

ROSEWOOD OF FALLING WATERS NEWSLETTER

NEWSLETTER #1
JANUARY, 2015

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.

Our Annual Budget was held on November 20, 2014, unfortunately our fees has been raised by \$77.95 bringing it to a quarterly assessment of \$1,377.95. It could not be prevented due to the increases by the Master B.O.D., cable, water, and insurance. Rosewood's fees are still the lowest in the community. Other Associations were forced to raise their fees substantially.

The tiling of our roofs started in early October and we hope to have them completed before Christmas. The roofing company was pretty much on schedule loosing only a day or two due to rain. The next set of buildings to be tiled will take place in April after Easter and will include 1685, 1695, 1705, 1715 & 1720. We are now power washing the roofs of the building that are not scheduled to be tiled as yet due to them not being 20 years old. They will include 1660, 1670, & 1700. All carports will be power washed which as mentioned have already started.

As you know our new landscaper started in May and seems to be handling the duties contracted in a timely manner successfully although some residents may not agree. They have a schedule of when bushes, trees, etc. require to be trimmed. Some bushes may grow faster than others and may look like they are overgrown but they are not. Please let them do their job as that is what we pay them for. In the middle of all the tile work, we managed to have the red cypress mulch and pine straw placed around the condos. Hopefully we can start planting again soon. To help this along, we now have a landscaping committee which include Peg DiFabio, Joann Sinco, Joan Ives and Sandy Bilbrey. They will do a walk around periodically looking for dead plants to be replaced and issues that require our attention.

Our bridges leading over to the island as stated last month will be repaired and painted as soon as we receive various permits required. We know how long the county takes to accommodate us with permits on a timely basis, so we cannot say when this will finally take place. We have engaged the services of an engineering firm to determine the best method of repairing the bridges and to develop specifications for such repairs. We have not approved the repairs and cost of such.

Reminding you of the cost that our water has escalated and will increase further was mentioned last month, but urgently requires repeating. Please remember to shut off your water when you are vacating your condo for any length of time. We still have experienced some occasions where water was not shut off and a flood occurred in the unit. If you are an upper unit the lower unit can also be affected which has on several occasions. Please be considerate of your neighbors by shutting off your water. It would also help to save water by checking the flapper in your toilet to prevent it from running unnecessarily. If you are renting your unit, you may want to advise your renter or guests to also try to conserve the water as we know how they enjoy washing their cars constantly.

You probably have wondered why Windy Pines Drive has not been sealed coated as the rest of the community. The Rosewood B.O.D. felt since we were in the middle of tiling our roofs and noticing big cranes and dumpsters already destroying our roads that it was best to have it done when they were finished tiling. We are happy to advise you that the seal coating will commence on January 12th all around Windy Pines Drive..

The Rosewood B.O.D.has accomplished the following in 2014:

Hired Daley Landscaping in May, 2014

Tiled Roofs

Power Washed Roofs & Carports

Mulched and put Pine Straw around condos

Replaced dead plants

In process of conserving city water to well water on the waterfall features behind buildings 1650, 1660 & 1670.

You may not feel that is very much but you can't spend more than we have without an Assessment which we are always reluctant to do.

If you require any information, please feel free to contact Rosewood's Management Company, T.P.P.M, LLC., P.O. Box 1174, Naples, Fl. 34106,
Att.: Dona Quigley, Telephone number 239-250-1628

We hope you all have an enjoyable holiday season and look forward to your return.

Rosewood Board of Directors

