



Rock Creek Homeowners Association

Winter 2022

What is the HOA?

If you own a home in Rock Creek, you are a member of the Rock Creek Homeowner's Association (HOA). The HOA is a non-profit organization incorporated within the County of Cleveland County. The HOA Board of Directors (BODs) is a group of volunteer residents who oversee HOA matters and are governed by Bylaws, which are filed with the county. The BOD consists of approximately 3-5 people at any given time. The HOA has a contract with Neighborhood Services Corporation (NSC) for billing, accounting, and other administrative support. NSC is not responsible for overseeing and/or administering HOA matters with residents.

What the HOA is not?

The HOA is not a property management company that is paid to make decisions and maintain the HOA common areas. Every member of the HOA pays the same annual dues, which are currently \$280.

Most Common Covenant Violations

- Trailers parked at the residence
- Parking in the street overnight
- Trash cans left out past pickup day
- Not maintaining the home in accordance with the Covenants, Conditions, & Restrictions (CCRs)
- Significant changes in appearance that violates the covenants and/or was not approved by the Architectural Committee

2022 Annual Meeting

February 22, 2022
 Tuesday – 6:00PM
 The Station Community Center
 700 S. Broadway Ave - Moore

What do my dues pay for?

- Mowing (approx. 9 acres of common area)
- Pool opening, closing, daily cleaning
- Pool, pool house, & gate/furniture maintenance
- Entrance fountain cleaning & maintenance
- Holiday lights & decorations
- Pond & fountain maintenance (3 ponds)
- Insurance (fencing, signs, pool & pool house)
- Playground maintenance
- Weed control & fertilizer (4th street area only)
- Property taxes for common areas
- Property Management Fees (billing & accounting only)
- Tree trimming & maintenance
- Landscaping at entrances
- Irrigation maintenance
- Fencing (approx. 1,200 feet)
- Website, mailers, and meeting fees
- Yard of the Month Contests & Social events

How can I help?

Without volunteers, the HOA will not exist. The pool would not be maintained and common areas would likely be turned over to the City or County. If you would like to help, please contact us by e-mail. We are always looking for people to volunteer to help around the neighborhood and be involved in committees (pool, architectural, social, etc)

ROCK CREEK HOA CONTACT INFORMATION

- WEBSITE
- www.rockcreekhoa.net
- E-MAIL
- RockcreekHOAboard@gmail.com
- FACEBOOK PAGE
- [Rock Creek Homeowners](#)

Frequently Asked Questions (FAQs)

- How do I get a pool card? **We announce spring/summer dates of issue on our Facebook page and by email. You can also email us and we will issue on a case-by-case basis but this is dependent on availability of our volunteers and their schedules.**
- How can I help? **Every property owner is a part of the HOA. If you would like to volunteer or assist, please e-mail us.**
- What do I do if someone is violating the covenants? **E-mail us the address of the violation and the issue.**
- How can I contact the HOA Board? **E-mail us at RockcreekHOAboard@gmail.com**
- How do I file a change/improvement with the architectural committee? **E-mail us a detailed plan of your request. According to the covenants, the BODs have up to 30 days to respond.**
- How can I get a copy of the Covenants, Conditions, and Restrictions (CCRs)? **The CCRs are available on our website. There are currently multiple CCRs depending on when your home was built. We have an effort to consolidate the CCRs into one document.**
- I was told the neighborhood was getting a second pool? **The neighborhood is not getting a second pool. We don't have space for a second pool and the one we have is very costly and labor intensive to maintain.**
- Are my dues going to increase? **Dues in 2022 are staying at \$280. The few volunteers we have are committed to keeping dues as low as possible. The more we contract out, the higher the HOAs cost and therefore dues. As the neighborhood ages, cost to maintain the pool, playground, etc increase. We will likely see an increase in dues in the next 1-2 years.**