



# Homeowners' Association News

Fall 2014



## PRESIDENT'S CORNER

By Steve A. Mason

Can you believe it? Summer is almost over, and the children are back in school, where they belong (much to the relief of most parents). But with school days in session, caution is warranted on the roadways. Children can do unexpected things, like darting into the street, or crossing without looking in the direction of oncoming traffic. As adults, we know this. So it would be wise and prudent to anticipate the unexpected, and keep our kids safe on our roadways.

And now for the news. Have you noticed the changes to many of our entrances to Rock Creek? Phase I of our Entry Project is complete. We hope you are pleased by the results. Our board members and employees have worked very hard to make this happen. It seems like we have been talking about it for at least two years, and now Phase I is a thing of beauty. We have received many favorable comments from residents and visitors. The consensus is that we have very much improved the appearance of Rock Creek. I hope you all agree.

Phase II of our Project will include the West Lake Boulevard entry area, and the corner of Stirling Road and Flamingo Road. We are currently working out some easement and right-of-way issues with governmental authorities, but these problems can be solved, and we hope to begin construction of Phase II by the end of the year.

We also continue to work with our neighbors to the west at the Franklin Academy,

with regard to school access issues. During early negotiations with the development company for the school and Cooper City authorities, it was agreed that the developer would pay for certain traffic control measures to discourage traffic going to and from Flamingo Road, from driving through our community. The measures now being implemented include construction of concrete curbing, NO U-TURN signs, and sod replacement on West Lake Blvd. We are confident that these measures will minimize traffic and safety issues. We will continue to monitor the situation, and take additional measures, if warranted.

Please remember that we are now in the middle of hurricane season. Experts say that the last half of the season is potentially the most dangerous due to the warmer sea and unsettled atmospheric conditions. In view of that, please pay attention to all weather-related warnings, and prepare for a big storm, even if we are lucky enough to be spared from one. We have been lucky the past few years, but it never pays to get too complacent. Stock up on your food supplies, flashlights and batteries, generator fuel, medications, pet supplies, water, and whatever you think you will need, if our utilities are out of commission for a week. You may be very glad that you did.

Finally, remember that our board meetings are open to all residents, and we encourage you to come and get informed about your community. We, the members of your Board of Directors wish you all a very safe and happy Fall Season.

## TREASURER'S REPORT

By Wayne Canner, CPA

As of July 31, 2014 Rock Creek had approximately \$189,000.00 in Operating accounts and approximately \$556,000.00 in Reserve accounts. Year to date we are about \$12,000.00 under budget. The Budget Committee will be meeting with the Community Manager to finalize next year's

budget and present it at the November Board meeting.

Your Board of Directors continue to work closely with the Association Attorney regarding past due accounts. After the completion of the Entry Sign Project, we will evaluate our overall financial position and then consider other capital improvement projects. Thank you for your support and we look forward to seeing you at future Board meetings.

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http://www.rockcreekhoafl.com

Rock Creek's office hours are 8:30 A.M. until 4:30 P.M. Monday through Friday and we can be reached at 954-435-1727 with questions, concerns, or comments you may have as related to the community.

## Rock Creek Entry Project Phase I is Now Complete!

A special thanks to the five resident members of the Rock Creek Architectural Review Board (ARB) who made this dream a reality. This group invested considerable time in taking the initiative to research the viability of the project and to present to the Rock Creek Board a product that made good business sense for our community. All efforts from selecting the Engineering firm, to presenting this concept to the Cooper City P&Z and City Commission, were handled in-house by this group. The end result, updated and aesthetically pleasing entrances that have enhanced the overall look of Rock Creek. The ARB will once again take the lead with the upcoming Phase II efforts



*Pictured from left to right: John Heggy, Robert García, Lu Ann Joswick, Ron Choron, Jerome Lazar (not present)*

(West Lake/Flamingo Road entrance), with an anticipated construction to start late this year. Again, great job ARB!

## Ready to Get Social!

The Rock Creek Board is looking for a few resident volunteers interested in forming a new Rock Creek Social Committee. The goal and purpose of the committee would be to bring to the Rock Creek Board ideas and suggestions for social functions and activities for residents in our beautiful community. Activities could involve the utilization of our playgrounds, office building area, and lakefront/greenbelt areas for social gatherings or events.

If you have ideas for some fun events that would encourage community social interaction, and the desire to get involved in your Association, please call the Rock Creek office at 954 435-1727 and volunteer to be part of this new and exciting committee. We thank you for your time and consideration.



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## Good Neighbor Awards

*The Good Neighbor Award for July and September were presented at the July 22nd and September 17th Board Meetings to:*

**Camelot Lakes Sub-Association and The Townhomes of Rock Creek Sub-Association**  
*for their landscaping enhancement and maintenance projects.*



## Homeowners' Association News

For more information on advertising in our newsletter, please contact Susan at 954-435-1727.

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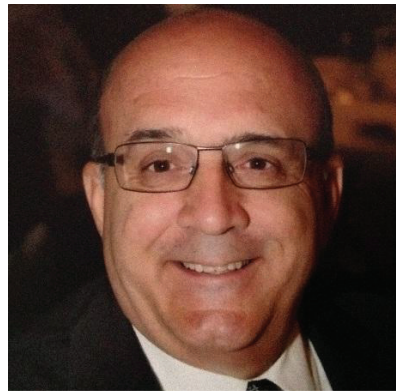
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