

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

09-15-2017

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

Hurricane Irma – Aftermath – On Sunday night, Hurricane Irma arrived to our area as a Cat2 hurricane. During the entire storm, the community amazingly enough didn't lose power. More importantly and thank g-d, no one was hurt as far as we know. On Monday, ArtisTree inspection teams and Board of Directors members assessed the damage Hurricane Irma left in her path. At the same time, ArtisTree crews started cleaning the landscaping debris. On behalf of the community, I would like to take this opportunity and thank Mr. Scott Acton, ArtisTree Account Manger, and ArtisTree crews for their prompt response and diligent work in cleaning the community. As many residents pointed out to me, their hard work didn't go unnoticed.

Unfortunately, Irma left an unpleasant trail behind her. The worst case was a property that sustained major damage after an entire tree fell on its lanai (see picture below). Another case, a tree fell on a house hitting the edge of the roof causing what seems to be minor damage to a couple of tiles and the aluminum gutter. We also discovered, thanks to owners who reported it, that 3 street lights were damaged. We placed a service call with FPL. That said, we don't expect these lights to be fixed in the near future as we are sure FPL's hands are quite full at the moment restoring power to many Floridian consumers.



We also had a lot of trees that fell or broke. We had 61 trees that had to be staked. This job was completed yesterday. We also had 16 mature trees that had to be removed by ArtisTree Tree Care because of their size. Eleven of them were or will be removed by the end of the day. Then there were 19 standard flowering trees such as Bougainvillea and Hibiscus that broke and now need to be replaced. ArtisTree will work on removing them by next week and flagging their locations in order to know where to install the new ones. Finally, there were between 15 to 30 trees that suffered some kind of damage. These damages range from a few broken limbs to deformity of the canopy/tree.

The Landscape Committee and the Board of Directors will work with ArtisTree in the next few days to come up with an action plan. Because there is a lot of work ahead of us, we ask for your patience and understanding over this matter as it may take some time to address all issues on hand. Please also remember that LakeRidge Falls' Landscape Policy and Process states that replacement of landscape shall be the responsibility of the landscape contractor at Association expense, within budgeted amounts, and of a specimen type and size appropriate to original installation.

This is important to remember because it is now clear that there are some specimen types such as Tabebuia trees that have low wind resistance. As such, they are more likely to break or fall each time the wind picks up. Therefore, it would be smarter to consider a more wind resistant tree that would also require less care and maintenance. In addition, some of the trees we lost were mature. The replacement trees, however, may be significantly smaller. Nevertheless, owners desiring a larger sized replacement, may at their option, pay the difference in cost between the recommended size and a more mature plant. Please advise us in advance if this is your preference.

On a related topic, we also noticed while walking the property that several owner-installed landscaping beds suffered damage. We urge these owners to take action on the matter. If you are a snowbird, please send your representative to inspect your house.

Finally, several residents contacted me regarding vendors who can fix their ripped lanai screens and/or can fix roof leaks they discovered following the storm. As always, we are more than happy to provide you with names of vendors who will be happy to assist members of this Association, but we wish to stress that LakeRidge Falls Community Association Inc or myself are not making any representation, guarantee, or warranty for their work. Regarding roof issue, you can call Mr. Mike Hartigan at 941-720-2862. Regarding screen repairs, please feel free to call Mr. Chad Flagg at 941-228-3471.

Alligator – We were informed by two residents that they spotted a small alligator in the community on two separate occasions and locations. We of course placed a call with the Nuisance Alligator Hotline, a Florida Fish and Wildlife Conservation Commission program designed to protect alligator population while keeping public safety in mind. The representative promised to send a certified and licensed nuisance alligator trapper. However, she noted, it may take a little longer than usual due to Hurricane Irma and its aftermath.



In the meantime, please take a moment and read the attached brochure called Living with Alligators ([or click here to see it](#)) published by the Florida Fish and Wildlife Conservation Commission. It provides safety tips and other important information. Remember, please don't attempt to handle the alligator by yourself if you spot it. Also, please make sure to follow LakeRidge Fall's guidelines to never feed wildlife and make sure your pet is on a leash and directly attended whenever it is outside your home.

We will keep you posted after it is trapped.

Clubhouse Bathrooms – Unfortunately, we have a setback with the repair of the bathrooms in the Clubhouse. To make a very long and tiring story short, all parties involved (i.e. the insurance carrier, the claims adjuster, and the construction vendor) were not communicating with each other. It got to a point where the insurance carrier could not even reach his own claims adjuster to get the assessment report. Needless to say, we raised some hell this week over this matter with the insurance agent, the insurance carrier, and the construction vendor. As a result, a new claims adjuster was sent here yesterday and the construction vendor promised to start work within two weeks as long as the insurance company approves the work.

Back Gate – Some of you probably have noticed that the two arm gates at the residents' only gate off of Lockwood Ridge Blvd are missing. The reason is a Waste Management (WM) garbage truck. Here is the story. Last Friday, a WM garbage truck attempted to sneak in the back gate as can be seen in the picture below. However, the gates closed on the

truck before the driver was able to get in. As a result, the two arms and the mechanism that operates them broke. We immediately filed a claim against their insurance company. We hope that by next week they will approve the repair. This is another good example for the necessity of the back gate security cameras.



Have a great and safe weekend.

Sincerely,

Oded Neeman - CAM

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