



Rothmoor Community News

November 2023

Hello Rothmoor Residents. Thank you to those who responded to the newsletter; also, to those who submitted information for this newsletter. If you have an item relating to the community, please submit to me by the end of the 3rd week of the month for publication. Email address: RothmoorNews@gmail.com. Distribution of newsletter: Corey will post on website and send out via email. A few copies will be printed and put in the clubhouse.

Kristine Body 503



I regret to announce that Howard and Shirley Acker, who lived in 1002, have died.

Howard and Shirley were long-term residents at Rothmoor. Howard was 101 years old; Shirley 97 years old. They were dear to many and best friends with Tess, Chuck and Jeanette's loveable dog.

What's Happening in the Community

Neighborhood Watch: When neighbors start talking good things happen. Together we can keep our community connected and our neighborhood safe. For those who have security cameras, maybe it is possible to create an informal neighborhood watch, including announcements via one-call.

Neighborhood Safety:

Close garage doors. Do not leave valuables in clear sight in cars. Lock your car doors.

I have been very grateful to neighbors who have knocked on my door and reminded me I left my garage door open in the evening.

A Real Event:

In Mid-June, shortly after Chris Robshaw (904 Cara Drive) installed security cameras out front/back- he saw on the video an individual attempting to get into Kathy's car (parked in the Drive) at about 3.30 a.m. He had on a hoody and was boldly trying the doors of the car. Chris then He asked the owner of 901, who also has a camera, to check. Yes, this individual had also tried his vehicle as well before marching down to 904. Chris called Largo Police and an officer was at our door in 10 minutes. He made a note of the situation, reviewed the video which he then forwarded to his Office for 'file' – he created an Incident Report for the record, so they

had all the relevant information. We did ask them to open an investigation – which he could have done – but nothing was taken, etc. This seemed right. We, of course, shared this with our neighbors immediately. The officer did say they actively monitored the 'homeless' folks by the gas station in East Bay/Highland. So, be safe and keep your eyes open.

10-15-23: Camera captured 5 guys strolling along checking car handles. Police cruiser appeared shortly after; maybe someone called the police.

Lights in Shuffle Board Ares: Both lights have been repaired and are in good working order.

Arry's Roofing: In October the roofing company was here conducting inspections on the roofs and doing repairs.

Wahlbeck Pest Control: October 4th company checked rat bait boxes.

Pool: The pool has an automatic water leveling capability. If you are adding water to the pool, be sure to notify Corey as this will need to be addressed with the pool company.

Sewer Issues:

You may have seen this truck in the community the early part of October. This company works for the City of Largo. They were lining the sewer pipes from the main entrance up to the condo on select units. There was no cost to Rothmoor.



The Social Committee is planning a December activity. If you would like to be a part of this planning committee, please contact Kathy Robshaw. She will include you in the next committee email. The date of the event has not yet been determined.

On a serious matter:

To avoid receivership, consider volunteering to be on the Board of Directors. This will give you a say in how the association is run and help ensure that it is managed effectively.

When you buy a condo, you become part of a condominium community where you own your unit but share the common elements of the building; you became part of a larger community of condo owners that together make up a **condominium corporation**. As a shareholder in the corporation, you own the building and the business. The condominium corporation is responsible for making decisions about the condo property on behalf of the owners. The Board of Directors is responsible for the functioning of the corporation. You make decisions together, and share in the costs of keeping it clean and in good repair with your maintenance fees.

Receivership is a legal process where a person or entity is appointed by the Court to take over the management of a condominium. A receiver can be appointed to conduct the affairs of the association for a condominium when the board cannot muster a quorum, such as when it cannot get three people to serve in a five-person board. The Florida Condominium Act (Chapter 718, Florida Statutes) and the HOA Act (Chapter 720, Florida Statutes) both allow for a court-appointed receiver to oversee an association's affairs. As an owner, you have neither a say in what happens in the community, nor control of the fees charged by the receiver.

So... If there is no functioning Board of Directors then Rothmoor will be subjected to receivership.

November Fun Facts: Thanksgiving is celebrated on the fourth Thursday of November and has been celebrated since 1621.

The full moon in November is traditionally called the **Beaver Moon** in the US. The tradition goes back to North America's early colonial years, as it was during this time of year that hunters would set their beaver traps for the last time before the lakes and water sources, they lived in froze over. **It reaches peak illumination @ 4:16 am Monday November 27th.**



November 5th is "fall back" date to reset clocks.

Important Contact Information

Property Management Company

Ameri-Tech Company

Corey Palmer

24701 US Highway 19N
Clearwater, FL 33762

Tel: 727-726-8000 Ext: 357

Fax: 727-723-1011

Email: cpalmer@ameritechmail.com

Hours: 9 am – 5 pm

After Hours Number: 727-726-8000 Ext: 357
After Hour Staff will notify the Board.

PLEASE

DO NOT HESITATE to contact the property manager for any issues or concerns.

The safety of our residents and harmony on the property is a high priority and residence are responsible for ensuring these expectations are met as well.

Thank you!

Bulk Item Removal

Alpha Junk Hauling	727-385-1132	800 Got Junk	866-450-2087
College Hunks Hauling	844-426-7041	Ko Junk	727-560-7519
Paris Moving & Junk	727-657-8415	Habitat for Humanity	727-536-4755
Your Junk Biddy	877-910-5865	Amvets Post 8	727-544-6870
Salvation Army	727-541-7781	Tony	727-657-3041