

ROSEWOOD OF FALLING WATERS NEWSLETTER

APRIL, 2018
NEWSLETTER #2

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.

Belfor Property Restoration was 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. Unfortunately we still have not heard from our insurance Company in order to determine what our assessment will be to start the roof repairs. In the meantime all screens & soffits have been repaired. We also had our bridge painted.

Since so many residents had an enjoyable experience last year at our Rosewood gathering, we decided to have it again which was held in February. It included a barbeque and chicken and many trimmings and desserts. With many new residents during the year it gave them an opportunity to meet their neighbors. This may become an annual treat.

Something that requires repeating....We posted new applications on our web-site in the Rosewood section of the web-site menu that were initiated when our new Mgt. Company Guardian was hired. Please discard all your old applications prior to May, 2017 and submit the new ones or they will be returned to you. Please also inform your realtor if they are handling your rentals. 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. first. 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 under Gate Information. The costs were changed November 1, 2017.

Another message that unfortunately needs to be repeated. There are dumpster/recycle procedures & signs posted on all the dumpster doors and bulletin boards of what should and should not be placed in the dumpster/recycle bins or on the floor of the dumpster. Repeatedly we find TV's, dishwashers, tables, chairs, lamps, tools, curtain rods, etc. Do you really think the Waste Management driver is going to pick up a dishwasher and put it in his truck. A little common sense would go a long way. It is up to you to dispose items that is not included in a routine pick up. You will be heavily fined when caught. Our dumpster areas are a mess. More consideration of our neighbors would also be appreciated.

All of the above information mentioned may seem a little annoying and demanding to you that it requires repeating, however it is all in our Rules and Regulations. It is just another reminder which residents seem to ignore and it is not fair to others who follow the rules.

The Board of Directors wish you all a safe trip back north and an enjoyable summer. Let's hope we don't experience another hurricane in Florida.

Very truly yours,

Rosewood Board of Directors:
Ron DiFabio, President
Rich Zitani, Vice President/Treasurer
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