

# ROSEWOOD OF FALLING WATERS NEWSLETTER

JANUARY, 2019  
NEWSLETTER #1

We hope you are using our web site [www.fallingwatersdavis.com](http://www.fallingwatersdavis.com) which is an excellent tool to advise you of the happenings of Rosewood and Falling Waters. Do not use First Service web-site as it has not been launched due to incomplete information. You will be notified when it is available. Please click on Rosewood in the menu of our web-site 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. Since Sandcastle was involved with the log-in requests and they have been terminated as the Mgt. Co. for the Master, it may take some time before you are able to gain access to use the Log-Ins. In the meantime as mentioned all areas can be viewed.

I apologize this Newsletter was not issued last month but we wanted to be able to give you more information regarding the candidates for the Board of Directors, carport and condo roofs and gutters.

Guardian only received one request from resident James Hoover to be a candidate to the Board of Directors for Rosewood at our annual meeting. This is the first time in three years that someone wished to be a board member, however the same BOD's were voted for BOD'S again. We would like to thank James for his participation. After the meeting it was decided among the Board Members the titles and duties of each Officer as follows: Rich Zitani President, Ron DiFabio, Vice President, Roe Pellegrino, Secretary/Treasurer, Marty Sinco, Sargeant of Arms, and Director Joyce Jakubowski. We thank the Rosewood residents for their vote. Apparently, we have been doing a great job.

Gutters have all been installed on the front and rear of all condos except the ones that are getting the new tile roofs which will be installed later. During final inspection any necessary adjustments And/or realignments will be addressed. As for the roof tiles, the installation will start this month and the anticipated completion date is April 26. We apologize for any necessary inconveniences you might experience.

After all that has been completed we will be planning on planting and Mulching. It didn't make sense to mulch before all the tiled roofs were completed. We noticed some of you could not wait and did some mulching yourself, however only the same color mulch is to be used. We noticed black mulch and brown mulch in a couple of areas. We won't ask you to remove it but needless to say, your mulch will be covered to make everything uniform later.

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. We are aware there have been changes in some condo watch people and many other changes in which the forms have not been updated for several years. Our management company, which is Guardian Prop. Mgt. are requiring every resident to complete a new form for 2019. A form can be obtained on our web site after you click on Rosewood in the menu 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, Mgt.. If you do not have a computer, the form will be mailed to you, just give them a call. We will try to have copies available at our next BOD's meeting.

Since so many residents had an enjoyable experience the last two years at our Rosewood gathering, we will be having another Rosewood Association Party at the clubhouse on Sunday, March 3rd which will include a barbeque. This will also give new residents an opportunity to meet their neighbors. We will post flyers some time in February with the details on the Rosewood Bulletin boards near your mailbox and on the web-site. Joyce and Roe will be organizing it and would appreciate volunteers to help.

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. Most of our guest spots at this time have been utilized to store the roof tiles.

If you have read our condo documents and Rosewood Rules and Regulations, Rental/Guest etc. 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. We continually receive rental forms much less than 30 days in advance and we have not been adding the late fees. It will now be enforced. All accounts must be up to date or rentals will be denied approval and you will be called.

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.

Please be advised there will be a pool assessment for renovations that will begin in May. The assessment will be approximately \$700 and will be due in April. You will be receiving notification shortly.

Guardian sent to all owners a payment booklet for your quarterly maintenance fee due for 2019. You should have received them in the mail for the payment that was due on January 1<sup>st</sup>. If you have not received it, please contact Guardian Prop. Mgt. at 239-514-7432.

We know the Condo Docs and Rosewood Rules and Regulations has been referred to in various areas of this Newsletter, however all owners should have read the Docs before purchasing and should have read the Rosewood Rules and Regulations.

Very truly yours,

Rosewood Board of Directors:

Rich Zitani  
Ron Di Fabio  
Roe Pellegrino  
Marty Sinco  
Joyce Jakubowski