

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

06-23-2017

Here are the more important stories we had this past and upcoming weeks:

Irrigation Clock – During a routine walk with ArtisTree managers, one of the irrigation zones on Victoria Falls Circle started unexpectedly to work. It was discovered soon after that the irrigation clock box controlling this zone had smoke coming out of it. Apparently, the breaker box controlling the irrigation clock box had some kind of a malfunction causing the shortage at the irrigation clock box. We immediately turned off all breakers and called Arctic Air Electric, LakeRidge Falls' electrical company. Arctic Air Electric was able to replace the entire breaker box the following day. At the same time, we learned that an ArtisTree mower hit the breaker box that day causing this unpleasant chain of events. Needless to say that ArtisTree took full responsibility for this unfortunate incident paying for both the new breaker box and irrigation clock.

Parking Lot Lights – Staying on a somewhat related topic, we received a few reports the last few weeks that the two clubhouse parking lot lights on the south side were not on during the night. Each time, there was an issue with the mechanical time switch. In general, the mechanical time switch is a mechanical dial that turns the lights on/off on a preset time. We readjusted the switch each time, but soon discovered that the tripper that turns the light on failed to do so. Therefore, we had Arctic Air Electric on site yesterday to replace the entire mechanical time switch. Arctic Air Electric technician did a nice job and ensured that this should solve this problem.

Pool – Two technicians from Symbiont Services, LakeRidge Falls' pool/spa geo-thermal system maintenance company, were on site this week to replace one of the six geo-thermal units that malfunctioned (see pictures below). If you recall, a couple of weeks ago, it was determined that this unit's compressor broke. Following it, the Board of Directors accepted Symbiont's recommendation and asked to replace the unit altogether justifying the decision by saying there is no reason to throw good money after bad. It took the two technicians a full day to replace the unit, but at the end they did a really nice job. As we have become custom to, Murphy (i.e. notorious Murphy's Law) stopped by just moments after they were done. After the job was completed, the technicians went to set the thermostat, which controls the pool temperature. However, they discovered it was not responsive. After further diagnostic, they noticed water caused short circuits. With no other option, we had another technician come the following day to replace the thermostat. After he was done, he advised us all was up and running again. The pool's temperature is now set for 87 degrees at the cooling mode.



Sidewalks - Recently, the Board of Directors accepted a proposal by Ron LaCivita, an owner of a building & concrete construction company, to perform some additional work to replace and grind sidewalks. The decision to perform some extra work followed a recommendation by the Roads & Grounds Committee (R&G) after it identified some extra areas that needed attention. Mr. LaCivita and his crew were on site this week addressing all areas identified by the R&G. As usual, Mr. LaCivita did a great job. Below are some pictures from this project.



Have a great and safe weekend.

Sincerely,

Oded Neeman - CAM

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