



Welcome to Rock Creek Overlook



Rock Creek Overlook Overview: Winter 2016

- All residents are encouraged to become familiar with community Covenants, and consult and conform to the Covenants when considering property maintenance, improvements and attempts to enhance curb appeal.
- Homeowners are responsible for front yard maintenance in accordance with our community Covenants.
- Residents are encouraged to avoid the use of overflow parking whenever possible by parking in their garages and driveways, **NOT** sidewalks—even if it is the sidewalk connected to your driveway.
- Additional (unmarked, but legal) parking is available on the Synagogue side of White Gate Drive.
- All residents are asked **NOT** to park in common parking areas before or during snowstorms.
- Residents are responsible for timely shoveling of their driveways and sidewalks following snow events.
- Please do not distract or delay Terra during snow removal from community property by soliciting duties (paid or unpaid) to be performed on individual properties.
- Please provide our HOA Secretary, Kris Sollid (rks.the.rd@gmail.com), with your preferred email address if you are not currently receiving updates on important community events.

COMMUNITY COVENANTS

The Covenants Committee serves our community to ensure that the value of our properties is maintained or enhanced by adhering to the Declaration of Covenants each of us signed when we purchased our homes.

The Covenants Committee would like to remind all homeowners and residents of the restrictions and expectations contained in the Covenants. The Covenants Committee encourages all residents to become familiar with our community Covenants. Be sure to consult and conform to the Covenants when considering property maintenance, improvements and attempts to enhance curb appeal. If you are considering **ANY** external improvements to the front or back of your home, **ALL** residents must file an Architectural Change application with Chambers Management. For your reference, section 7.1 and 7.8 of the Covenants are attached to this newsletter. Section 7.1 lists construction restrictions that require approval by the Covenants Committee. Section 7.8 lists the various and sundry no-nos. Architectural Change applications are available from Chambers Management.



PARKING

Our community has a limited number of overflow parking spaces available for all residents and their guests. Residents are encouraged to avoid the use of overflow parking whenever possible by parking their vehicles in garages and driveways, **NOT** sidewalks—even if it is the sidewalk connected to your driveway. Parking on community sidewalks is an illegal violation of our bylaws because all of our sidewalks are also fire lanes. Our sidewalks are not built to withstand the weight of vehicles and parking on them will lead to quicker deterioration over time, thus negatively impacting the community budget—the HOA incurs maintenance cost of community sidewalks.



We have an appropriate number of parking spaces for communities of our size, but we realize that sometimes (weekends in particular) overflow parking spaces become full and that this can be an inconvenience. The Board would like to remind all residents that in addition to the marked overflow spaces found near each set of mailboxes, there are also unmarked spaces on the Synagogue side of White Gate Drive (i.e. on the right hand side as you leave the community).

SNOW REMOVAL

This winter we have already experienced significant snowfall. We are happy to hear that all residents weathered the January storm (Jonas) safely.



Our community contracts with Terra to handle snow/ice removal to ensure safe access to, and within, our community. Aside from Terra's role, all residents also share in

the important responsibility of keeping our community safe. These responsibilities include shoveling driveways and sidewalks in a timely manner following snow events.

Another important aspect to safe and efficient snow removal is parking. All residents are asked **NOT** to park in common parking areas before or during snowstorms. Doing so impacts Terra's ability to efficiently remove snow and ice from our community. Parking in common areas during such events can not only result in damage to your personal vehicle, but also affects the time (therefore increasing the cost) associated with Terra's snow removal efforts.

The Board would like to remind residents and homeowners that Terra is contracted to remove snow and ice from common areas only. Please do not distract or delay them by soliciting duties (paid or unpaid) to be performed on individual properties. Terra's time is collectively paid for from the community budget, hence their attention must remain on community property only. Diverting Terra's attention during snow events is not only potentially hazardous to the safety of our community, but is also hazardous to the community budget as well.

COMMUNITY CONTACT LIST

The Board maintains a contact list of community homeowners and residents. If you wish to be informed of important community events (e.g., impending storms and snow removal updates, HOA meetings, community gatherings), please remember to update your email address and phone number with HOA Secretary Kris Sollid (rks.the.rd@gmail.com).

PROPERTY MAINTENANCE

Terra also maintains our community grounds. In 2016 we've made changes to the landscaping contract and the Board would like to remind all homeowners of their responsibilities beyond what Terra provides. Each homeowner is responsible for front yard maintenance in accordance with the Covenants.



UPCOMING HOA MEETINGS

The following dates have been scheduled for 2016 HOA meetings. These meetings are open and all residents and homeowners are welcome to attend. They start at 7:30 pm and are held in Tikvat Israel Synagogue. Weather permitting, the May and August meetings will be held in the Gazebo.

- Covenants and Board: Monday, March 14
- Covenants and Board: Monday, May 16
- Covenants and Board: Monday, August 8
- Covenants and Board: Monday, October 10
- Annual All-Members: Monday, November 14