

**To:** Communications@RosedaleMHOA.com  
**Subject:** Exploring Ways to Keep Down Costs at Rosedale

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**Rosedale Master Homeowners Association**  
www.rosedalemasterhoa.com

## **A Letter to the Community from the Board**

December 8, 2024

### ***Struggling with the Budget process***

The Board is finishing the budgeting process for next year and has struggled with the hard reality that rising costs and increased reserve obligations have driven up the cost of maintaining the high quality of life in our beloved Rosedale. It occurs to us that we should explore every opportunity to cut costs and minimize the increase. With that in mind, the Board would like to float an idea that just makes common sense to us.

### ***We value having a manned gated community***

Most residents of Rosedale take some comfort from knowing that they have the security of living in a gated community manned by gate attendants. We also feel the same way.

### ***Making the perimeter even more secure***

Over the past year, an effort has been made to close the breeches in the walls and fences around Rosedale where uninvited visitors could enter. This effort will be completed by the construction of fencing along the perimeter along the newly constructed 44<sup>th</sup> Avenue extension and approaching the North Gate at 44<sup>th</sup> Avenue to restrict uninvited walkers from entering. This barrier along 44<sup>th</sup>, by the way, is mandated by the County and is part of the original Plate agreement authorizing the building of Rosedale.

Swing gates at 44<sup>th</sup> Avenue entrance could be used after dark when the traffic moderates to restrict walkers, golf carts, bikes etc. that might otherwise slip into Rosedale and a keyed gate for walking residents would complete the job of perimeter fencing for maximum security, and is an option we are also considering.

### ***What our new gate management software can do for us***

One feature of our new TEKWave gate management software is that, in the event that a gate attendant does not show up for work or must leave to take care of an emergency, the gate attendant at the South Gate on SR70 can

manage entry at both gates very effectively by using the call box, and lighting and video cameras strategically placed around the gate to enable the attendant to observe everything going on. Residents with bar codes can enter without the need to involve any gate attendant. Visitors can scan their QR-codes or use the call box to speak with the gate attendant at the South Gate at SR70, who can remotely open the gate or send the visitor away. This year alone, we were down a gate attendant and the gate had to be left open five times.

This capability introduces an opportunity that, with the initial investment for swing gates, after a payback of 12 to 18 months, would allow us to lower cost and moderate our rising HOA dues by eliminating some labor expense.

We want to be very clear about this. We believe that the Rosedale community puts great stock in having manned gates, and that is why the community has been willing to support the \$550,000 dollars it cost for manned guards. Under no circumstances do we support eliminating manned gates. Furthermore, we believe it would be a violation of trust to consider any change to our current manned gate schedule without first surveying to get input and support from the community.

### ***Exploring opportunities to save money***

As a Board, we have a responsibility to look into any opportunity to save costs and eliminate waste. With that in mind, we have looked into the level of activity at the North Gate at 44<sup>th</sup> Avenue, and it turns out that during the graveyard shift (11 pm to 7 am) the average traffic through that gate is about 1 car per hour with a majority being Amazon delivery trucks. We provide a gate attendant, who during these slow hours, spends most of his time reading, watching TV or napping. At close to \$240 per 8 hour shift (\$1,200 every week), that is a very poor value. During that slow period, the attendant at the South Gate at SR70 could easily manage both gates. With the video surveillance and using the call box, we don't see that the gate would be any less secure. As Rosedale is now completely built out and the North Gate already provides access from 44<sup>th</sup> Avenue, we do not believe the upcoming extension of 44<sup>th</sup> will materially change the amount of traffic during the late night hours.

Our suggestion is that now that we have Tekwave up and running, we try it for a few weekends to see how it works. If it works and there are no problems, we can try doing this for the graveyard shift for the whole week. For those who are concerned, we have spoken with a number of the insurance carriers that provide homeowners insurance in our area, and they have told us that this would not change our insurance status as a gated community and would have no effect on insurance rates.

### ***Seeking input and support from the community before any change is made***

Before making any change, the Board plans to survey the community to determine whether our residents support this effort. We will augment our

survey with a Town Hall meeting where more specifics of what is proposed will be discussed and residents will have an opportunity to discuss any questions or concerns that they may have. We encourage everyone to be part of this process.

If there is agreement that it is a good idea, we can give it a try. If residents support testing and the test is successful, we would again survey to measure acceptance in the community before making any further changes. Please feel free to email your thoughts to [bodmazer@rosedalehoa.com](mailto:bodmazer@rosedalehoa.com).

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