



Homeowners' Association News

Spring 2018



PRESIDENT'S CORNER

By John F. Heggy

After a rather uneventful Rock Creek Board election cycle, with only 4 residents running for the same number of available seats, Robbie Levine, Robert Garcia, and myself were re-elected for another 2 year term. In addition Al Tello, a long-time resident and current ARB member, was elected for his initial term filling the final vacancy. The Board then completed the task of selecting Officer and Director positions for 2018, which are listed here in this newsletter with our contact information.

I have decided to devote the balance of this article to the topic of homeowner property violations. If you have never been on the receiving end of a courtesy violation notice, congratulations! If you are like myself and others, these letters come as an unwanted surprise but they really shouldn't be. As far as HOA's go we are fairly flexible in what color you can paint your house and the exterior improvements that you can do. The violation process outlined by the Association, and enforced by the Community Manager, is put in place to make sure that we all maintain our property up to a certain minimum standard, so that the community, as a whole, maintains a desired look and our property values remain high. This is why people live in HOA's versus areas with little or no association oversight or deed restrictions.

Overall, we have reached the point where we are seeing more homes than usual in the community falling below acceptable upkeep conditions. Drive around and you will quickly come across mildew/sprinkler rust on exterior walls, dirty driveways, excessive weeds in yard, dead/dying lawns, faded/peeling paint, deteriorated mailboxes,

rotting wood, debris stored in visible locations, in addition to the standard violations of dirty roofs, sidewalks and fences. We are all busy, and funds, at times, can be tight, but we all owe it to our community and neighbors to plan and complete regular maintenance on our homes and property. Owners of rental homes in the community have the same level of responsibility as owner occupied homes, and need to make sure that their tenants understand the Association rules as well.

The Board is now directing the Community Manager to increase his focus on homeowner upkeep. We have purchased a new software package to help out in this task, as well as to provide a means to improve homeowner communications. Homeowners with email addresses on file will be emailed their courtesy violation notice and they can then communicate directly back to the Community Manager with any questions or status updates.

Thank you to all the homeowners that put in the time and effort to maintain your property on a consistent basis. To those that have let things slip below your normal maintenance levels, we appreciate your understanding and hopefully any delayed issues will be addressed now on your time instead of after you are on the receiving end of a time sensitive violation notice letter. Thank you in advance for your understanding on this matter as we work to keep Rock Creek the best looking development in Cooper City!

CONTENTS

President's Corner	1
Good Neighbor	1
Employee of the Quarter	1
Treasurer's Report	2
Manager's Report	2
Social Committee	3
Classifieds	3-10

BOARD OF DIRECTORS

President
John Heggy
954-242-7386

Vice President
Ron Choron
954-435-8147

Secretary
Steven Mason
954-430-1968

Treasurer
Robert Levine
248-249-3185

Directors
Vicki Minnaugh
954-431-6965

Robert Garcia
954-274-8759

Al Tello
954-325-0931

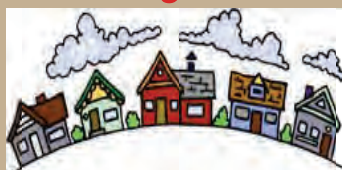
ROCK CREEK HOA



11700 Stonebridge Parkway
Cooper City, FL 33026
P: 954-435-1727 • F: 954-435-1999
E: rockcreekhomeown@bellsouth.net
<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.

Good Neighbor Award



Presented at the Nov 28th, 2017 BOD Meeting to:
Deitra Turing
for outstanding job of maintaining the lawn.

Presented at the Jan 17th, 2018 BOD Meeting to:
Thomas Ryan
for his efforts monitoring trespassing in the community

Employee of the Quarter



Thanks to Susan,
our Office Manager,
for her work ethic,
dedication, and
outstanding service
to our community.

TREASURER'S REPORT

By Robert Levine

As of December 31st, 2017 the Association has about \$351K in Operating funds and about \$663K in our Reserve accounts. I am happy to report that Rock Creek finished 2017 over \$40K under Budget for 2017, this gap will be allocated to projects in the current year to enhance the community and to help tighten up our reserves. Both the Board and Staff work on spending Association funds wisely. The Association's auditor is completing their examination of the Rock Creek Financial Statements and records for 2017. The auditor will be presenting the report to the Rock Creek Board at an upcoming meeting. If you would like a copy of the report, please call the Association office. We continue to work with the Association's Attorney to monitor past due accounts. The balance of funds past due has decreased significantly, and we hope that this trend continues. The Board continues to monitor interest rates and invest your monies accordingly in Money Market, Savings, or Certificate of Deposit accounts.

Thank you to Wayne Canner for 20 years of Volunteer Service as a Rock Creek Board Member, 14 of which, as the Board Treasurer. During this period the community has benefited from his expertise and has managed to maintain a near full reserve while adding countless enhancements in the community!

PROPERTY MANAGER'S REPORT

By Carl Rosendorf, LCAM Community Manager

Please be reminded that all exterior changes to your home or property require prior written approval from the Rock Creek Environmental, (Architectural), Committee. Approval is required for, but not limited to, such items as: exterior painting of the home, installation of a tiki hut/pergola or similar structure, fence replacement or new fence install, roof replacement, removal of any tree, (may also require approval from the Cooper City Arborist and the install of a replacement tree), resurfacing of existing driveways or patios, and any additions to your home or porch enclosures.

The Rock Creek Board appreciates the effort that many residents put into maintaining their homes and landscaping and making improvements as well. In doing so, you help make Rock Creek an attractive place to call home. The Architectural Change request form can be accessed off the Rock Creek web site at rockcreekhoaf.com. Forms are also available in the office and upon request, can be faxed to you. Once completed you can e-mail the information to me at carl@rockcreekhoaf.com or you can drop the material off at the office for our review. The current turn-around time to process an application can range from 7-30 days based on the request type and Architectural Committee meeting schedule. Please plan accordingly as work cannot begin until formal approval has been received. Failure to obtain approval may result in a request from the Association to remove the unapproved work.

On behalf of the staff of Rock Creek, we thank you for your suggestions, comments, or compliments as regarding the community. Best wishes for a safe and happy Spring season.

OFFICE MANAGER'S NOTE

By Susan Reyes

Welcome to the new Rock Creek user-friendly Homeowner Account portal.

Rock Creek has implemented an Owner Online Portal; inside you will find a Community Calendar, Documents; including Governing Documents, Architectural Review Manual, Board meeting Minutes and Agendas, a Community Calendar, and in addition you will be able to view your account history and pay your quarterly dues.

If we have your email on file, you will receive an email directing you to register your account and set up your personal user name and password. In order to create your Login ID and password, you will need the account number that appears on your statements. If you have not received an email then direct your browser to the Rock Creek website at www.rockcreekhoaf.com. Click on "Homeowner Log-In" on the main menu and then use the link labeled, "Click Here to Obtain Your Initial Login Information" to register your account.

We encourage you to register your account and enjoy all the advantages!

SOCIAL COMMITTEE

- ✿ **EGGS-TRAVAGANZA** (4th Annual) - Saturday, March 31st, 11:30 AM
Egg Hunt - Park area by the Power Lines
- ✿ **YOGA** on the Green - every Monday in March 5:30-6:30 PM - unless raining
at HOA office 11700 Stonebridge Parkway. More Yoga to come.....
- ✿ **JAZZ** on the GREEN - planning
- ✿ **LINE DANCE** Lessons - planning
- ✿ **ICE CREAM SOCIAL** - Last Day of School - June 6
- Back to school - July 27

For more information; keep an eye out for our signs the week of the event. You can also follow on NextDoor available to download on the App Store or on Google Play. Thank you to Karen Charneco for heading the Social Committee and all the wonderful planned events. Volunteer's always welcome - please email susan@rockcreekhoafl.com



Homeowners' Association News

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

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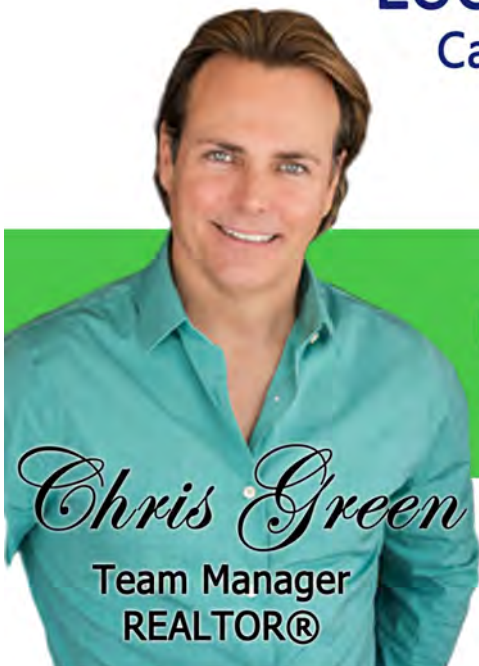
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ADDRESS	CITY	SALES PRICE	COMMUNITY	REPRESENTED	ADDRESS	CITY	SALES PRICE	COMMUNITY	REPRESENTED
COOPER CITY					PEMBROKE PINES				
12103 Landing Way	Cooper City	\$485,000.00	Rock Creek	Seller	14285 NW 21 St	Pembroke Pines	\$510,000.00	Pembroke Falls	Buyer
3511 Bark Way	Cooper City	\$510,000.00	Rock Creek	Seller	1363 NW 133Ave	Pembroke Pines	\$530,000.00	Pembroke Falls	Buyer
3511 Bark Way	Cooper City	\$510,000.00	Rock Creek	Buyer	1251 NW 193 Ave	Pembroke Pines	\$440,500.00	Chapel Trail Estates	Buyer
11575 S Quayside	Cooper City	\$419,000.00	Rock Creek	Seller	8570 NW 15th Ct	Pembroke Pines	\$262,000.00	Boulevard Heights	Seller
11575 S Quayside	Cooper City	\$419,000.00	Rock Creek	Buyer	9640 NW 2nd St #5301	Pembroke Pines	\$152,250.00	La Via	Seller
11222 Roundelay	Cooper City	\$420,000.00	Rock Creek	Seller	751 SW 64 Way	Pembroke Pines	\$260,000.00	Boulevard Heights	Buyer
4186 Cascada Cir	Cooper City	\$322,000.00	Cascada At Monterra	Seller	19384 SW 60th Ct	Pembroke Pines	\$455,000.00	Laguna Isles	Seller
4368 Cascada Cir	Cooper City	\$325,000.00	Cascada At Monterra	Seller	2204 NW 171 Terr	Pembroke Pines	\$249,800.00	Pembroke Isles - Landing	Seller
4017 Cascada Cir	Cooper City	\$340,000.00	Cascada At Monterra	Seller	2204 NW 171 Terr	Pembroke Pines	\$249,800.00	Pembroke Isles - Landing	Seller
4164 Cascada Cir	Cooper City	\$358,000.00	Cascada At Monterra	Seller	6961 SW 3 St	Pembroke Pines	\$265,000.00	Boulevard Heights	Seller
4164 Cascada Cir	Cooper City	\$358,000.00	Cascada At Monterra	Buyer	10900 Clubhouse Rd	Pembroke Pines	\$250,000.00	Villas West	Buyer
3270 NW 84 Way	Cooper City	\$565,000.00	Monterra	Buyer	16590 NW 24 St	Pembroke Pines	\$360,000.00	Parkside At Spring Valley	Seller
4812 SW 119 Ave	Cooper City	\$405,000.00	Flamingo Gardens	Buyer	266 SW 206 Ave	Pembroke Pines	\$332,000.00	Crystal Pointe	Buyer
5214 SW 119 ave	Cooper City	\$411,600.00	Flamingo Gardens	Seller	8951 Palm Tree Ln	Pembroke Pines	\$209,800.00	Westview	Seller
11721 SW 52 St	Cooper City	\$402,000.00	Flamingo Gardens	Buyer	1541 NW 92 Ave	Pembroke Pines	\$215,000.00	Westview	Seller
5615 SW 118 Ave	Cooper City	\$380,000.00	Flamingo Gardens	Seller	1530 LaCosta	Pembroke Pines	\$430,000.00	Grand Palms	Seller
11514 SW 53 Pl	Cooper City	\$409,800.00	Flamingo Gardens	Seller	831 NW 217th Way	Pembroke Pines	\$129,900.00	Heritage City	Buyer
5756 SW 89 Ln	Cooper City	\$505,000.00	Cooper'S Pointe	Seller	818 NW 133 Ave	Pembroke Pines	\$305,000.00	Lowell'S Landing	Seller
9710 Darlington Pl	Cooper City	\$355,000.00	Darlington Park	Seller	1018 SW 112 Ter	Pembroke Pines	\$258,000.00	Heron'S Landing	Seller
9777 Darlington Pl	Cooper City	\$330,000.00	Darlington Park	Buyer	11530 SW 12 St	Pembroke Pines	\$313,799.00	Pembroke Lakes	Buyer
9765 Darlington Pl	Cooper City	\$335,000.00	Darlington Park	Seller	389 SW 122 Ter	Pembroke Pines	\$235,000.00	Pelican Pointe	Buyer
10163 SW 51st St	Cooper City	\$390,000.00	Guardian Estates	Seller	630 SW 94 Ter	Pembroke Pines	\$384,000.00	Estates of Tanglewood Lakes	Seller
10163 SW 51st St	Cooper City	\$390,000.00	Guardian Estates	Buyer	630 SW 94 Ter	Pembroke Pines	\$384,000.00	Estates of Tanglewood Lakes	Buyer
9401 SW 50 St	Cooper City	\$314,500.00	Summertime Isles	Seller	9401 NW 10 St	Pembroke Pines	\$325,000.00	Westview	Seller
3289 Amsterdam	Cooper City	\$515,000.00	Embassy Lakes	Seller	20271 NW 2 St	Pembroke Pines	\$429,500.00	Chapel Trail	Seller
11028 Mainsail Dr	Cooper City	\$260,000.00	Embassy Lakes	Buyer	916 NW 135 Ter	Pembroke Pines	\$300,000.00	Pembroke Falls - Antigua	Seller
10293 SW 55 Ln	Cooper City	\$485,000.00	Cooper'S Place	Seller	19331 SW 15 St	Pembroke Pines	\$410,000.00	Encantada	Buyer
10293 SW 55 Ln	Cooper City	\$485,000.00	Cooper'S Place	Buyer	8690 Pasadena	Pembroke Pines	\$344,000.00	Pasadena Lakes	Seller
4788 Hibbs Grove	Cooper City	\$750,000.00	Hibbs Grove	Buyer	9820 NW 20 Ct	Pembroke Pines	\$445,000.00	Victoria Lakes	Seller
DAVIE					MIRAMAR				
5214 Golden Eagle	Davie	\$481,990.00	Osprey Preserve	Buyer	16940 SW 36 Ct	Miramar	\$350,000.00	Nautica	Seller
3752 Churchhill Downs Dr	Davie	\$850,000.00	Long Lake Ranches	Seller	2317 SW 163 Ave	Miramar	\$400,000.00	Silver Shores	Buyer
2143 Nova Village Dr	Davie	\$216,600.00	Nova Village	Buyer	10678 SW 21 St	Miramar	\$325,000.00	Avalon	Buyer
2881 W Abiaca Cr	Davie	\$570,500.00	Forest Ridge	Buyer	9840 Bosque Lane	Miramar	\$341,000.00	Briargate Plat	Seller
3100 W Rolling Hills	Davie	\$140,000.00	Rolling Hills Golf/Tennis	Seller	4951 SW 163 Ave	Miramar	\$418,000.00	Riviera Isles	Seller
13465 SW 37th PL	Davie	\$1,585,000.00	Oak Hollow Estates	Seller	15743 SW 41st St	Miramar	\$230,000.00	Villas at Nautica	Seller
4774 Sundance Way	Davie	\$295,000.00	Saddle Bridge	Seller	12898 SW 47 St	Miramar	\$417,000.00	Silver Falls	Buyer
1721 SW 120th Ter	Davie	\$525,000.00	Olde Bridge Run	Seller	10640 SW 20 Ct	Miramar	\$345,000.00	Avalon	Buyer
1721 SW 120th Ter	Davie	\$525,000.00	Olde Bridge Run	Buyer	6320 SW 23rd St	Miramar	\$178,000.00	Welwyn Manor	Seller
5088 S University Dr	Davie	\$215,000.00	Saddle-Up	Buyer	11874 SW 25th Ct	Miramar	\$275,000.00	Montclair	Seller
1522 SW 150 Ter	Davie	\$1,325,000.00	Belmont Lakes at Davie	Buyer	PLANTATION				
3725 SW 59th Ave	Davie	\$135,000.00	Townhouses at Nova	Buyer	10551 W Broward Blvd	Plantation	\$134,500.00	Plantation Racquet Club	Buyer
13783 Garden Cove	Davie	\$414,900.00	Poinciana Parc	Buyer	484 Westree Ln	Plantation	\$256,000.00	Jacaranda	Buyer
3488 Bradenham Ln	Davie	\$1,785,000.00	Long Lake Ranches	Buyer	1420 SW 55 Ave	Plantation	\$425,000.00	Plantation Isles	Seller
2941 SW 87 Ave #404	Davie	\$112,500.00	Harvest Condo	Buyer	11831 NW 26th St	Plantation	\$465,000.00	Plantation Acres	Seller
3350 SW 117 Ave	Davie	\$750,000.00	Majestic Groves	Buyer	1500 NW 115 Ter	Plantation	\$235,000.00	Chambers Land	Buyer
3942 W Lake Estates	Davie	\$625,000.00	Lake Estates Rolling Hills	Seller	8901 N New River Cnl	Plantation	\$130,000.00	Jacaranda Villas	Seller
8111 SW 21st Ct	Davie	\$250,000.00	Escape at Arrowhead	Seller	125 NW 73 Terr	Plantation	\$320,000.00	Lakes of Newport	Buyer
8111 SW 21st Ct	Davie	\$250,000.00	Escape at Arrowhead	Buyer	661 Petunia St	Plantation	\$382,500.00	Plantation Manors	Buyer
13001 SW 28 Pl	Davie	\$610,000.00	Fla Fruit Lands	Buyer	185 SW 127 Ter	Plantation	\$478,470.00	The Cove at Lago Mar	Buyer
HOLLYWOOD					FORT LAUDERDALE				
3207 Laurel Oaks	Hollywood	\$239,000.00	Emerald Oaks	Buyer	3021 Riverland Rd	Ft Lauderdale	\$368,000.00	Stratoliner Estates	Seller
4100 n 58 Ave #208	Hollywood	\$135,000.00	Sterling Fifty Six	Buyer	1700 SE 15st St #212	Ft Lauderdale	\$219,000.00	Caravel Condo	Buyer
2200 S Ocean Dr N-30	Hollywood	\$169,000.00	Waterway Hollywood Beach	Buyer	3130 SW 16 St	Ft Lauderdale	\$322,000.00	Riverland Village	Buyer
240 N 70th Way	Hollywood	\$265,000.00	Boulevard Heights	Buyer	333 Las Olas Way #2102	Ft Lauderdale	\$745,000.00	Las Olas River House	Seller
2250 N 61 Ave	Hollywood	\$200,000.00	Sunshine Park Estates	Seller	1724 Middle River Dr	Ft Lauderdale	\$640,000.00	Coral Ridge	Buyer
3348 Water Oak Dr	Hollywood	\$232,000.00	Emerald Oaks	Seller	128 SW 24th Ave	Ft Lauderdale	\$110,000.00	Woodland Park	Buyer
2400 N 37 Ave	Hollywood	\$215,000.00	Camino Sheridan Villas	Seller	Looking to Sell, Buy or Rent? Call Patty For All Your Real Estate Needs!				
6871 Douglas St	Hollywood	\$255,000.00	Driftwood Acres	Buyer	Don't Settle, Hire Patty! Green Realty Properties® ~ Call: 954.667.7253				
507 S 58 Ter	Hollywood	\$352,000.00	Lawn Acres	Buyer					
111 S Hollywbrook	Hollywood	\$173,000.00	Hollybrook Golf & Tennis	Buyer					
6441 Harding St	Hollywood	\$225,000.00	Driftwood Plaza	Seller					
1747 Rodman St	Hollywood	\$100,000.00	Rodman of Hollywood	Buyer					
6442 Perry St	Hollywood	\$299,999.00	Linwood Gardens	Seller					
1031 N 16 Ct	Hollywood	\$340,000.00	Hollywood Lawns	Seller					
2436 Lee St	Hollywood	\$211,000.00	Hollywood Park	Seller					
541 N 65 Ave	Hollywood	\$269,000.00	Boulevard Heights	Seller					
6470 Franklin	Hollywood	\$271,000.00	Linwood Gardens	Seller					
6881 Sheridan	Hollywood	\$269,800.00	Driftwood Acres	Seller					
4719 Hayes St	Hollywood	\$421,900.00	Hollywood Hills	Buyer					



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