

**Ed Mazer**

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**From:** Ed <bodmazer@rosedalemhoa.com>  
**Sent:** Tuesday, January 7, 2025 12:46 PM  
**To:** bodmazer@rosedalemhoa.com  
**Subject:** What's Happening in Rosedale - Jan 7, 2025



**Rosedale Master Homeowners Association**

[www.rosedalemasterhoa.com](http://www.rosedalemasterhoa.com)

## **What's Happening in Rosedale**

**January 7, 2025**

### **Due date for Annual Dues Extended**

As annual assessment statements for the Master Association were delayed in mailing by RPM, the Board has agreed to delay late payment fees until February 1, 2025. Any payments received by RPM on or before January 31 will not realize a late fee.

Payments can be made on-line through RPMs Vantaca portal, or mailed to the Miami office as indicated on the statement. Please do not drop off payments at the RPM Lakewood Ranch office.

### **Town Hall - Upgrades to the 44<sup>th</sup> Ave Gate on Thur, Jan 9<sup>th</sup> @ 6pm**

The Board will hold a Zoom Town Hall on Thursday, Jan 9<sup>th</sup> at 6 pm to discuss the plans and timeline for the upgrading of the North Gate at 44<sup>th</sup> Avenue, which includes:

- The installation of sidewalk security fencing
- Certification of camera systems
- Relocation of the call box
- Training of gate attendants
- Verification of capabilities by Securitas and both Access and Infrastructure Committees
- Dry run testing of one attendant to manage both gates during the late night shift (11PM to 7AM).

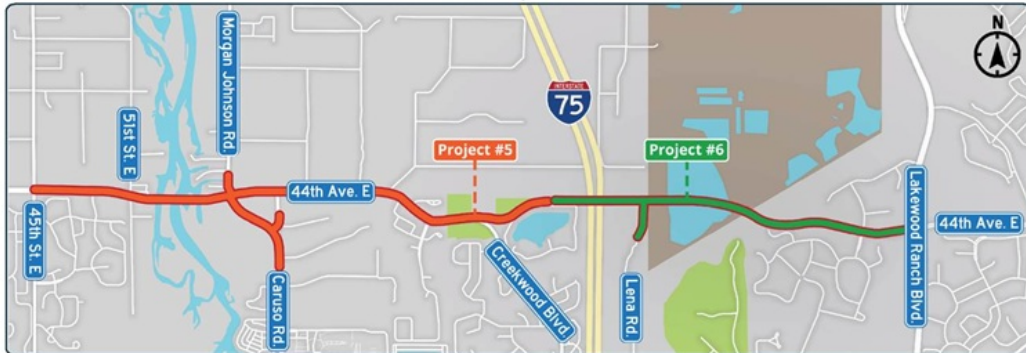
[Click here](#) to sign up to attend the Zoom Town Hall on Thursday, January 9<sup>th</sup> at 6pm.

### **Residents should be mindful that contracts posted on Vantican should not be published on public Internet sites**

We negotiate with vendors and use our size to leverage favorable pricing. Vendors do not want other communities in the area to have access to our pricing. Social media is not controlled by us. We like to think it is managed so that only residents have access to it, but we do not know for sure and cannot control it. By posting confidential information on social media, residents are only hurting our ability to effectively negotiate with vendors on their behalf. For this reasons, we ask that they keep confidential information that they have access to as resident confidential and not post actual contracts and agreements on Facebook.

### **Progress on the 44<sup>th</sup> Avenue Extension**

## PROJECT UPDATE | JANUARY 3, 2025



### Project 5 (from 45th Street East to West of I-75)

A dedicated right-turn lane is scheduled to be constructed at the southwest corner of 44th Avenue East and 45th Street East beginning in early 2025. The overall project is substantially complete and open to traffic.

### Project 6 (from I-75 to Lakewood Ranch Boulevard)

**I-75 Overpass:** Partial-lane closures and traffic shifts on the northbound and southbound lanes of I-75 will continue as needed to accommodate nighttime bridge construction activities. Northbound and southbound traffic on I-75 will be maintained.

**West of I-75:** Paving of the new roadway just north of The Ridge at Crossing Creek community westward from the I-75 bridge is now complete. Sidewalk and street lighting work are ongoing.

**East of I-75:** Bridge deck and lighting work are ongoing on the bridge over South Lake. Other current construction activities east of I-75 include construction of an embankment and retaining wall at the eastern end of the bridge over I-75, with the installation of roadway barrier scheduled to begin in mid-January 2025; road work, curb and gutter, and sidewalk installation north of south Lena Road; and retaining wall and utility work west of Solutions Lane.

Construction activities are active **Monday through Friday, between the hours of 7 a.m. and 6 p.m.**, with Saturday and nighttime work to be conducted on an as-needed basis. Travelers are asked to be mindful of construction equipment and materials being operated and staged in right-of-way areas.



Construction at the eastern end of the bridge over I-75, and the new 44th Avenue East roundabout and connection to south Lena Road

### CONTACT US

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For more information, scan the QR code to visit the project website.

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