

Ravenwood South

Homeowners Association Newsletter



Annual Meeting

Our annual full neighborhood meeting took place on March 27th at the Lake Springfield Boat House. Here are the highlights:

Matt Mawdsley gave an update on the Flock security cameras. We have one security camera installed at each of the three entrances to our neighborhood on Glenhaven, Pratt and Nottingham. We are leasing the three cameras at \$2000 per camera or \$6,000 per year for the next two years.

These cameras do not have video footage, but instead take snapshots of license plates and record the makes, models and times that cars enter our neighborhood. Here's an example of the type of information that is captured:

It would be helpful to have an eyewitness account and/or video footage to help narrow down the type of car, license plate and the timeframe an incident occurred.

They are only intended for situations where you'd get the Police involved. Hopefully these cameras won't be used often, but if there is ever a serious incident, they could be extremely valuable to help the Police solve a crime in the neighborhood. They also hopefully provide some deterrence by letting everyone know that we have them.

Please contact your Block Captain, or anyone on the Board if you have an incident that merits checking the security cameras.

Our security camera at the Pratt entrance was damaged this winter when a neighborhood teenager accidentally slid on the snowy road and took it out. His mom stepped up and gave us their insurance information, so that camera was replaced at no cost to the neighborhood.

Rob Snelling gave an update on the radar sign that was installed at the entrance on Glenhaven. We currently have two radar signs on Nottingham that the City provided at no cost and we purchased this third radar sign at a one-time cost of \$4370. Early data indicates these flashing radar signs do help slow down traffic.

Vehicle

- License Plate: MO TE1L2S
- Build: SUV
- Make: Jeep
- Color: Red
- Seen 26 of the last 28 days
- [More like this](#)



Block Captains

A map of Block Captain zones is available on our website at RavenwoodSouth.com. Block Captains are responsible for communicating with their zones and being a point person for their neighbors.

Zone 1 - Christy Snelling

Zone 2 – Sharon Coker

Zone 3 - Karl Kime

Zone 4 – Robert Leathers

Zone 5 - Matt Mawdsley

Zone 6 - Nelson Knapp

Zone 7 - Carrie Butler

Zone 8 - Brian Ash

The City installed and will maintain this radar sign at no cost. Our plan is to potentially purchase one radar sign per year as needed based on our budget balance. Upcoming locations being considered are near the big hill on Norshire and at the bottom of the hill on Nottingham.

If there are any remaining issues with the streets, curbs, busted streetlights, potholes or anything else the City is responsible for, we recommend using the City's Request Tracker. There's a link to the City's Request Tracker in the footer on every page of the Ravenwood South Website.



City of Springfield Request Tracker

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When you file a report with the City's Request Tracker, it gets assigned a case number and has a much better chance of being addressed in a timely manner than if you make a phone call.

Christy Snelling of the Beautification Committee reminded everyone to please not dump any leaves or debris in the creek.

We will be starting our Yard of the Month awards again in May and it will run through October. The winning yards receive a \$25 gift certificate to a local nursery, a yard sign for the month and bragging rights. If you have a yard to nominate, message Christy Snelling via the website at Neighborhood News => Get Informed => Committees. Remember that only homeowners who are current with their dues are eligible to win.

Some of the brick work in our common areas has deteriorated and needs some repair work. The last time this happened around 10 years ago, we spent around \$25K and the work was supposed to have a 15 year warranty. Christy has reached out to the person who performed the work last time without much luck getting a response.

Carrie Butler from the Social Committee reported that our two events in 2021 were the 4th of July Bike and Dog Parade/Ice Cream Social and BBQ Cookout and Fall Social.

Our 2021 Fall Social was at the home of Kevin and Jody Austin. If you are interested in hosting the Ravenwood South Fall Social this year, please contact a Committee Member so they can begin discussing dates. Our Social Committee will provide the refreshments. You just provide your home and a friendly welcome.

In 2022, we plan on having the following outdoor social events:

2) Fourth of July bike, trike, wagon and dog parade. Line-up at 10am followed by ice cream social and BBQ cookout.

2) Fall Social – The past few years this has been sort of a neighborhood housewarming party to welcome someone fairly new to the neighborhood. It's a great way to meet a lot of your neighbors.

It's been mentioned in the past that we've had a lot of turnover in the neighborhood lately and younger families with kids moving in. It could be nice for someone to take the initiative and organize a Mom's Club or some other type of internal database or private Facebook subgroup of families to facilitate getting neighborhood kids outdoors taking turns playing at different houses instead of always being stuck inside playing video games.

If you have thoughts on any of these ideas or have other ideas of your own, please reach out to the Social Committee. Many hands make light work and we'd love to see more people volunteer to get involved and help continue making Ravenwood South an awesome neighborhood and develop a stronger sense of community.

Speaking of which, Sandi Bradford is our lone member of the Welcome Committee. We don't get any official notification when someone moves into the neighborhood, so if you see something, say something and let Sandi know. She'll bring them a Welcome packet with some goodies if she knows that we have a new neighbor.

Matt Mawdsley and Rob Snelling are the members of the Architectural Review Committee and you should contact them if you need to replace your roof, your mailbox, build a fence or do anything significant to the exterior of your home that could potentially have an impact on everyone's property values.

Our Ravenwood South website is at **RavenwoodSouth.com**. On our website you can find contact information for the Board, Block Captains and Committee Members and make your online dues payments. At the bottom of every page on the website you will also find links to our Ravenwood South Nextdoor and Facebook pages.

We encourage everyone to join our private Ravenwood South Facebook page for the best "real-time" updates about lost dogs, suspicious activity in the neighborhood, upcoming events, etc.

Speaking of the Ravenwood South Facebook page, we had a public incident where a neighbor was letting their dog run loose and pooping in someone else's yard. This post was later taken down, but it was an opportunity for learning in several areas. You need to keep your dog on a leash. You need to clean up after it. But with 200 homes in the neighborhood, there are many personalities and there will always be disagreements. So let's try to always be neighborly and not say anything online that you wouldn't say in person.

We also had a discussion about our covenants not allowing campers and trailers to be parked in your driveway or on the street for an extended period of time.

We've had people step up to fill vacancies for our Treasurer (Cinda Rodgers), Architectural Review Committee (Rob Snelling), Zone 2 Block Captain (Sharon Coker) and Zone 4 Block Captain (Robert Leathers), but we still have an opening on our Board for a Secretary. If you're interested in getting involved on the Board, as a Block Captain or joining a Committee, please send an email to contact@RavenwoodSouth.com.

See the attached Treasurer's Report showing our income and expenses for 2021 compared to 2020 and 2019. We spent less money in 2021 because the way the calendar fell, we didn't have any major expenses for the security cameras or buying a radar sign. But we'll have both of those in 2022 along with possible large brick work repair expenses.

That's why we strongly encourage all our neighbors to pay their fair share so we can continue to provide fun social events and pay for maintenance and help fund these major projects like security cameras, radar signs and upcoming brick repair work. Visit the Dues page on our website for more details on where your money goes and to pay your dues online.

2022 Annual Dues

Your 2022 Annual Ravenwood South HOA Dues are now due. You can pay your online dues at RavenwoodSouth.com with a credit card or mail your \$100 check to:

**Ravenwood South HOA
5018 S Rochelle Ct
Springfield MO 65804**

RAVENWOOD SOUTH HOA 2021 FINANCIAL STATEMENT

CASH ON HAND 12/31/2020 \$ **34,077.40**

INCOME	<i>2021</i>	<i>2020</i>	<i>2019</i>
DUES RECEIVED	\$ 15,200.00	\$ 15,000.00	\$ 16,900.00
INTEREST INCOME	\$ 18.25	\$ 138.68	\$ -
TOTAL INCOME	\$ 15,218.25	\$ 15,138.68	\$ 16,900.00

EXPENSES			
IRRIGATION	\$ (1,471.43)	\$ (742.68)	\$ (752.80)
PRINTING AND POSTAGE	\$ (436.99)	\$ (893.51)	\$ (581.22)
MISC OFFICE EXPENSE	\$ (1,115.28)	\$ (964.18)	\$ (780.55)
CC PROCESSING FEES	\$ (169.60)	\$ (137.60)	\$ (131.20)
FLOCK CAMERAS	\$ (76.75)	\$ (6,000.00)	\$ -
RADAR SIGNS	\$ -	\$ (4,372.65)	\$ -
LANDSCAPING	\$ (4,557.00)	\$ (4,958.50)	\$ (3,499.89)
GENERAL LIABILITY INSURANCE	\$ (1,210.00)	\$ (1,210.00)	\$ (1,210.00)
SOCIAL EXPENSE	\$ (870.10)	\$ (381.53)	\$ (798.99)
BOATHOUSE RENTAL	\$ (300.00)	\$ (400.00)	\$ (100.00)
TOTAL EXPENSE	\$ (10,207.15)	\$ (20,060.65)	\$ (7,854.65)

CASH ON HAND 12/31/2021 \$ **39,088.50**