

Rock Springs HOA

Wishing you the best this holiday season, and a Happy New Year!



Thank You to All Who Attended

The HOA annual meeting is an important meeting for all residents and we appreciate those who took the time to join us in November.

At the meeting we discussed where we've come from, where we are, and how we are planning to move forward as an HOA. We understand some residents may have wanted to attend the meeting but did not have the ability to do so. Those residents can visit our website to view the meeting minutes or even watch the meeting recording in its entirety (links located on your account page at RockSpringsHOA.com). There were some really good question/comments brought up by the residents in attendance. In this newsletter, we will focus on some of the topics that were addressed at the meeting for the benefit of all.

Don't forget to pay your 2024 HOA dues by December 31st, 2023 to save \$25!

Playground improvements are complete

Rubber mulch and mats have been installed and will provide a safer, cleaner play area for our young residents

The annual assessment is due on Jan. 1st

Dues remain the same as last year (\$725) but you can save \$25 by paying on time. Payments made on or prior to December 31st only need to be made in the amount of \$700.

We welcome the newest members of the Board:

-Scott McCorkle, &
-Stuart Osha
For the first time since the original Board took over from the developer, we have a full Board. We look forward to working with these new members.

Rock Spring Nature Trail

Some residents did not know this even existed, and to be quite honest, it really doesn't... for now.

As discussed in the Annual Meeting, the Board is planning ways to revamp this overlooked amenity. The "nature trail" entrance is marked by a wooden sign located between 5202 and 5204 Rock Bluff Dr. There should be large flagstones leading to the entrance of the forested area.

The pathway stones have, over time, sunk into the ground and have been overgrown by grass. They also lead to a forested area that has no defined pathway through. The Board plans to use some of the money in our reserves to remedy these issues and to further clean out the nature trail area of invasive growth that is strangling the native tree canopy that we are all responsible to keep healthy and growing strong.

This will be a large project and we would love to have residents help us bring life back into this forgotten nature area.



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			
40-41100-00	Late Fee Income	\$196,305.00	192,375.00	\$3,930.00
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	\$0.00	-	\$0.00
New				
Income Accounts Total		\$480.00	180.00	\$300.00
				\$0.00
		\$196,785.00	\$192,555.00	\$4,230.00
Expense Accounts				
Operating Expenses				
50-50000-02	Water	\$153,950.00	\$152,150.00	\$1,800.00
50-51000-02	Street Lights	\$18,750.00	18,750.00	\$0.00
50-53000-02	Lawn/Landscaping	\$28,800.00	28,800.00	\$0.00
50-53002-00	Flowers	\$62,400.00	69,000.00	-\$6,600.00
50-53010-00	Tree Trimming/Removal/Replacer	\$3,000.00	-	\$3,000.00
50-53012-02	Holiday Decorations	\$6,000.00	-	\$6,000.00
50-54100-02	Irrigation Repairs/Maintenance	\$4,000.00	4,500.00	-\$500.00
		\$8,000.00	3,600.00	\$4,400.00

Budget Breakdown in Newsletter Lacking

Residents have spoken and the Board listened. Changes will be made.

We sent out the 2024 HOA budget as an attachment on our last newsletter. The Board opted to simply send a comparison between the 2023 and the 2024 budgets. We understand that seeing two budgets does nothing to describe how money is actually being spent. The Board knows that residents want to see the actual amounts spent on the various line items.

Due to some outstanding 2023 bills, a disconnect between 2022 and 2023 expenses due to inflation, and simple formatting issues, we didn't feel the 2023 actuals really represented themselves accurately so we didn't include them. We realize that we should have found a way to include the actual expenditures with annotations. We will keep this under advisement and will try to provide a better financial picture next year.

We will be posting an expanded budget sheet to the website. As always, financial statements by month are always available on our website.



Irrigation During Inclement Weather

The Board is well aware and we are planning to make changes

Some mornings, I have gone to work in a torrential downpour and noticed that our irrigation system was running throughout the neighborhood. This is a waste of water and money and we need to correct it. I looked at the system further and noticed that we do have some rain sensors, but they are either damaged or not even hooked up.

We have started planning a swap out of our current controllers to smart controllers that will control water usage based on past and current weather as well as the forecasted weather. These changes, while not necessarily expensive, do require the use of Wi-Fi hotspots, weather reporting stations, waterproof boxes, etc.

There are a lot of things to take into account and we plan to take advantage of the winter months to design an updated, technologically current system that we can put into use as we perform the system startup in the spring.

Republic Services Offers Residents Lower Rates

The Board wants to make sure that all residents know about, and are receiving the contracted rates.

In 2020, we entered into an agreement with Republic Services to be our neighborhood's trash and recycling provider. As long as 90% of our neighborhood uses Republic as their trash provider, we are given preferential rates that are a significant savings when compared to their normal rates or other service providers.

The Board has discovered that residents are not receiving these rates automatically and some residents do not even know that contracted rates exist for Rock Springs. We encourage all residents to use Republic Services and we urge all that do to make sure you are receiving the rate that was negotiated on your behalf.

The following rates began on May 1, 2020:
(Rate increases of up to 3% annually allowed after 2 years)

Trash- \$9.99/mo (includes up to 2 bins)

Recycling- \$4.50/mo (\$2.50/mo for 2nd bin)

Yard Waste- \$5.95/mo (April-January 15th)

All residents are also afforded one bulk junk item pick-up per week. You must call Republic to set up a date for pickup of such items. These bulk item pickups are included in the contracted rates and do not incur a fee. Additionally, we are allotted 1 neighborhood-wide junk pickup day per year.

**A link to view the contract is on our website under the resources tab.*

Snow and Ice Remediation Plan

Be aware of our policies and process and make plans accordingly.

As we approach the time for snow and ice, we would like to remind all residents to please exercise caution while driving through the neighborhood. If you have teens that are new to driving on icy roads, consider taking them out to teach them how to handle slick roads. We commonly see tire tracks in easements, damaged cars, and destroyed mailboxes caused by winter weather. Some of these instances could not be avoided, but many of them could have been if the driver was more aware and *slowed down*.

No one should be parking on the street as per our CC&Rs, however, it is very important to not have any cars parked on the street when snow or ice is forecasted. Having empty streets make salting/plowing much easier, faster, and more effective. While these are city streets, the city will most likely never salt or plow for us, so it is on the Board to decide how and when we need to treat our streets.

Plowing and salting our neighborhood is not cheap, and just a few bad days can exhaust the budgeted funds we set aside. Due to this, we must take a conservative approach to remediation of ice and snow. As a rule of thumb, we will not plow unless snowfall reaches 2" of accumulation. Any less than this, and the plow is simply ineffective.

As for ice, that is a bit more tricky. The easiest ice to treat is when forecasted snow falls on cold, dry streets, gets compacted and then

hardened by overnight freezing temperatures. We can pre-salt or brine the streets and then come back and add more product in the mix to break down the ice from all sides. Sadly, however, Kentucky weather seldom treats us so well. Either we get a snowstorm that no one predicted so we can't pretreat, or we get rain, followed by freezing rain and sleet, then snow to cleverly disguise the ice rink below it.

When this type of weather presents itself, the Board consults one another as well as our contractors to plan the best possible time to treat. This sweet spot is usually just after the rain stops and before snow or ice pellets begin. Of course, it is almost never that well defined, and we must make an educated guess. Pretreating prior to the rain ending simply washes all of the product away. Waiting too long and the product sits on top of the ice and is less effective than being mixed in the ice. Adding to the issues is the availability of the contractors. Everyone wants their roads to be treated in the aforementioned sweet spot and there are not enough trucks to go around.

Even if everything else goes perfectly- the weather is forecasted, there is ample time to treat without rain in the mix, and the trucks are available at the opportune time- deicing products have a minimum effective temperature and if we stay below that temperature for an extended amount of time, there is simply nothing else we can do.

If you feel the need to send us a note telling us that you think we should be putting down salt, please do, just be prepared for a response stating that we are watching the weather and making a plan, because we are. The Board takes all residents' safety seriously!

The Official Rock Springs Site:

rockspringshoa.com

This website was created by and is run solely by the HOA itself. We can change this site as needed to better serve the neighborhood. If you'd like to see something added, please let us know. The functions you will find on this site are as follows:

- Events Calendar including the Republic Services trash and recycle pick up schedule. Yard waste schedule being added in 2024!
- Digital newsletters and homeowner tips and tricks articles.
- Online form for submission of project ideas and updates on community projects already in the works.
- Section Plats, CC&Rs by section, HOA governing documents, policies and clarifications, financial documents, contracts, and an archive that goes back to 2016.
- Account page where you can edit contact information, communication preferences, submit and view small ARC requests status, link to scheduled HOA zoom meetings, view meeting minutes/recordings, submit interest in becoming part of the Board or a committee, and link to the election portal.
- Information on your Board members, and committee charters.
- Important contacts information including HOA, emergency services, utilities, and contractors as well as social links.

It is important for all residents to register for this website as it is the easiest, quickest way for the Board to disseminate important information to the community in a timely manner.

The EMS Portal

portal.emspm.com

This website is run by EMS and we have generally no control over the content. The functions you will find on this site is as follows:

- View account balance and submit online payments.
- Submit general requests to EMS such as billing questions, general questions, violations reporting, and service requests.
- Download ARC form and submit large ARC requests and supporting documentation online. (\$)
- Edit contact information for EMS communications.
- View HOA documents including forms, policies, financial information, and governing documents.



Walkers/Runners/Bikers Beware

Reports of drivers almost hitting pedestrians in the street

The Board urges all walkers to please use the sidewalks and refrain from walking in the street. If you feel that you must walk in the street or if you are using the street to run or bike, please wear reflective or lit safety clothing from dusk til dawn. ***This is extremely important!*** We never want to see any of our residents get hurt. Please, please, please **MAKE YOURSELF SEEN!**

How to pay 2024 dues on the EMS Portal

We have received several messages from residents confused on how to pay this year's assessment through the new EMS Homeowner's Portal: portal.emspm.com

Below you will find an explanation of the different ways to pay your dues this year. Remember, any payment submitted on or before December 31st qualifies for a \$25 discount. If you mail in a check, the postmarked date will be considered the date submitted. ACH payments made through your personal bank may take a few days to post, please keep this in mind.

This years dues remain at \$725! (\$700 with the \$25 early payment discount)

Fee-free options:

Personal Check by Mail

Make check payable to:

Rock Springs Farms
 Care of EMSPM
 PO Box 52351
 Phoenix, AZ 85072

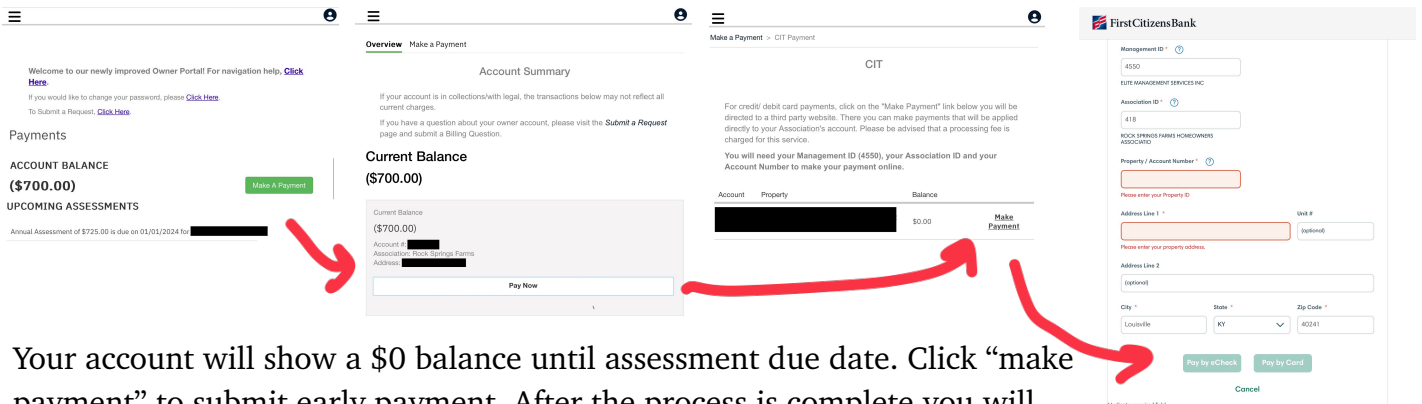
Personal Bank ACH transfer

Must be set up with your personal bank. All banks require different information, contact EMS support if you need more information than the following:

Rock Springs Farms
 PO Box 52351
 Phoenix, AZ 85072
 (513) 401-7850

Account ID: can be found on EMS Portal under billing or by emailing support@emspm.com

Pay through EMS Portal: (e-check fee: \$1.95, credit card fee: 4%)



Your account will show a \$0 balance until assessment due date. Click “make payment” to submit early payment. After the process is complete you will show a negative balance until the due date. You will be sent to Fist Citizens Bank to complete payment securely. Please make sure pop-ups are allowed.