

ROSEWOOD OF FALLING WATERS NEWSLETTER

APRIL, 2019
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. 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. Our Web-site Administrators, Roe Pellegrino and Jim Winchester now have full access to administer your log-in requests. If you are having a problem accessing the web-site, please advise them so it can be corrected. The only problem being experienced is accessing the web-site from out of the U.S. it is now getting close to having that problem restored.

All owners should have received your letter and invoice with regard to our pool assessment, with an explanation for payment. The invoice states that a balance of \$2,600 is due, however you are only required to pay \$650.00 per year as stated in the body of the invoice. A question was asked if your insurance would cover it as it did the \$2,000. That assessment was for hurricane damage which all insurances carry. This assessment is for repairs and upgrading and having the pool accessible for the handicap. You can contact your insurance company for answers. We realize the deadline of April 1st would be impossible so a late fee will not apply to the assessment but should be paid by the 10th. However, since late fees apply to the quarterly maintenance you will be charged if your maintenance is not received by the 10th.

It has been noticed that many applications were received during season for Guest Without Owner in Residence. Any guest other than family occupying your unit for more than one month is considered a rental with a \$100 fee and a rental form should be sent to Guardian. No one is so generous to have someone occupy their unit and personal belongings other than family without receiving some payment from them. These guests are also utilizing our facility and utilities. There is also a 28 day rule which applies to guests not just rentals. You cannot have a guest occupy your unit every two weeks.

Trying to by-pass the system and not supply any paperwork to avoid this rule will subject you to a fine and further restrictions. We have rules that must be followed by everyone. It is not fair to your neighbors that are subjected by owners or their realtors that try to avoid the rules.

A bar-code and proximity card will not be processed without an approval from Rosewood that authorizes a guest or rental from entering the facility. The Member Center must match an approval with your application for requesting a bar-code and proximity card and we will be notified if there is no match up.

Just another reminder which seems to be ignored, for those of you who rent your condo especially during season for more than a month, it is a Rosewood rule that you cannot leave your vehicle in your carport. You give up all your amenities to your renter/guest 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 of occupancy to our Management Co. Do not send e-mails to the Member Center requesting to have a bar-code available at the gate upon anyone's arrival. This is not the procedure. The Member Center gets inundated with many e-mails requesting this. If the Member Center does not have an application of approval from Guardian of arrival dates 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.

As also mentioned many times, rental/guest forms must be submitted 30 days in advance or a late fee will be added to your account. The person at Guardian processing these forms for approval also has other Associations submitting forms and may not be able to process yours in a timely manner. We continually receive rental forms much less than 30 days in advance and we have not been adding the late fee of \$50.00. It will now be enforced. All accounts must be up to date or rentals will be denied approval and you will be called.

Owners should also be aware that your stair railings, steps and walkways are your responsibility to keep them clean, not the Association. If you are not here to see it does not mean it should not be cleaned. Your condo watch person should advise you, if not you will hear from our Management Company that your neighbors have issued a complaint. We can have it cleaned for you and send you an invoice.

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. They are posted on our web-site.

Our roofers are working vigorously on 1650, 1660 & 1670. However, each time they finish a process it must be inspected by the county which tends to hold up things. We still anticipate all roofs and carports to be completed the end of April.

After all roofs have been completed we will be planning on planting and Mulching in October. With the rainy season approaching it does not make sense to mulch before then.

After all that has been said, we wish all owners leaving for the north a safe trip and wonderful summer.

Very truly yours,

Rosewood Board of Directors:
Rich Zitani
Ron Di Fabio
Roe Pellegrino
Marty Sinco
Joyce Jakubowski