

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

07-07-2017

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

**Gates** – A week or so ago, one of LakeRidge Falls’ residents informed us that the Mi Pueblo pedestrian gate was not working correctly. Upon inspection, I noticed that the Kant-Slam hydraulic closer, the device that regulates the self closing of the gate, broke completely off from the post. We immediately placed a call with Sunstate Gate, LakeRidge Falls’ gate maintenance company. Upon his inspection, Sunstate technician determined that corrosion caused the damage. After he fixed the issue, he recommended installing a gate stopper. This, he argued, would prevent this from reoccurring even if the Kant-Slam becomes corrected because it eliminates some of pressure that caused it to happen. The job is scheduled to take place today. While on site, we asked them to also replace the Kant-Slam hydraulic closers on all the pool gates and pedestrian gate at the north emergency gate.

On a related issue, we received reports on Saturday of last week that the back Lockwood Ridge gates were acting out. The exit gate was stuck closed while the entry gate was stuck open. Therefore, the President of the Association, Mr. Dick Dorn, placed an urgent service call with Sunstate Gate. Within an hour, a Sunstate technician was on site. He discovered that a surge resulting from lightning had burned two of the arms motherboards and three loop detectors. In general, the motherboards are pretty much the brain of the systems while the loop detectors are the devices which sense vehicles passing or arriving thus opening and closing the gates. It took the tech a couple of hours to correct the issue but at the end it was said everything was working up to par.

**Update - Car Accident Along Tuttle** – As you recall, a couple of months ago a car had hit a section of the community’s concrete wall, broken one of the wall’s slabs into fragments, and ended up in Lake Tuttle, which is located on the west side Stirling Falls Circle. Following the incident, the Association followed up with its insurance agent, Florida Highway Patrol, Manatee County Sheriff’s Office, and legal counsel in order to file a claim against the damage caused to its property. We are happy to say that in the last couple of weeks LakeRidge Falls was reimbursed for the costs associated with repairing the wall and replacing the landscape around it. If everything goes according to plan, we should have this 20 foot section of wall installed in a couple of weeks. We wish to thank you for your understanding on this matter.

**Clubhouse** – Recently, Piper Fire Protection, LakeRidge Falls’ fire protection service company, was one site performing the annual fire extinguishers inspection and emergency light check. As described in the past, Lakeridge Falls has five extinguishers which are located in the following areas:

- Guardhouse – one extinguisher,
- Clubhouse HVAC Room – one extinguisher,
- Clubhouse Hallway – two extinguishers,
- Pool (i.e. right before you enter the Fitness Center) – one extinguishers.

The technician inspected the five extinguishers making sure there were no signs of denting, pitting, or corrosion on the vessels. He also confirmed that the pressure gauges and safety pins were in operable range, installed new dated tamper seals, inspected for obstructions, and recorded serial numbers, manufacture dates, and other necessary data. After he

was done, the technician installed certification tags on all extinguishers. While on site, the technician also ensured the backup batteries on the emergency lights were in working order. The backup batteries ensure the emergency lights will be operable in case the power goes off. He noted that there backup batteries had to be replaced, which he did. After he was done, he certified that all are now in good working condition.

Have a great and safe weekend.

Sincerely,

Oded Neeman - CAM

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