

Ravenwood South

Homeowners Association Newsletter



Annual Meeting

Our annual full neighborhood meeting took place on February 18th, 2024 at the Lake Springfield Boat House. Here are the highlights:

Changes to the HOA Board

- **Dave Horsey took on the role of Treasurer** for Cinda Rodgers during this past year.
- After serving in the role since 2017, **Brian Ash announced that 2024 will be his last year as HOA President.** He will continue to be a Block Captain and maintain the HOA website.
- **Dave Horsey has volunteered to take over for Brian as President,** so we are looking for a **new Treasurer.** If you would like to fill this role, please contact the Board.

2023 Financials Update – Dave Horsey

- **We started the year with \$29K+ in the bank and ended with \$33K+. See the attached Treasurer's Report on page 4 showing our income and expenses for 2023 compared to 2022 and 2021.**
- Dave changed the expense tracking to add additional details, so if you notice new expenses in 2023 that weren't there in previous years or vice versa, it's just because they were tracked differently. Our 2024 insurance was paid for at the end of 2023, so you'll see two payments in the same calendar year.
- Our Money Market account was generating so little interest that we closed it and moved everything into our checking account. We are considering switching banks in 2024.

Beautification Committee Update – Christy Snelling

- **Our Yard of the Month** award will begin again in May and run through October. The winning yard owners receive a \$25 gift certificate to a local nursery, a yard sign for the month, and bragging rights. Only homeowners who are current with their HOA dues are eligible to win. If you would like to nominate someone for Yard of the Month, please contact Christy or Laree Moore who has joined Christy on the Beautification Committee. Their contact details are on the Ravenwood South website.
- **Common Areas:** Christy has replaced American Turf and Ryan Lawn & Tree who were doing our weeds/fertilizer and irrigation and replaced them both with **Classic Lawn.** **Cheyenne Lawn Service** is still our mowing/landscape company.

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 – Cy Parks

Zone 7 - Carrie Butler

Zone 8 - Brian Ash

Social Committee Update – Cortney Little-Ash

- The **2023 4th of July Parade, BBQ, and Ice Cream Social** was well-attended and a highlight of the summer. Thank you to all of the volunteers who helped pitch in to make it such a successful event.
- The **2023 Fall Social** was hosted by Dale and Laree Moore. More people attended than in 2022, but we'd love to see more people participate.
- **Ravenwood South Ladies' Bunco** meets monthly and is a great way to get to know other women in the neighborhood. For regular updates, join the Ravenwood South Bunco Facebook group or contact Sandi Hausteina at SandiHausteina@GMail.com.
- We'd love for more people to join us in helping to develop a stronger sense of community in Ravenwood South. If you are interested in **hosting the 2024 Fall Social, joining the Social Committee, or have ideas for other events** that you think might be more popular, please contact a Social Committee Member (see website for contact info).

Welcome Committee Update – Sandi Bradford

- We don't get any official notification when someone moves into the neighborhood, so if you see something, please let Sandi know. She'll bring them a Welcome packet with some goodies if she knows that we have a new neighbor.

Architectural Review Committee Update – Matt Mawdsley

- Please contact Matt Mawdsley or Rob Snelling 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.

Flock Cameras Update – Matt Mawdsley

- We have one license plate camera installed at each of the three entrances to our neighborhood on Glenhaven, Pratt and Nottingham. We are leasing the three cameras for \$6,000 per year and have decided to renew our contract for another year.
- Flock cameras do not have video footage. They take snapshots of license plates and record the makes, models and times that cars enter our neighborhood. Matt discussed a specific case where a significant fraud case in our neighborhood was solved because of our license plate cameras.
- These cameras are only intended for situations where you'd get the police involved. We are hopeful that they provide some deterrence, and if there ever were a serious incident in our neighborhood, they have proven to be extremely valuable to helping police solve a crime. Please contact your Block Captain, or anyone on the HOA Board if you have an incident that merits checking the license plate cameras.

Radar Signs Update – Rob Snelling

- We have four radar signs in the neighborhood: data indicates that these flashing radar signs help slow down traffic. We bought two, and the City provided two.
- The first radar sign we bought is near the Glenhaven entrance and the second one is at Norshire and Chelsea. Each radar sign we purchase is a one-time cost of around \$4000, and the City installs and maintains them at no cost.
- The two other radar signs provided and maintained by the City are at the top of Nottingham near the entrance.
- Our plan was to potentially purchase one radar sign per year, as needed. The next location being considered is at the bottom of the hill on Nottingham, but the Board decided to hold off on buying any radar signs in 2024 because of anticipated brickwork repairs in the common areas.

Brickwork Project Planning Update – Cy Parks

Cy's full report has been uploaded to the Ravenwood South website under the **Neighborhood News -> Get Informed page**. We have two issues that need to be addressed:

- 1) **Brickwork** on the side of our bridges is starting to deteriorate.
 - If we just keep patching the brickwork, it will continue to deteriorate because of the water getting in the mortar joints at the top. Brick is meant to be a wall, not a roof.
 - Laree Moore said that she has prior experience making these types of repairs, so she and Cy are going to work together to come up with the best solution. They are considering getting some architectural students from Drury involved.
 - Concrete caps would definitely solve this problem, but Cy has also proposed covering the brick with ivy or bushes. Cy also suggested people add concrete caps to the top of their mailboxes.
- 2) **Erosion** is our more pressing concern. It has gotten bad enough to expose some sewer lines in our ditches. While these erosion problems are ultimately the responsibility of the individual homeowners (if you'll look at the Greene County Assessor's website, your property lines generally run to the center of the ditch), Cy is hoping we can work together with the City on coming up with a solution.

City Projects Update – Brian Ash

- **Ravenwood South Stormwater Project** - We discussed the next phase of this project, but it is currently unfunded and not on the City's radar.
- **Lake Springfield Redevelopment project** – The current planning exercise is just a proof of concept and will require a public/private partnership for funding. This study is funded by an Economic Development grant which means it will need to generate revenue, so that could mean more lights, noise and traffic. The neighbors closest to Springfield Lake will want to keep an eye on this.

HOA Covenants Consolidation – Dave Horsey

Dave is going to get all of our corporate paperwork up to date in 2024. Instead of having six different sets of covenants for each phase of the neighborhood's development, we're going to work to unite them under one common set. No changes to the covenants themselves will be made at this time.

General Info

- Visit our Ravenwood South **website** at **RavenwoodSouth.com** where you can find Board contact information, Block Captains, and Committee Members and pay your dues.
- Join our private **“Ravenwood South Homeowners Association” Facebook page** for the best “real-time” updates about lost dogs, suspicious activity in the neighborhood, upcoming events, etc.
- We strongly encourage all neighbors to **pay their yearly dues**. We all benefit from major projects like license plate cameras, radar signs, common area maintenance, and the upcoming brick repair work. Social events also help to build community and make our neighborhood a desirable place to live. Visit the Dues page on our website for more details on where your money goes.

2024 Annual Dues

- Your 2024 Annual Ravenwood South HOA Dues are now due. You can pay your online dues at RavenwoodSouth.com with a credit card or mail your \$150 check to:

**Ravenwood South HOA
1943 E Nottingham St
Springfield MO 65804**

RAVENWOOD SOUTH HOA 2023 FINANCIAL STATEMENT

Year	<u>2023</u>	<u>2022</u>	<u>2021</u>
Beginning Balance	\$ 29,330.09	\$ 39,088.50	
Income			
Dues	\$ 23,350.00	\$ 15,900.00	\$ 15,200.00
Bank Reward	\$ 60.00	\$ 10.00	\$ -
Interest Income	\$ 9.86	\$ 11.96	\$ 18.25
Total Income	\$ 23,419.86	\$ 15,921.96	\$ 15,218.25
Expenses			
Bank Charges	\$ 60.00	\$ -	\$ -
Missouri Annual Registration	\$ 20.50	\$ -	\$ -
Website Expenses	\$ 607.57	\$ -	\$ -
Postage and Delivery	\$ 102.17	\$ -	\$ -
Utilities	\$ 963.28	\$ -	\$ -
Printing and Postage	\$ -	\$ 409.26	\$ 436.99
Misc Office Expense	\$ -	\$ 816.38	\$ 1,115.28
Fall Social	\$ 113.98	\$ 888.63	\$ 870.10
4th of July Social	\$ 518.70	\$ -	\$ -
Lawn/Landscaping	\$ 7,244.33	\$ 6,600.67	\$ 6,028.43
Credit Card Fee	\$ 220.30	\$ 145.80	\$ 169.60
Annual Meeting	\$ 318.92	\$ -	\$ 300.00
Radar Signs	\$ -	\$ 4,115.00	\$ -
Repairs and Maintenance	\$ 93.85	\$ 5,518.38	\$ -
Newsletters and Flyers	\$ 532.28	\$ -	\$ -
Cameras	\$ 6,000.00	\$ 5,923.25	\$ 76.75
Insurance	\$ 2,436.00	\$ 1,263.00	\$ 1,210.00
Total Expenses	\$ 19,231.88	\$ 25,680.37	\$ 10,207.15
Balance	\$ 33,518.07	\$ 29,330.09	\$ 39,088.50