

# LakeRidge Falls

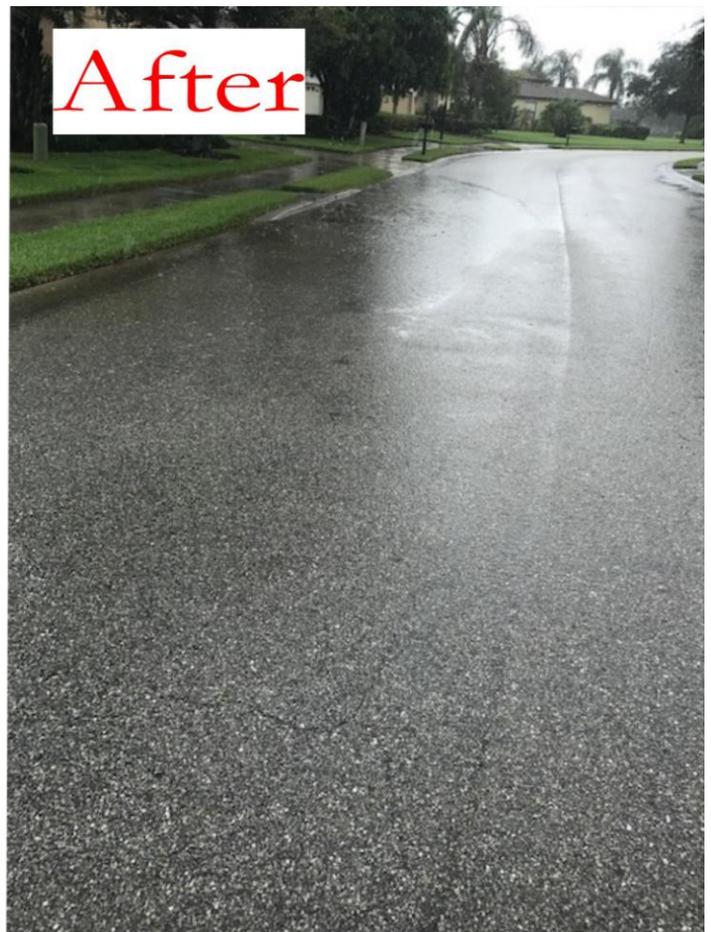
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4200 LakeRidge Blvd.  
Sarasota, FL 34243

09-01-2017

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

**Weather and Stormwater System** – As many have experienced or heard by now, a low pressure system slowly passed our area last week. As a result, we had a few days of almost endless rain accommodated by spectacular lightning shows ([please see link](#)). On the unfortunate side, many roads and rivers in Sarasota and Manatee Counties were flooded. Luckily enough, LakeRidge Falls had a small taste of the above. During the heavy rain, it was brought to our attention that two sections around street storm drains could not absorb the rapid flow of water. As a result, the areas around those street storm drains were temporarily flooded. When the rain slowed down, however, the water level dropped, as can be seen in the before and after pictures below. In addition, all lakes in the community seemed to reach levels many residents haven't seen before. Following this weather, several concerned residents contacted us regarding the community storm drain system and its ability to deal with extreme weather.



For those who may not know what we are talking about, here is a short explanation about the community stormwater system. LakeRidge Falls has 16 lakes. However, these lakes are really considered retention ponds. These ponds are designed to collect the stormwater from the streets. Their main goal is to slow down the flow of water before it reaches the county's sewer system. Otherwise, it can overwhelm it causing underground pipes to burst and the street to flood. Most of the ponds in the community are connected to each other. When the water level at one pond reaches a certain

point, the water is designed to drain to a lower level pond. Between some of the ponds, there are overflow drainage basins. These are squared concrete structures with a metal wire on top of them. Their goal is to further slow the flow of water down by storing it and releasing it at a slower rate. Eventually, all ponds drain to the large preserve area located in Stirling Falls Neighborhood. From there, the water drains to a large overflow drainage basin ([please see link](#)), to a 4 or 6 feet wide pipe, and to the county's drain system.

It was said that in Manatee County the torrential rain dumped as much as 13 inches of rain in some parts. It is therefore not surprising the community stormwater system had to work a little bit harder than usual. Can an extreme weather flood the community? Well, we are not the engineers who designed this system, but the end result proved the system worked. Nevertheless, we will continue to closely work on a regular basis with our professional vendors, such as Cardno Entrix, in maintaining the system and with the County and other engineering professionals in evaluating its integrity.

**Aftermath of the Weather** – We were fortunate enough not to experience any major damages due to the recent weather. Nevertheless, it had some minor impact on the community. Due to the heavy rains, ArtisTree has chosen not to deploy its mowing crews on Wednesday due to the extreme amount of moisture the grounds retained. It was done in order to refrain from causing any damage to the turf as well as displacing any mud or other debris from getting on the homes and driveways. Therefore, ArtisTree mowing crews started mowing some portion of the community only yesterday. This in mind, they were instructed to skip mowing areas where the turf is still very wet and were asked not to hard and soft edge as it may cause too much mud to be slung. Weather permitting, they will resume normal mowing operations on Wednesday of next week.

Another unpleasant aftermath was the impact power surges on some of the community security systems. Following the lightning storms, it was reported that one section of the emergency only gate off of Kariba Lake Terrace was stuck open. Sunstate Gate, LakeRidge Falls' gate maintenance company, was dispatched on site and found out a surge caused by lightning had burnt two fuses. Regardless, Sunstate Gate tech replaced the fuses and the gate is now working without problems. Another power surge impacted the security cameras. The brief spike in electrical current at the Clubhouse burnt the surge protector of the cameras' encoder. As result, a few of the cameras were temporarily out of order. As with the emergency gate, we placed a service call with Rapid Security Solutions (RSS), LakeRidge Falls' security alarm and cameras maintenance company. Their tech replaced the faulty surge protector and all cameras are now working without issue.

**Waterfall** – Last week, a Manatee County employee suggested that there is a plumbing leak around the Gatehouse. The County employee, whose job is to read the water meter usage, noticed the water meter was running although the mainline to the Gatehouse was off. After further investigation, we discovered that the source of the leak was the waterfall. Smiley Pool Services (Smiley), LakeRidge Falls' pool and waterfall maintenance company, discovered two leaks: one on the west side and one on the east side of the waterfall. As can be seen in [this video clip link](#), small cracks at the lower basin of the waterfall led to this problem. As a result, we had to turn off the entire system which operates the waterfall. At the same time, Smiley tech used an epoxy to seal the cracks in the basin. Regardless of the above, Smiley's owner suggested considering resurfacing the waterfall basin as we came to learn they reached their useful life. We hope to turn the system back on today, but will only do so after Smiley inspect the repairs and confirm they are holding.

**Labor Day** - Due to Labor Day Weekend, the Lakeridge Falls' **offices will be closed** on Monday, September 4<sup>th</sup>. We will open again on Tuesday September 5<sup>th</sup>.

**Trash Collection** - NO Residential Garbage will be done on Monday, September 4<sup>th</sup>, due to Labor Day. Collection for that week will be as follows:

- Monday's collection will be collected on Tuesday, September 5<sup>th</sup>.
- Wednesday's yard waste collection will be collected on Thursday, September 7<sup>th</sup>.

- Thursday's collection will be collected on Friday, September 8<sup>th</sup>.

Have a great and safe long Labor Day weekend ;-)

Sincerely,

Oded Neeman - CAM

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