

# FWNP WELCOME LETTER FOR OWNERS

FALLING WATERS NORTH  
PRESERVE  
NAPLES, FL 34110



Dear FWNP Owner:

The Falling Waters North Preserve Board of Directors (BOD) welcomes you to our beautiful community. We hope the information provided on this letter is helpful to you and makes navigating your first days at FWNP much easier. We are a small, established community of 90 units and our community is continuing to improve and flourish. The community grounds and buildings are managed and maintained by an active condominium owners' association. The board is committed to keeping communication open and fluid with the owners. Please note, that our new website (see below) is a valuable source of current information and provides the ability to directly message the board or property manager with ease. There is a Community Calendar where events such as board meetings and other community activities are posted. You can find links to our financial statements, insurance information, our accounting firm, etc. We hope you take some time to familiarize yourself with the FWNP website. Welcome again to FWNP!

Your Board

**FWNP Community Website:** <https://fallingwatersnp.info>

**Private Owners' Section Sign On –**

Message the Board to obtain the Private Owner Section:  
Sign On/Password



**MAY Management  
SERVICES Inc.**

**Phone: 239-262-1396**

**After Hours Emergency Maintenance:  
239-262-1396 (Then call the number  
provided on the message)**

## **Regional Manager:**

Kenneth E. Bloom Oak Creek Crossing  
11100 Bonita Beach Rd, #101  
Bonita Springs, FL 34135  
Tel: 239-262-1396  
email: [kbloom@maymgt.com](mailto:kbloom@maymgt.com)

## **Property Manager:**

Manager: William Behrens, CAM  
Tel: 904-618-4989  
email: [wbehrens@maymgt.com](mailto:wbehrens@maymgt.com)

## **Community Assistant:**

Jacki Cameron  
email: [jcameron@maymgt.com](mailto:jcameron@maymgt.com)

## **Sales & Lease Applications:**

Susan Palmer  
email: [spalmer@maymgt.com](mailto:spalmer@maymgt.com)

**HOA Payments:  
(Make out to FWNP, Inc.)  
KPG Accounting Services**

PO Box 25433, Tampa, FL 33622-5433. **Or** Create an Account/Sign-In at:  
<https://kpg.cincwebaxis.com/>

## **Resources and Tips:**

**Replacement Gate/Pool Fobs and Remotes** –  
Contact KEB Management - a max of 2 gate  
openers and 4 fobs are allowed for each unit.  
The original key card is counted as a fob and no  
longer available to replace.

**Pool** – Please lower/secure umbrellas when you leave  
and return chairs to the tilted-up position. There are  
trash and recycling containers in the pool house for use.  
See pool rules which are posted on the pool house  
building.

<p><b>Tele-Entry System (Gate)</b> – Contact KEB Management to have your name listed in the Directory at the gate. Your phone number can be set up to receive a call from the gate allowing you to open the gate by pressing the #6 on your phone keypad.</p>	<p><b>Contact Info:</b> Make sure the Property Manager has a current mailing address and a valid email address on file. Please provide a key to the property manager to access the property if required. Also, if you use a Condo Watch service, keep the PM informed.</p>
<p><b>Attics</b> - Please Note that Homeowner Unit Attic access is not allowed. Garage Attics are available for the homeowner to use.  <b>Pets-</b> Pets must be kept on a leash and not walked behind units. Please dispose of waste in the trash containers. <b>Please refer to the FWNP Rules &amp; Regulations you were provided.</b></p>	<p><b>Water</b> – we advise that you shut off the water to your unit when you are away any extended time. There is a shut off in your Water Heater/Furnace Closet and there is another shut off for each unit located outside at the ground level.</p>
<p><b>Trash and Recycling</b>  Trash Pick Up is every Monday  Recycling Pick Up is Tuesday and Friday  <b><i>Do Not Place Garbage in the Recycle Bins</i></b>  Please breakdown cardboard prior to placing in bins. No plastic bags in recycle bins.   <b><i>Large waste item removal – contact the Property Manager to arrange.</i></b>  If furniture/items are in good condition, the following organizations will generally pick up the item for free:  <b>St. Matthew's Thrift Store</b> 239-774-3315  <b>Salvation Army</b> 800-SA-TRUCK (800-728-7825) or 239-337-0955  <b>Habitat for Humanity Restore</b> 239-949-4409  9080 Bonita Beach Rd. SE, Bonita Springs, FL 34135  <i>(By the Sunshine Ace Hardware)</i></p>	<p><b>Electronics and other hazardous materials</b> may be taken to the <b>Collier County Recycling Drop Off Center</b> on Goodlette Frank Rd.   <a href="http://colliercountyfl.gov">Drop-off Centers &amp; Facilities   Collier County, FL (colliercountyfl.gov)</a>   9950 Goodlette Frank Road North 239-252-8617   Monday - Saturday 8:30 a.m. - 4:30 p.m.   <b>Collier County Beach Parking</b>   <a href="https://www.collierparks.com/collier_park/beach-parking-information/">https://www.collierparks.com/collier_park/beach-parking-information/</a></p>
<p><b>Florida Power &amp; Light:</b> 1(800) 966-4875  Website: <a href="#">FPL   Contact Us</a>  <b>For Outages:</b> 1(800) 468-8243 or 1(800) 4OUTAGE</p>	<p><b>XFINITY (Comcast):</b> 800-934-6489 Website: <a href="#">Xfinity Customer Service - Contact Us</a>   Xfinity Store is located at: 10600 Tamiami Trail, Suite 604, Naples <i>(By the Trader Joe's)</i>.</p>
<p><b>Police/Fire/Medical - Emergency Dial 911</b>   <b>Collier County Sheriff Non-Emergency (239) 252-9100</b></p>	<p>Please note: Comcast does not recognize the unit 3-digit number but uses just the last 1-2 digits of the unit number as the Service Location.</p>
<p><b>Collier County Tax Collector</b>   Website: <a href="#">Contact Us – Collier County Tax Collector (colliertaxcollector.com)</a>   <b>Property Taxes</b> - <a href="mailto:propertytax@colliertax.com">propertytax@colliertax.com</a>  239-252-8172 Fax 239-793-4411   <b>Motor Vehicle Registration</b> – <a href="mailto:motorvehicle@colliertax.com">motorvehicle@colliertax.com</a>  239-252-8177 Fax 239-774-9327   <b>Driver License</b> - <a href="mailto:dl@colliertax.com">dl@colliertax.com</a>  239-252-1150 Fax 239-434-4618</p>	<p><b>For in-home pest treatment:</b>  <b>Never Rest Pest Control:</b> 239-732-1442 <b>(No Charge)</b>   <b>Florida Fish &amp; Wildlife Conservation Commission (FWC):</b> 1(888) 404-FWCC or 1(888) 404-3922 or mobile phone users may use *FWC or #FWC   <b>Hurricane Preparedness:</b>   <a href="http://floridahealth.gov">How To Prepare for a Hurricane (floridahealth.gov)</a></p>