7 feet over a sidewalk's center.

Fall is for Planting



Whether you had landscaping damaged by the winter storm or are otherwise planning on replacing any landscaping, late September to early October is the time to do it. Make sure your new plantings are well watered and protected from frost. Please keep in mind that replacing plants with similar species does not require ARC approval, however, larger changes must be approved. Be aware that homes were required to include a landscaping plan of at least \$2,000 in value when built. Maintaining the overall amount of landscaping is imperative to maintain home values. If you remove anything in your existing landscape, please replace it or find another area to add to in order to keep the same amount of landscaping overall. Happy Planting!

🌳 While some cul-de-sacs in the neighborhood do not have a sidewalk with an easement, these lots are still required to have 2 trees planted in the front yard (1 next to the street preferred). **Always fill out an ARC form whenever you plan to plant a tree that is not an exact replacement.**

🌳 The HOA is responsible for trees in common areas. **Any tree on a homeowner's property is the responsibility of that homeowner.** This includes any tree located on a maintenance, drainage, or utility easement. The only possible exception to this would be a tree in a maintenance easement (applies to a select amount of homeowners) that was damaged by the HOA contracted landscaping company. If our landscaping contractor (currently Aphix) were to damage a tree on your property severe enough to require replacement, that claim would have to be made with the contractor. While the HOA is more than willing to provide contact information, the HOA itself is not liable for the damage.

🌳 **In no circumstance is the HOA required to remove or replace a tree located on a homeowner's property.** We will never authorize the installation of landscaping on any property other than common grounds. If we feel that the CC&Rs are not being followed, we will reach out to a homeowner via email or postal mail to advise them of the issue(s). If the homeowner does not respond according to their responsibility as a Rock Springs resident, the HOA would then send a violation notice and would eventually fine said homeowner until their responsibilities were met. At no point will we *ever* authorize any company to install landscaping of any sort, at any residence.

🌳 The tree canopy (nature trail area) is the responsibility of the HOA. We will take care of any tree that poses a risk to persons or property. **There is no guarantee that a particular tree will be replaced.** If we must remove a damaged tree in the canopy area, there is a possibility that one or more residents will experience reduced privacy. If this is the case, you may request to plant landscaping at your own expense. *As this is a protected tree canopy, all removals and additions must be documented.* **At no time shall a resident remove or plant anything in any common area without the HOA approval.** Furthermore, we will not trim a tree for aesthetic reasons. If a tree in the common area overhangs your property but is in good health, we will not pay for work to be done on that tree because you simply do not want the limbs over your property. **No resident shall ever prune a tree in the common areas without written approval from the HOA.**

🌳 Trees in common areas that, when cut down, would affect the overall aesthetic of the neighborhood will have the roots ground, be hauled away, and replaced by the HOA. Trees in the canopy area that need to be removed will be felled and left for nature to devour. We will be adding additional funds to the landscaping budget for 2024 in order to have the nature trail and tree canopy area cleared of invasive plants to protect our existing trees. **We are aware of the condition of the nature trail and are currently discussing ways to improve this amenity.**

As always, the HOA depends on volunteers in order to run efficiently. If you would like to submit your name as a candidate for the Board of Directors, please go to the web address below to print or fill out the form online. You may also contact us at the email address below to request the form. If you are interested in being part of a committee, you may also fill out the form located at the same website or email us for more information. *We would love to see more people involved in the community!*

www.rockspringshoa.com/board

theboard@rockspringshoa.com

Rock Springs Farms Homeowners Association				
	Account	Description	2024 Budget	FY 2023 Budget Diff 2024 vs 2023
Operating Accounts				
Income Accounts				
	40-41000-02	Association Fees	\$196,305.00	192,375.00 \$3,930.00
	40-41100-00	Late Fee Income	\$0.00	- \$0.00
	40-41102-00	Legal Fees Reimbursement	\$0.00	- \$0.00
	40-41110-00	Fine Revenue	\$0.00	- \$0.00
	40-41202-00	Legal Proceeds	\$0.00	- \$0.00
	70-70000-00	Interest Income on Investments	\$480.00	180.00 \$300.00
New				- \$0.00
Income Accounts Total			\$196,785.00	\$192,555.00 \$4,230.00
Expense Accounts				
Operating Expenses			\$153,950.00	\$152,150.00 \$1,800.00
	50-50000-02	Water	\$18,750.00	18,750.00 \$0.00
	50-51000-02	Street Lights	\$28,800.00	28,800.00 \$0.00
	50-53000-02	Lawncare/Landscape	\$62,400.00	69,000.00 -\$6,600.00
	50-53002-00	Flowers	\$3,000.00	- \$3,000.00
	50-53010-00	Tree Trimming/Removal/Replacer	\$6,000.00	- \$6,000.00
	50-53012-02	Holiday Decorations	\$4,000.00	4,500.00 -\$500.00
	50-54100-02	Irrigation Repairs/Maintenance	\$8,000.00	3,600.00 \$4,400.00
	50-54111-02	Backflow Test	\$500.00	- \$500.00
	50-54400-02	General Repairs/Maint	\$6,800.00	6,800.00 \$0.00
	50-54500-02	Pest Control	\$1,500.00	1,500.00 \$0.00
	50-54560-02	Snow Removal	\$13,000.00	18,000.00 -\$5,000.00
	50-59000-00	Misc. Operating Expense	\$1,200.00	1,200.00 \$0.00
Management & General Expenses			\$41,800.00	\$38,400.00 \$3,400.00
	60-60000-02	Insurance - General	\$3,000.00	3,000.00 \$0.00
	60-60100-02	Association Mgmt Fee	\$18,000.00	15,600.00 \$2,400.00
	60-60110-00	Bank Service Charge	\$0.00	- \$0.00
	60-60120-02	Office Expense - Copies	\$1,800.00	1,800.00 \$0.00
	60-60140-02	Meeting Room Fee	\$0.00	- \$0.00
	60-60160-02	Accounting & Audit Fees	\$700.00	700.00 \$0.00
	60-60170-02	Legal Fees	\$2,400.00	2,400.00 \$0.00
	60-60190-02	Community Relations	\$900.00	900.00 \$0.00
	60-65000-02	Contingency / LT Savings	\$15,000.00	14,000.00 \$1,000.00
Other Expenses			\$215.00	\$215.00 \$0.00
	80-80000-02	Income Tax - Federal & State	\$200.00	200.00 \$0.00
	80-80015-02	Licenses, Fee & Permits	\$15.00	15.00 \$0.00
New				
Expense Accounts Total			\$195,965.00	\$190,765.00 \$5,200.00
Operating Accounts Net			\$820.00	\$1,790.00 -\$970.00