

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

07-14-2017

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

Irrigation –A lot was going on as far as irrigation maintenance goes this past week. ArtisTree Irrigation Technician, Mr. Victor Martinez, discovered a main line leak right on the corner of Tuttle Ave and LakeRidge Blvd. ArtisTree had to dig a 8'L x 4'W x 5' deep hole to reach the main line. When done, they discovered, as can be seen in the picture below, a small crack in the coupling that connects two 4 inch main irrigation pipes. Thanks to Mr. Martinez's conscientiousness, the issue was resolved the same day. The following day, Mr. Martinez discovered that the shut off valve which controls the passage of filtered irrigation water from the irrigation station broke as well. As can be seen in the picture below, as well, the issue was repaired within the hour. Finally, we reported last week, as you may recall, that a surge resulting from lightning had burned several electrical components at the back entry gate off of Lockwood Ridge. Unfortunately, this surge did not skip an irrigation clock located nearby. For those who may not know, an irrigation clock is an electrical device that is used to set the irrigation sprinklers and routers to come on automatically at preset times. This specific irrigation clock, number 6, is located on the east corner of Victoria Falls Circle and LakeRidge Blvd and controls the irrigation along both sides of the wall. That said, it took ArtisTree a few hours but evenly the issue was repaired and the irrigation system is working up to par.



Fire Backflow Leak – A few weeks ago, one of Sandstone Neighborhood's residents informed me that the large fire line backflow located on the north entrance to the Clubhouse parking lot was leaking. In super simple terms, the fire line backflow device, much like your residential backflow, is designed to protect drinking water supplies from being contaminated due to a drop in water pressure. Following the report, we placed a service call with Piper Fire Protection, LakeRidge Falls' fire system service and maintenance company. Following a short inspection, Piper technician determined that the 4" outlet OS&Y (outside stem and yoke) gate valve had to be repacked. Although this may sound super technical, in reality it was a very simple fix. Inside the valve there are 3 packing glands, which look like fabric o-

rings. So, the tech removed the bolts and nuts covering them, pulled them out, installed new ones, and re-secured the bolts and nuts back. Fancy terms, simple fix. When he was done, the leak was over and the backflow was said to be in good working condition.

Speeding and Stopping – Every so often, the issue of homeowners and residents who are speeding while driving on LakeRidge Falls Boulevard or are not obeying stop signs is brought up. The importance of this matter does not need to be mentioned. It is an issue of personal safety. Homeowners and residents must obey the speed limit requirements and must completely stop at the marked stop signs or before entering a crosswalk or intersection. Because this issue involves personal safety, the Board of Directors wanted to remind the Community of the obligation to continue and vigorously enforce this matter. Please, we are asking that you assist us by simply driving slowly and carefully around the Community.

Have a great and safe weekend.

Sincerely,

Oded Neeman - CAM
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