

# ROSEWOOD OF FALLING WATERS NEWSLETTER

JULY, 2019  
NEWSLETTER #3

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. 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. The previous problem accessing the web-site from out of the country has been restored. Our web-site has been down since July 1, 2019 as it is in the process of being copied and transferred to another domain. Hopefully when it is up and running you will receive e-mails of all the postings that were held up during that time, including this newsletter.

If you have ever experienced being in a steam room or sauna and enjoyed it, then you should be here in Naples and not up north where it is a little chilly at times. Our weather has really been a little different than in past years. The temperature starts mornings in the high eighties and climbs to the high nineties and then back down to the high eighties in the evenings. As for the rainy season, it started out the first day of June with thunder that was so loud you literally jumped off your seat. This rain occurred all in the beginning of June and stopped. As of this writing we have not had much rain for a rainy season.. It has been really weird weather. Well now that you are aware of our weather report in Naples, we will inform you of some of the happenings in Rosewood and Falling Waters.

You probably are wondering if our roofs have been completed. The completion schedule of April has certainly gone and so has June. Their biggest excuse is waiting for Inspectors. The rain certainly so far has not interfered. The drains and gutters are in the process of being installed. We certainly have experienced a mess without the gutters after it has rained.

The roofs are also holding up our tree trimming which is usually done in June.

We were experiencing a problem with the fountain on the east side of the island which was running all evening keeping our residents awake. It seems the timer was broken, however the Master Association was informed and it was taken care of. It was better for the fountain to run continuously than not at all until repaired. They also would be responsible for replacing the motor if it also were damaged due to the constant running. There was also a problem with the outside lights at 1655 & 1665 which has been fixed.

It seems the sensor and breakers had to be replaced. Two street lights are also out but again it is the responsibility of the Master which it has been reported. Problems do occur now and then, however, we are one of the Associations that are fortunate to have four members of the BOD's here all year round to monitor problems that come up and are able to handle it immediately.

In our last newsletter we advised you to read up on our condo docs and Rosewood Rules & Regulations since we had asked for volunteers to be on a Fine Committee. We were successful and we now have a Fine Committee of three residents who volunteered to notify our Management Company when it is noticed that a resident is in violation. A letter will be sent to the violator advising them of the violation in which they have so many days to clear it up. After that time if the violation is not cleared they will be advised that a fine will be added to their account. A particular violation for example: Leaving furniture on the lanai during rainy season without occupancy. Owners should 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 Guardian Property Mgt.

The pool renovation is moving along. You can view some of the pictures on our web-site in the menu under Pool Information. Pictures will be posted periodically.

As previously mentioned, the Master Association has hired a new Management Company. They are Cambridge Property Management and are located in Naples. All of the Associations other than Magnolia Falls have also changed their Management Company from First Service.

Hope we can report on more progress that has taken place in the next newsletter in which by the way....Only Rosewood issues a newsletter.

Enjoy your summer

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