

# ROTHMOOR ESTATES

[www.RothmoorEstates.org](http://www.RothmoorEstates.org)

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## May - June 2020 Newsletter

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### MANAGEMENT COMPANY:

**Ameri-tech Companies**

**Phone: 727-726-8000**

**24701 U.S. Hwy. 19 North, Clearwater FL 33763**

**Fax: 727-723-1101**

**Property Manager:**

**Gloria Reed**

**Cell Phone: 727-507-1625**

**Email:**

**greed@ameritechmail.com**

**Office Hours:**

**Monday – Friday 9 A.M. – 5 P.M.**

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## NEXT BOARD MEETING

**To be announced**

**The pool is now open at full capacity**

**Social Distancing and the use of face masks are recommended.**

**The board requests you bring your own cleaning products to  
clean pool furniture and restrooms before and after use.**

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*Welcome to new residents: 1202 Cara Dr.*

*Ray Garland*

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### ROTHMOOR Board

Pres – Pamela Anderson

V. Pres – Bob Wollschlager

Treas – Rae Poritz

Sec – Laura Gunn

Dir – Dee Loughlin

Dir – Bobby Coogler

Dir – Glen Bednarski

**Painting Project:** The Painting project is underway. Our neighborhood is really looking beautiful. Presently the 500, 1000, 900, 800, 700 and 600 buildings are complete with exception of a final punch list.

During the week of June 1<sup>st</sup>, work began on the 100, 200, 300 and 400 buildings. We are moving right along.

Our painting contractors, P & R Pro Coatings, have asked that residents not interfere with their work. You may only have one short question but when you multiply that by 84 units (as an extreme) you can imagine the interruptions that have been occurring. Should you have a question or concern, please contact Gloria Reed, our property manager who will contact the correct person.

**Social Activities:** **Social functions are still on hold until further notice.** We are looking for community members interested in forming a Social Committee once we are through this crisis. Please contact the Board.

**Lawn Service:** While we are undergoing painting, our lawn service will be limited. We are avoiding any possibility of lawn cuttings ending up on our buildings permanently due to wet paint and breezes.

We are respectfully requesting that all residents refrain from interfering with the performance of our lawn vendors. If you have a complaint or request, please contact our property manager.

Remember that our vendors work with Rothmoor not only at our pleasure but theirs. Please treat our vendors with respect. Social grace and proper channels to communicate any concerns are appreciated by both vendors and board members.

**Condominium Living:** We would like to remind all of our residents here at Rothmoor about some of the joys and peculiarities of condominium living. Common area is owned by ALL owners and is governed by condominium rules. By virtue of the fact that we as owners have purchased our condominiums, we agree to follow the established rules of our condominium. Presently we are updating our condo documents which will also result in updating our rules. With that in mind, beauty is in the eye of the beholder and not all things (lights, plants, plastic decorative items to name a few) are beautiful to all owners. That is why owners are creative within the confines of their own homes NOT the common elements. Please review the rules posted on our website and make sure you are adhering to them.

**Hurricane Preparation:** Please be mindful of weather warnings and secure any of your personal belongings that you may have outside.

**Plumbing issues:** Interior plumbing issues, as always, are at the expense of the unit owner. Should you have any questions on whether or not a plumbing issue is your own, please contact our property manager, Gloria Reed.

**Rothmoor Condominium Documents:** Earlier this year, the board voted to update our documents for Rothmoor Estates. Behind the scenes, our Attorney, Nicholas Lang, is working on our documents we expect to announce and hold board meetings in July to start the review and adoption process.

## **REMINDERS:**

1. We are still having issues of residents not breaking down their boxes. Please break down your boxes before putting them into the dumpster. There is **NO BULK PICK UP** provided by

the Association. Please call a private dump service at your own expense or take your bulk items to the dump.

2. **THE CITY OF LARGO has watering restrictions in place.** The following schedule for watering days goes by the last digit of your unit number.

- **Monday**                - Units ending in 01
- **Tuesday**            - Units ending in 02 & 03
- **Wednesday**        - Units ending in 04 & 05
- **Thursday**           - Units ending in 06 & 07
- **Friday**              - Units ending in 08

**NO WATERING BETWEEN 8AM AND 6PM except for new sod.**

3. **\*\*NO ALTERATIONS** IN LIMITED COMMON/COMMON AREAS WITHOUT PRIOR WRITTEN AUTHORIZATION from the Board after a formal Board Vote. The application can be found on our website. [www.rothmoorestates.org](http://www.rothmoorestates.org)

Any costs incurred from the reversal of unapproved alterations will be billed to the offending unit owner. Remember, the unit owner's area to the rear of your unit extends only 10 feet behind the back wall of the living unit (excluding Florida Rooms).

4. **Please check and clean out your Florida Room Gutters. OWNERS ARE RESPONSIBLE FOR CLEANING OUT THEIR OWN FLORIDA ROOM GUTTERS**

Damages resulting from water intrusion due to clogged FL room gutters are not the Association's responsibility and likely not covered by your personal insurance policy.

**\*\* ALL maintenance and repair items must FIRST be reported to Ameri-Tech Property Management,**  
Ameri-tech will then follow up with the Board.

## **THANK YOU**

Trish Bednarski – Assisted with reopening our pool after the closure due to Covid 19. Trish was in charge of cleaning and signage.

Brad Loughlin – Brad disinfected the dumpster gate usually twice daily. Thank you.

Thank you all for doing your painting Prep!

## **On a Sad Note**

Sincere condolences go to Wayne Biggart of 701 Mindy Drive, for the loss of his wife, Sondra Biggart, and our long time resident of Rothmoor Estates. Sondra Biggart passed away on May 27<sup>th</sup>, 2020.