

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

07-13-2018

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

Spa – Last week following the 4th of July, we received a report that the spa was not at the appropriate temperature. We, of course, placed a service call with Smiley Pool Service, LakeRidge Falls' pool and spa maintenance company. Upon inspection, Smiley Pool tech discovered that the breaker that controls the spa's motor tripped, most likely due to the lightning storm we had a day or so before. After turning the breaker on and working on stabilizing spa chemical levels, the tech noticed that one of the canisters which house the spa's filters was leaking. At first, he thought it was a loose filter lock ring, but soon discovered it was a crack along the 15 years old canister. Following this, Smiley Pool advised us to close the pool until the canisters were replaced. After all, they explained, running the spa while there is a leak in a filter's canister may drain the pool.

Following this, Smiley Pool provided LakeRidge Falls with a proposal for replacing the two old canisters with a larger canister. Following an approval, the new canister was ordered and Smiley Pool was here today performing the job. Below are pictures of the smaller units that were replaced and the new 200 sqft filter after it was installed. We hope that by the end of the day the spa will be up and running again after Smiley Pool will stabilize the spa chemical levels. And as always, thank you for your understanding and patience over this matter.



Gatehouse – While the lightning storms we had in the past couple of weeks took a small toll on the spa pump, i.e. tripped breaker, they didn't "mercy" the Gatehouse air conditioning unit. Early on this week, Mr. Tim Clark, LakeRidge Falls Guardhouse Captain, reported to us that the Gatehouse's A/C unit stopped working. Following the report, LakeRidge Falls' Heating, ventilation, and air conditioning (HVAC) company, Arctic Air, came on site to inspect the issue. Arctic Air's technician concluded the condenser's motor blew. The technician explained that this was most likely due to a power surge following an outage resulted by lightning. Luckily enough, Arctic Air's warehouse is just around the corner so obtaining the replacement motor, and therefore the repair, didn't take too long. Following the repair, the technician started and tested the air conditioning unit verifying it is up and running.

Irrigation – On a similar matter as reported last week, ArtisTree Irrigation Technician, Mr. Victor Martinez discovered a main line leak near the clubhouse parking lot. As can see in the picture below, this time around, Mr. Martinez discovered a broken 4 inch irrigation pipe. This leak was the result of a crack in the coupling that connects two main irrigation pipes. As explained a while back, this issue is the result of material fatigue which occurs when these couplings are subjected to repeated loading and unloading of water pressure. Mr. Martinez once again proved his value as he made sure to repair the matter by the end of the following day. Following the repair, Mr. Martinez ensured the irrigation system is up and running.



Parking on Driveway - Lakeridge Falls' governing documents states that some activities and/or conditions "are prohibited within the community unless expressly authorized by, and then subject to such conditions as may be imposed by, Declarant or the Board of Directors: any activity which....creates... condition which tend, in the Board's judgment, to unreasonably disturb the peace of threaten the safety of the occupants of other Lots...." Why do we bring this issue up?

Well, driving around the community it seems more and more residents are parking their vehicles on the driveway. While this condition is not necessarily a violation of the governing documents, parking a vehicle or vehicles on the driveway in a way that blocks the path of people using the sidewalk is a "condition which tend, in the Board's judgment, to unreasonably disturb the peace of threaten the safety of the occupants of other Lot."

Therefore, we please ask residents to kindly park their vehicles in the garage. If you are unable to fit all vehicles in the garage, please make sure to park your vehicle/s on your driveway in a way that does not interfere with pedestrians walking on the sidewalk. Thank you in advance for your cooperation and understanding on this matter.

Sincerely,

Oded Neeman - CAM
LakeRidge Falls Community Manager
4200 LakeRidge Blvd.
Sarasota, FL 34243