

Ravenwood South

Homeowners Association Newsletter



Annual Meeting

Our annual full neighborhood meeting took place on February 19th at the Lake Springfield Boat House. Here are the highlights:

Flock Cameras

Captain Culley Wilson of the Springfield Police Department gave a presentation to our group and discussed how the police use our neighborhood's license plate cameras:

- These cameras **do not** have video footage but instead **take snapshots** of license plates and capture the makes, models and times that cars enter our neighborhood.
- The screenshot on the right is an example of the type of information that is captured. →
- When someone in the neighborhood is an eyewitness to or has video footage of a situation that warrants police involvement, we can narrow down the type of car, license plate, and the timeframe an incident occurred. Then, the data from our cameras can be accessed to follow up. The system can hold information for 90 days.
- Captain Wilson discussed a specific case of significant fraud that was solved using Ravenwood South's Flock cameras. While we hope that we don't need to use these cameras often, they are extremely valuable to help police solve any crimes in the neighborhood and hopefully provide some deterrence by letting everyone know that we have them.

Vehicle

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



Matt Mawdsley gave an update on our two-year contract with Flock that we had signed in 2020 and that was up for renewal. We have one license plate camera installed at each of the three neighborhood entrances on Glenhaven, Pratt, and Nottingham. We are leasing the three cameras for \$6,000 per year, and after hearing from Captain Wilson and Matt, we agreed at the neighborhood meeting to renew our contract for another year. Please contact your Block Captain or anyone on the Board if you have an incident that merits checking the license plate cameras.

Radar Signs

Rob Snelling gave an update on the four radar signs we now have in the neighborhood. The two signs at the top of Nottingham near the entrance were provided by the City at no cost, and we purchased the two near the Glenhaven entrance and the new one at Norshire and Chelsea. Each radar sign that we purchase is a one-time cost of around \$4,000, but the City installs and maintains them at no cost. Data indicates that these flashing radar signs do help slow down traffic. Our plan is to potentially purchase one radar sign per year, as needed, based on our budget balance. The next location being considered is at the bottom of the hill on Nottingham.

Beautification Committee

Christy Snelling gave the following report:

- The Beautification Committee is in charge of maintenance for the upkeep of our flower beds and common areas at the entrances and on the bridges. When we make these areas a priority, our neighborhood looks well-kept, and we all benefit.
- Some of the brickwork in our common areas has deteriorated and after getting several quotes, we now know that we will need to spend \$20K total in repairs. We're budgeting \$5,000 per year and prioritizing the areas that will suffer the most damage if not addressed quickly.
- Our irrigation system is also original to when the subdivision was first developed in the 1980s and will probably need to be replaced soon.
- Yard of the Month awards will begin again in May and 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, please contact Christy. Remember that only homeowners who are current with their dues are eligible to win.

Social Committee

Carrie Butler gave the following report:

- The Social Committee exists to help our neighborhood develop a stronger sense of community. In 2022, we hosted two events: the 4th of July Bike Parade (with BBQ and Ice Cream!) and the Fall Social.
- **The 4th of July event** keeps growing every year, so much so that this year we ran out of food and supplies, and neighbors jumped in to help by running to their houses to get more bottled water and other supplies. It was a great display of neighbors working together -- thank you!
- **The Fall Social**, for the past few years, has been sort of a neighborhood housewarming party to welcome someone fairly new to the neighborhood, and it's a great way to meet a lot of your neighbors. Our 2022 Fall Social was at the home of Darren and Dana Smith. Attendance has been down for this event the last couple of years, so we're wondering whether we should keep hosting it, make it more of a kid-focused event around Halloween, or put more time and energy into the 4th of July event.
- With an influx of younger families into the neighborhood, Sandi Haustein took the initiative to organize a neighborhood moms' group with a private Facebook group (**Ravenwood South Moms**) to facilitate connections and the setting up of playdates. These moms started a monthly Bunco group that is now open to all Ravenwood South Women. If you'd like to socialize with some of the other ladies in the neighborhood, keep your eyes open for Bunco invites on the Ravenwood South Facebook page or reach out to Sandi.
- We plan to host the 4th of July Bike and Dog Parade and the Fall Social again this year. If you have any feedback, are interested in hosting the Fall Social, or have ideas for other events that you think might be more popular, please contact one of the members of the Social Committee.

Welcome Committee

Sandi Bradford heads our Welcome Committee (and would love others to join her). We don't get any official notification when someone moves into the neighborhood, so if you see someone moving in, please let Sandi know. She'll bring them a Welcome packet with some goodies.

Architectural Review Committee

Matt Mawdsley and Rob Snelling are the members of the Architectural Review Committee and 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, please contact them first.

Dues

The Board has decided that it's time to raise our annual HOA dues from \$100 to \$150. With several big expenses on the horizon (explained above), we want to make sure that we have a decent safety net. While some may object, the majority of the neighbors at the annual meeting indicated that they support this increase, preferring to invest in keeping this a great neighborhood rather than trying to keep our HOA dues as low as possible. \$150 per year is still very low for a neighborhood with \$500K homes, and when we pool our resources, we can both maintain the property values of our homes and keep our neighborhood safe.

Other HOA Info

- Our Ravenwood South website is at **RavenwoodSouth.com**. There you can find contact information for the Board, Block Captains and Committee Members and make online payments for dues. 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.
- See the attached Treasurer's Report showing our income and expenses for 2022 compared to 2021 and 2020. We spent more money in 2022 because we had major expenses for the license plate cameras, buying a radar sign, and the brick repair work. We will have those same expenses again in 2023 along with potentially a new irrigation system.
- Those of us on the HOA Board and Committees are neighbors just like you volunteering our time. We'd love for you to join us and get involved. Volunteer to help set up or clean up at the 4th of July event. Join the Social or the Welcome Committee. Come to the annual full neighborhood meeting to learn more about what's happening here in Ravenwood South. We welcome your feedback and your participation!

2023 Annual Dues

Your 2023 Annual Ravenwood South HOA Dues are now due.

We strongly encourage all neighbors to pay. Everyone in the neighborhood benefits from the maintenance of our common areas, our license plate cameras, our radar signs, and the upcoming brick repair. Even social events increase the appeal of our homes to others looking to buy in a neighborhood with a sense of community. Let's continue to join together to make Ravenwood South a great place to live.

You can pay online at RavenwoodSouth.com with a credit card or mail your \$150 check to:

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

RAVENWOOD SOUTH HOA 2022 FINANCIAL STATEMENT

CASH ON HAND 1/1/2022	\$	39,088.50		
INCOME				
		<i>2022</i>	<i>2021</i>	<i>2020</i>
DUES RECEIVED	\$	15,900.00	\$ 15,200.00	\$ 15,000.00
INTEREST INCOME		11.96	18.25	\$ 138.68
REWARDS		10.00		
TOTAL INCOME		15,921.96	15,218.25	\$ 15,138.68
EXPENSES				
IRRIGATION		(1,097.37)	-	\$ (742.68)
PRINTING AND POSTAGE		(409.26)	(436.99)	\$ (893.51)
MISC OFFICE EXPENSE		(816.38)	(1,115.28)	\$ (964.18)
CC PROCESSING FEES		(145.80)	(169.60)	\$ (137.60)
FLOCK CAMERAS		(5,923.25)	(76.75)	\$ (6,000.00)
RADAR SIGNS		(4,115.00)	-	\$ (4,372.65)
LANDSCAPING AND GROUNDSKEEPING REPAIRS		(5,503.30)	(6,028.43)	\$ (4,958.50)
GENERAL LIABILITY INSURANCE		(1,263.00)	(1,210.00)	\$ (1,210.00)
SOCIAL EXPENSE		(888.63)	(870.10)	\$ (381.53)
BOATHOUSE RENTAL			(300.00)	\$ (400.00)
TOTAL EXPENSE		(25,680.37)	(10,207.15)	\$ (20,060.65)
NET CASH FLOW		(9,758.41)	5,011.10	\$ (4,921.97)
CASH ON HAND 12/31/2022	\$	29,330.09	\$ 39,088.50	