

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

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

Clubhouse Bathrooms – Some more good news. On Wednesday, two Wright Way technicians started the mold remediation work. They are scheduled to finish today. Below are a few pictures of how the bathrooms look following the elimination of any potential mold infected element. That means that hopefully next week we will have the mold inspection company, a professional company that performs air quality assessments, to ensure the Wright Way followed their Mold Remediation Protocols and to test once again the air quality. Once the results are back and the mold inspection company clears us we will be able to open the bathrooms. Two things to remember: a. it may take up to a week to get the results back, b. once cleared, we will still need to perform the necessary repairs to the bathrooms, which means they will have the “under construction” look. As explained last week, this part may take a little bit longer because it involves more elaborate aspects such as drywall replacement, tile selection, fixture selection, etc. As always, we will keep you inform as we go.



Fraud Alert – Recently, a resident shared with me his experience in which a scammer attempted to deceive him to purchase a false service. Here is the story:

“Today my computer locked-up with a notice that I had been hacked by a Russian and was to telephone Microsoft for assistance. I could do nothing with computer completely stopped. The notice warned that any action to restart or otherwise use the computer would erase all data and ruin everything. So, I telephoned the number on the screen and talked with someone who convinced me that he wanted to set things right at no cost to me. He sounded very professional, and for the moment I almost believed him. Anyway, he led me through a number of things to do to reset the computer and after a long while all was re-established and the computer was working well again. He then said that he could do no more for me, that he had solved the problem with the computer, but could do nothing to keep me from the hacker. He had a program that could benefit me and, with my permission, go ahead and install a program that would fix the hacking. He quoted a price of \$2700 to do this. I told him that he was out of his mind. He then told me of a senior discount and they would do this for \$1500. I told him that I would not even consider this. His final offer was for \$99.99 and he said that this was a bargain and he had my interest in mind. I hung-up the phone. I later determined that the phone number that he gave me to call Microsoft, 1-855-629-4140, was a computer scam, which I suspected all the while, but he had me doubting my better judgment. I think that everyone should know about this. This is a believable scam and so well done that I was beginning to doubt that it was a scam.”

It is very important that you share these stories with us and your neighbors. This way we can spread the word of a scam that is circulating in our area. Most importantly, together we can make this community safer.

Fitness Center – A couple of weeks ago on Saturday, we received a few reports from residents stating they were unable to enter the Fitness Center. After further investigation, we found that the access control system, i.e. the FOB for the Fitness Center, was down for a couple of hours. We placed a service call with Sunstate Gate, LakeRidge Falls’ gate and access control maintenance company, first thing Monday morning. Sunstate tech, which came later on that day, inspected the system and didn’t discover any issue with it. Unfortunately, the problem re-occurred the following Saturday. Therefore, we once again placed a service call with Sunstate. Again, Sunstate didn’t find any problem with the system. Nevertheless, they updated the program with hopes this will do the trick. And indeed, residents reported that the access control system was working with no issue during the weekend. We wish to use this opportunity and apologize for any inconvenience and thank you for your understanding on this matter.

Back Gates – A couple of weeks ago we reported that a Waste Management (WM) garbage truck broke the arms gates located off of Lockwood Ridge Blvd while attempting to sneak into the community. As also reported we filed a claim against their insurance company. Thanks to the video photoage of the incident, this was a clear cut case. Therefore, their insurance carrier issued an immediate reimbursement check for the full proposed repair costs. We are happy to announce the check arrived this week. Following this, Sunstate was on site to repair the two broken arms, change the reflective films the truck damaged, and replace a few fuses that were burned as a result of the driver forcing the truck in. The back gates are now up and running again as usual.

Have a great and safe weekend.

Sincerely,

Oded Neeman - CAM
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