

LakeRidge Falls

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Sarasota, FL 34243

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

Termite Scare – A couple of weeks ago, a resident of the Association advised us that her pest control company identified the presence of termites. For this reason, the building was tented in order to perform a termite fumigation process. For those who may wonder, pesticide is being released during this process into the tented structure in order to kill the termites. As one can imagine, the appearance of the tented structure raised some concerns among neighbors. This led to what I came to call: the termite scare.

Yes, the presence of termites is not a pleasant reality; however, this condition is treatable and can be prevented in some cases based on the literature provided to us by Pest Shield, LakeRidge Falls' pest control company, and the literature available online. Please understand that termites are part of the reality of living in Florida and can be considered just another Floridian nuisance such as hurricanes, sinkholes, lightning, heat, or seasonal traffic. While it is quite understandable that a tented house creates termite scare, please don't let this scare impact your judgment.

First, you may want to identify termites before taking any action. Pest-management expert Faith Oi, an associate Extension scientist with the University of Florida Entomology and Nematology Department, suggests that homeowners should "educate [themselves] about termite treatment methods. Federal law prohibits arbitrary pesticide application for termites – a company can't come out once a year to apply a barrier treatment of insecticide around your home without evidence that it's needed."

Second, make sure to do your homework on termites if termite prevention and/or treatment are warranted. The fact that one house was fumigated does not mean that all neighboring buildings must be tented and fumigated as well. Orkin, a national residential and commercial pest control services company, suggests that structural fumigation is not always warranted. They go on to explain on their website that some termites can be spot treated in depends on the extensiveness of infestation. The internet is full of unbiased information. Make sure to use it.

Finally, termite presence is scary, however, please, please, please do NOT allow this scare to rush you into costly termite treatment plans. Take your time when selecting a pest control company. Remember, some companies may send a commission based salesperson who may not be a licensed and/or experienced technician. Therefore, ask friends, research online, call the Better Business Bureau (BBB), and most importantly interview at least two or three pest control companies before signing any contract.

To sum it up, termites are part of life in Florida. It does not mean that you must have a termite protection plan or treat your house for termites. However, if you do identify their present, remember

they can be treated. The scale of infestation may determine the scale of treatment. Please do not rush into signing service contracts. As Pest-management expert Faith Oi suggest “as with any professional service you might seek, it’s a good idea to become an informed consumer before you pay for termite treatment.” Therefore, take a week or so to educate yourself on the matter and make sure to interview at least two or three pest control companies before signing any contract. We hope you find this information useful and invite you to visit The University of Florida website to read more on this subject.

Radio Frequency ID (RFID) system – Please remember that all Victoria Fall Neighborhood residents are invited to install the new transponder tags. Installation time will be on Monday and Friday mornings from 8am to 10am. For those who are still working and therefore unable to come during these time frames, please make sure to contact me directly and we will attempt to accommodate your schedule. This in mind, installation for Sandstone and Stirling Fall Neighborhoods residents is scheduled for June and July respectively. Come August, all old clickers will be disconnected so please make sure to come to the office during your preset time frame in order to avoid inconveniences. For those snowbirds who are not in Florida during these months, please stop at the office upon your return and we will install the new transponder tags at that time (please remember to come from the front gate upon your return).

Also, a question was raised what to do with the **Old Clickers**. The answer is simple: **TRASH IT**. However, please make sure to remove the battery before throwing it away. Remember, the RFID transponder tags are replacing the current clicker system.

Another question was what to do with the **FOB**. In this case, please make sure to **KEEP IT**. The proximity card, i.e. FOB, is the access control key which grants residents access to the Clubhouse, Fitness Center, Pool, and all Pedestrian Gates. This triangle with the grey circle key is the only way you can enter the areas mentioned above. Therefore, make sure NOT to dispose of it.

Pool and Spa – This week, we were informed by residents that the spa was not working. Therefore, we placed a services call with Smiley Pool Services, LakeRidge Falls’ pool and spa maintenance company. The Smiley technician who came on site the same day advised that the spa pump motor, which circulates water through the spa, burned. As a result, the breaker tripped and therefore residents were unable to turn the spa on. Smiley Pool was able to come the following day and replace the defective motor making sure it was working properly. During the testing of the new motor, Smiley Pool discovered that the water temperature at the spa was at around 109 degrees although the heater thermostat was set for 103.

Therefore, we placed yet another service call, but now with Symbiont Services, LakeRidge Falls’ pool/spa geo-thermal system maintenance company. Symbiont technician came the following day and made sure to replace several parts in the heater, mainly a temperature sensor. All the work related to the spa heater was performed under warranty. After he was done, the Symbiont technician checked the system and advised everything was working up to par.

Please be advised that the spa is now up and running again.

Also this week, we changed the pool settings based on the directive of the pool committee from the heating mode to the cooling mode ensuring the pool temperature will not exceed 87 degrees. You may wonder what does it mean “cooling and heating mode” and how does it affect the pool temperature? Well, here is a short and simple explanation.

The pool thermostat is set to reach a desirable temperature; in our case, 87 Degrees Fahrenheit. When the temperature “hits” 87 degrees, the geothermal system that controls the pool’s temperature stops.

During the winter, the temperature outside drops significantly, which causes the water temperature to drop as well. As a result, we turn the heating mode on in order to bring the temperature up to 87 degrees. This way, the pool stays at 87 degrees even if the temperature outside is in the mid 40s, for example.

During the summer, the same idea applies but in reverse. As the temperature rises, the pool water temperature rises as well. It is not uncommon, therefore, to see the pool temperature at 92 degrees when the settings are on the heating mode. Therefore, we switch the setting to the cooling mode when summer is just around the corner in order to bring the temperature down to 87 degrees.

Have a great and safe weekend,

Sincerely,

Oded Neeman – Community Association Manager

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