

ROSEWOOD OF FALLING WATERS NEWSLETTER

JANUARY, 2018
NEWSLETTER #1

We hope you are using our web site www.fallingwatersdavis.com which is an excellent tool to advise you of the happenings of Rosewood and Falling Waters. Please click on Rosewood in the menu for all recent Applications, Rules & Regulations, etc. A Log-In is required if you wish to view Financials and the Address Book which can be obtained by clicking on the Request Log-in. All other areas can be viewed without a log-in. Obtaining a log-in will also provide you with updates to the web-site via an e-mail bulletin.

The Rosewood Board has taken a conservative but proactive approach to recovering from the effects of Hurricane Irma. To date we have removed in excess of one hundred and ten damaged trees to include stump grinding of stumps. Community Electric has been engaged to repair the damaged lights on Windy Pines Drive and to replace the downed lights on the island and to repair electrical lines uprooted by downed trees. Southern Soffit has been hired to replace soffits, screens, downspouts, and cages damaged by the storm. Belfor Property Restoration has been engaged to inspect all roof related damage and prepare a full report to our insurance underwriter. This process will ensure that we maximize our reimbursement from our insurance underwriter by an independent adjuster. Belfor will also function as our construction manager overseeing the roof repair and replacement.

It was mentioned in many newsletters over the years, we would like to have your Informational Forms brought up to date. We still are very disappointed in your cooperation in doing this. At our annual meeting which is scheduled for Friday, January 19, 2018 we will be handing out the forms to be filled out and submitted at the end of the meeting. We are aware there have been changes in some condo watch people and many other changes and the forms have not been updated for several years. Since we have a new management company, they are requiring every resident to complete a new form. If you will not be attending the meeting, a form can be obtained on our Rosewood web site and should be mailed to our Mgt. Co. with the mailing of your next maintenance check. New owners may not be aware of this form so we especially require you to send one to Guardian Prop, Mgr.. If you do not have a computer, the form will be mailed to you.

Speaking of the annual meeting, we did not receive any requests from residents wishing to be one of the Board of Directors. This has been the third year that no one wishes to be a board member. This means either our existing board members have been doing a great job or no one wants an added responsibility to their retirement. We hope every resident has an interest in the community and feel the board members are doing their best to keep our maintenance fees the same by keeping our costs down while still maintaining the beauty and repairs, etc. to our facility. If you plan on not attending the annual Association Meeting, please do not forget to mail in your proxy which indicates three items we will be voting on. You should have received the proxy in the mail. Call our Management Co. if you have not received it.

Since so many residents had an enjoyable experience last year at our Rosewood gathering, we will be having another Rosewood Association Party at the clubhouse on Sunday, February 11th which will include a barbeque. This will also give new residents an opportunity to meet their neighbors. We will post flyers some time in January with the details.

Just another reminder which seems to be ignored....For those of you who rent your condo especially during season, it is a Rosewood rule that you cannot leave your vehicle here. You give up all your amenities to your renter which includes your carport spot and a guest spot. There are not enough parking spaces during season to accommodate extra cars. In the future, your car may be towed if you insist on violating this rule. It was not enforced previously.

We have new applications on our web-site in the Rosewood section of the web-site menu that were initiated in May when our new Mgt. Company Guardian was hired. The Rental Agreement was updated again in November with some additions. Please discard all your old applications prior to May, 2017 and submit the new ones or they will be returned to you. If you have read our condo documents and Rosewood Rules and Regulations, these forms must be filled out and sent to our Mgt. Co., one month in advance whether it is for a rental, Guest W/O Owner in Residence, or Family, W/O Owner in Residents. If an owner will be in residence, no form is required. Please do not send a Gate form to the Member Center requesting a bar code, proximity card, etc. without sending the Rosewood form to our Management Co. If the Member Center does not have an approval from Guardian to match up to the Gate application, your rental/guest will not be admitted into the facility. There have been many occasions recently that a guest/rental has arrived and are declined access. This is not the fault of your guest or rental who understandably will be upset, it is the owners fault for not abiding by the rules and forwarding the proper paperwork and fees, to Guardian. Rental forms must be submitted 30 days in advance or a late fee will be added to your account. All accounts must be up to date or rentals will be denied approval and you will be called.

These forms are for the owners protection so we know that the owner is aware of the occupancy in their unit, especially if a Realtor is involved. Please follow all the instructions on each form.

There is also a 28 day rule which is stated in our Condo Docs and Rosewood Rules. You cannot permit a guest or rental to occupy your condo in your absence more than once within 28 days. If someone is there for i.e., one week during the month you cannot have someone else occupy it until 28 days from the date the previous tenant arrived. Also, you cannot call in a guest to the gate to allow access if you are not occupying the unit. This is only for a service arriving or a guest to visit you. Please also use the current Gate Applications which you can also find on our web site. The costs were changed November 1, 2017.

Last year Guardian sent to all owners a payment booklet for your quarterly maintenance fee. You should have received them in the mail for the payment due on January 1st. However, there was a problem with the printing and they were mailed late. You should be receiving them shortly. If you already sent in your payment to Guardian, it is not a problem as long as you indicated your address. Your prompt payment is appreciated.

The Board of Directors wish you all a very Happy & Healthy New Year

Very truly yours,

Rosewood Board of Directors:

Ron DiFabio, President
Rich Zitani, Vice President/Treasurer
Roe Pellegrino, Secretary
Joyce Jakubowski - Director
Marty Sinco - Sergeant of Arms