

# ROCKWELL COMMUNITY ASSOCIATION

## OPEN BOARD MEETING MINUTES

February 9, 2026

### GUEST SPEAKERS

#### Dave Hein, Manager Town of Dyer/Frank Jachim, Assistant Town Manager

- **Fence behind Jewel**  
Fence is in need of repair, currently we are trying to find out who owns it. Neither Jewel nor Olthof states they installed or maintain.
- **Storage area**  
Storage company has installed the fencing they were required to do so, no additional fencing or landscaping (evergreens) will be added.
- **Evergreen trees side of townhomes by tracks**  
Townhomes are responsible for maintaining or replacing these trees. Town did an inspection and stated the noise barrier trees they planted are all thriving.
- **Tickets issued (Dogs off leashes) – town ordinance.**
- **No parking signs**  
Mary Gruba (President-townhomes) asked about the purchasing/install process for obtaining signage for various common areas within the townhome property. Dave asked Mary to email him as a reminder and for additional information.
- **Sidewalk repairs**  
The town is responsible for repairs to the public sidewalk within Rockwell. If a sidewalk is in need of repair, the residents were asked to fill out the form that is on the town website and return to them for the sidewalk in question to be assessed.

#### Chief Alcott, Dyer Police Department

- **Liquor Permits**  
Residents were reminded that a wine/liquor license is needed for any events held at the clubhouse.

- **Speed study & speed bumps**

A study was conducted on the stretch from Springtime Court through Flagstone, no accidents have been reported over the last year. Speed bumps will not be installed in the Rockwell subdivision.

- **Any reporting, call dispatcher number**

All calls are now filtered through 911.

- **Snow parking (tickets & tow away)**

Reminder, no parking on the streets after 2" of snow, vehicles will be ticketed. Parking is available at the clubhouse if needed. Parking is allowed on the street in the townhome courts.

- **Wellness check for the elderly**

The town does provide courtesy checks for the elderly. Residents will be contacted on Tuesdays and Fridays. Call 219-865-1163 to make arrangements for this service.

### **Chief Joe Martin, Dyer Fire Department**

Residents were informed of some of the many services that are provided through the town fire department. Call 219-865-4226 (non-emergency) for assistance with any of the following.

- **Logan Love**

- **Project lifesaver**

**This is a free tracking device (compared to an Apple watch) for residents that tend to wander (dementia/autism)**

- **Risk protectors**

- **Child car seats**, bring your own or town will provide one if needed.

- **Smoke and carbon monoxide** detectors, town will provide and install.

\*\* Dave Hein (Town Manager) can be contacted by phone or email.

Monday-Friday, 8-5

Phone: 219-865-6108

Email: [dhein@townofdye.com](mailto:dhein@townofdye.com)

## **Open Meeting**

### **Introduction Community Board Members**

**Villas**, Erin Joyce/Kayle Gatz

**Townhomes**, Dan Vujiko/Mary Gruba

**Paired Cottages**, Annette Ludwig/Adam Ro

### **Treasurer Report – Michelle/Dan – See financial report**

- **Cleaning expenses were reviewed and confirmed with manager. See report for specific details.**

### **2025 PROJECTS COMPLETED**

Pool Heater – Replaced mother board that controls/regulates the pool temperature – (see financials)

Workout machines cleaned & maintenance. Wisthoff Fitness

Garbage Disposal Repaired - \$100.00 (Renter deposit)

Clubhouse cement sidewalk - fence & landscaping removed (see financials)

Groen Landscaping – Christmas lights (see financials)

### **2026 PROJECTS**

**Annette informed the group that the pool will be opened for its annual opening date of Memorial Day.**

### **Pool Renovation – 2 estimates**

- Whiteco Pool Solutions – 2026 estimate \$41,000. The last renovation was done 9 years ago. Per Whiteco, resurfacing last 10 years.
- George – TBA Within the next few weeks, George will meet at the clubhouse to measure and prepare a proposal.  
George states, epoxy would be the best way to go. This is a big expense, but it will last longer.  
LED light inside the pool needs replacement. Approximately 500+  
George states this would be a two-week job.

**Kayle informed group that she is working on obtaining another quote.**

### **HVAC – 2 estimates**

- KMK Heating & Cooling (Kevin Keevers)  
Estimate received last year to replace all (3) \$24,000.
- (Mark) HVAC  
Estimate received, \$30,000 to replace all (3)

**Electrical Work**  
**working on estimates**

- Great Lakes Entrance: electrical work is needed.  
Adam can speak on this.

**Adam continues to repair the lighting as needed but he has done all he can and suggested we have an electrician look at this due to ongoing issues. Quotes will be needed for this to be repaired.**

**Water Tank**

- Hot water – pilot light keeps blowing out. Company has been contacted and will be out to fix or replace part.
- 2<sup>nd</sup> plumber has been called as a backup. Service call will be \$175.00.
- Zeus will be contacted again.

**Treadmill Machine**

- (1) treadmill is not working; service has been called. (Wisthoff Fitness)  
**(completed)**

**Community Events – Cheri**

- The social community will receive \$1000.00 for the year of 2026 to help with events.
- Upcoming events to be announced.
- Donations are accepted/see committee members or contact Michelle.

**Open Discussion from Resident Questions**

Resident asked if Community is provided itemized invoices and receipts to vote on expenses. Annette responded stating that the board does receive that information and votes.

A townhome resident asked why all of the HOA's are not combined regarding the cost of his HOA dues. Who determines the percentage of the amount to go to the community board.

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### **ROCKWELL COMMUNITY**

**Residents input for possible community events/clubs, recommendations for community.**

**Craft club:**

This will be forwarded to the events committee. Upcoming information will follow.

**More trees and flowers:**

Rockwell has (4) associations, each board member would make the decision to add additional trees/flowers to areas. Suggestions are accepted. Please contact your board member or Michelle.

Common areas: Please send your ideas & recommendations to Michelle or a board member to review. All suggestions are accepted.

**More meetings:**

I agree, there should be additional meetings. All boards are required to have (1) annual meeting & (6) board meetings. This is something that each board can work on. As always, if there are any questions or suggestions contact the admin on the website, Michelle, or a board member. All contacts are listed on website.

**Beautification committee:** Additional information is needed.

**Wanting speed bumps:** Chief Alcott will speak on this.

**Neighbor helping neighbor event:**

Information needed. This can be added to the Community newsletter.

**Holiday events:**

Social Committee

**Lighted address numbers (homeowners contribute cost)**

Board decision

**New fence behind Rockwell Lane**

Dave Hines will speak on this.

**Neighborhood cleanup by residents:**

Added to the newsletter for any volunteers that would like to help.

**Stricter enforcement for dog on/off leashes.**

Each board can send violations to homeowner. This is a Town Ordinance. Dogs need to be on leash when outside or walking. Tickets have been issued.

**Something separating paired from storage units:**

Dave Hines, Town Manager

**Firmer enforcement and fines for clutter out front of homes that are left year-round.**

Each board has received these concerns. Violations will be issued. Contact Michelle or a board member with any reports/concerns.

**Evergreen trees by Pond/Townhomes:**

Dave Hein, Town Manager

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**ANY OR ALL**

Kingston – Thank you for all that you do. Especially with the IT/Website/Social Media updates, etc. It is noticed and appreciated.

**SNOW PARKING**

Parking cars are allowed in the courts/townhomes. This is the private property of the townhomes. **DPD** has been instructed **NOT** to issue tickets.

Tickets will be issued on Flagstone.

**SIDEWALK REPAIRS**

Mary Gruba to speak on this.

Dave Hines, Town Manager

Meeting Adjourned, no further to discuss, meeting ended at 8:13pm.

Meeting Minutes respectively submitted by Mary Gruba.