

Ravenwood South

Homeowners Association Newsletter



Annual Meeting

Our annual meeting took place on January 23rd at the Lake Springfield Boat House

We had 37 members attend and some great conversation! Please keep in mind that this only represents 19% of our neighborhood so please make an effort to have your voice heard! Several committees were formed (see below) to improve aesthetics, connectivity, and communication in our neighborhood. Please consider joining and sharing your talents!

BLOCK CAPTAINS

Christy Snelling - Nottingham

Nelson Knapp - Glenhaven

Karl Kime - Norshire

Block Captains share info with the neighbors around them and facilitate communication with the Board. If you would like to volunteer as a Block Captain, shoot an email to ravenwoodsouth@gmail.com!

SOCIAL COMMITTEE

Brian Ash

Cortney Little-Ash

Carrie Butler

This committee will work on ideas and events geared to bring our neighborhood together! Email ravenwoodsouth@gmail.com to join!

BEAUTIFICATION COMMITTEE

Christy Snelling

Donna Powers

If you have some ideas to improve areas in the neighborhood join the Beautification Committee. Email ravenwoodsouth@gmail.com to express interest!

Directory Options

A couple of directory options were discussed at the meeting.

Advertising

It was suggested that there could potentially be benefits to offering advertising opportunities in our directory.

- Our directory currently goes out bi-annually (or even more infrequently). Advertising would allow costs to be offset enough that it could be updated annually reflecting people moving in and out of the neighborhood.
- Advertising would allow members to patronize the businesses run by our neighbors. A win-win for everyone!

There was a consensus at the meeting that adding advertising to the directory would be a great idea. The Board will meet to discuss pricing and size options and present it to the members for discussion. If you have any questions or concerns please contact the Board at ravenwoodsouth@gmail.com.

Paper vs. Paperless

A few members asked about the possibility of putting out a directory that is available online instead of paper. There were also some members present that would like to continue to receive the directory in paper format. Invoices for annual dues will be going out shortly. There will be an option to opt-out of a paper directory and just receive it electronically.

Website

Discussion of an electronic directory led to a discussion about a neighborhood website. The Board is investigating the possibility of creating a website for the Association. All information will be shared with the members. Are you tech savvy? Join the Website Committee by emailing ravenwoodsouth@gmail.com!



Facebook

We have a private Facebook page. This allows us to put faces to names, communicate safety concerns, plan events, and share photos of our families and pets! It is a private page so if you are not already a member, please send an email to ravenwoodsouth@gmail.com to request access. Once you are a member, invite your neighborhood friends!

Website



A website would allow us to share files like the directory, balance sheets, bids for services, and newsletters. The website could also potentially allow the Association to invoice and accept payment for annual dues.

Stormwater Update

Colten Harris is a Project Engineer in the Stormwater Services Division for City Utilities. Mr. Harris gave an update on the current project underway in Ravenwood South. Phase I was completed and functions better than anticipated. Flow and volume of stormwater has been reduced. Phase II is in the planning stages. About 60% of the design has been completed. A tree study is being conducted right now on the affected areas. Once that study has been finalized, letters will go out to the homeowners that will be directly affected by the waterway and required easements. Phase II construction is expected to begin summer of 2018.

Other updates:

- Olsen and Associates will be obtaining permits for construction.
- The sinkholes have been abated.



- The basin has been put on a 3 week mowing schedule and will be maintained by the City of Springfield. There are also other options being explored if that schedule will not work for either the city or the HOA.
- Mr. Harris realizes that the vegetation in the basin is not up to standard and assured the HOA that would be addressed in the spring.

Mr. Harris has kindly offered to answer any of your questions. You can reach him at charris@springfieldmo.gov and 417-864-1990.

Improvements to Landscaping

Many members expressed concern about the state of the landscaping at the entrances, the mowing schedule, and the amount of leaves that were left in the neighborhood over the holidays. A Beautification Committee was formed and they were tasked with the following:

- To improve communication with The Lawn Guy -our current provider.
- Investigate the possibility of hiring a nursery to install and maintain flowers at the entrance.
- Investigate the sprinkler function at the entryways.
- Monitor the length of the grass and the build up of leaves and communicate needs to the mowers.

Please consider joining the Beautification Committee and be a part of the solution to bring some beauty back to our neighborhood! Drop an email to ravenwoodsouth@gmail.com to share your contact details and commit to communicating and rectifying problem areas as they arise!



Calling Neighbors to Form a Welcoming Committee!

Wendy Froncek has graciously offered to start up (revive?) a neighborhood Welcoming Committee. Committee members would visit new homeowners and drop off neighborhood information like the directory, a recent newsletter and a welcoming letter. She is also looking into pulling in more information like a map and recommendations for doctors, dentists, and grocery stores. Are you the welcoming type? A good group would be made up of retirees, families with small children, stay at home members as well as professionals. Please consider offering just a small portion of your time to join this very worthy committee. Contact Wendy at 417-885-1188 or jwfroncek@att.net to get started!

What is a Block Captain?

A Block Captain is a member of our neighborhood that communicates with 20-30 other households in their immediate area. They will be the point person to share information and to communicate your questions and concerns to the Board. A Block Captain would be responsible for distributing newsletters and directories. This is a wonderful opportunity to get to know your neighbors, or if you already know your neighbors, to be the person they would like to represent them on the Board. Email ravenwoodsouth@gmail.com to volunteer to represent your street!

Have you ever wondered where your dues go?

- Every year the Association pays for \$1060 for an insurance policy.
- A year of strict mowing and leaf collection can cost anywhere between \$3-5k depending on rain and the length of the season. Feedback from members indicates that we need to add more flowers and color to our entrances to ensure Ravenwood South gives a good first impression to visitors and potential homeowners.
- In the past, our dues have paid for printing a directory. We hope to offset this cost by including advertisements by member businesses.
- Our newly formed Social Committee would like to plan events that bring all of us together. Let's connect so that we aren't just wave-as-we-drive-by neighbors!
- While all of these numbers are fascinating please be aware that we are only collecting dues from 65% of the households in Ravenwood South. The remaining 35% have chosen not to participate. We encourage everyone to pay their dues to the Association so that we can all share in maintenance of the common areas and make improvements that welcome visitors and potential buyers to our neighborhood.