

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

08-03-2018

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

Capital Improvement – By now, you should have received a ballot in the mail asking for your vote on this matter. As explained a couple of weeks ago, the Board of Directors voted to obtain an approval of the membership, i.e. LakeRidge Falls' homeowners, to amend LakeRidge Falls' governing documents. The Board is asking for your vote on initiating a capital improvement fee for future homeowners who purchase a house in LakeRidge Falls.

In the past week, a few questions were raised regarding the ballot. Here are the main questions and the answers to these questions:

Q: Where to send the ballot?

A: Once complete, please make sure to mail, email, or fax the ballot back to the Association at 4200 LakeRidge Blvd. Sarasota FL 34243. You can always drop the ballot in Paula's or my office located in the Clubhouse.

Q: I recently moved to LakeRidge Falls, will I be responsible to pay this fee as a new homeowner?

A: No. The term new homeowner refers to future homeowners who will move into the community after the amendment is adopted (i.e. assuming it will). In other words, all homeowners who moved in recently are NOT responsible to pay this fee if the amendment is adopted.

Q: What happens if I vote Yes or No?

A: If you vote Yes, you will save about \$30 a year. Capital improvement is projected to generate revenue of approximately \$11,500 a year. This means savings of about \$30 a household (i.e. \$11,500 divide by 399 households equal roughly \$29). If you vote No, it will cost you \$30 a year.

Radio Frequency ID (RFID) System – August is here. This means that all old clickers are getting disconnected. As we disconnect the old clickers, we will attempt to notify homeowners or their representatives via email. If you receive such email, it is because you have yet to obtain the new transponder tag. If your old clicker was disconnected and/or you have yet to obtain the new transponder tag, please make sure to stop by our office on Mondays or Fridays between the hours of 8am to 10am to obtain your transponder tag. Until a transponder tag is obtained, please remember to come from the front gatehouse. Thank you in advance for your cooperation on this matter.

Spa – As some pool users know, the spa was out of commission for over a week. Here is the reason. Smiley Pool Service, LakeRidge Falls' pool and spa maintenance company, reported to us recently that the spa pump was not working and therefore had to be replaced. Of course the work was approved and the new pump was installed on July 26th. During the weekend following the installation of the new pump, residents reported that the spa was not working. So of course, we called Smiley Pool again. Upon their inspection, Smiley Pool discovered the pump's breaker tripped and will not reset.

Smiley Pool believed the breaker was bad (i.e. lightning storms) and therefore placed a service call with Owen Electric, a licensed and insured electrical company. Soon after Owen Electric concluded their service visit, we received reports from residents that the spa was once again not working. Following yet another inspection, Smiley Pool reported the breaker tripped again and that this time around they could smell a burning odor coming from the new pump. Therefore, Smiley Pool took no chances and turned the breaker off and asked Owen Electric and the Pentair, pump manufacturer, representative to look into this matter.

To make a long story short, Owen Electric and Pentair had some recommendations to upgrade the system so it will work more efficiently. The Association asked Smiley Pool to provide a written report outlining those recommendations so it can learn it and act if needed. That said, we were advised they didn't find anything out of the ordinary. Therefore, Smiley Pool replaced the defective pump yesterday so the spa is up and running again.

Waterfall – Staying on a related issue, we discovered that the left side, facing it, of the waterfall stopped working at about the same time the spa pump was acting up. Therefore, we placed a service call with Smiley Pool Service, which maintains the Association's waterfall in addition to the pool and spa. Smiley Pool reported the issue was an electrical matter and therefore placed a service call with Owen Electric. Unfortunately, Owen Electric was slow to react and came only a week after the issue started. Following their inspection, Owen Electric discovered that the variable-frequency drive (VFD), which controls the electrical power to the pump motor, was not working.

However, the VFD falls under the scoop of responsibility of ProPump & Controls, Inc, formally Systematic Services, LakeRidge Falls' irrigation and waterfall station maintenance company. So of course we placed a service call with ProPump. ProPump determined that the VFD reached its usual life. That in mind, they suggested bypassing the VFD. They suggested it for two main reasons. First, the VFD main goal is to preserve energy. However, the cost of replacing the VFD, i.e. around \$7,000, will not warrant the electric savings over the course of its potential life. In addition, ProPump advised that the pump motor on the right side of the waterfall does not have a VFD. Therefore, they argued, what is the logic to have a VFD on one side but not on the other. Following on their recommendation, the VFD was eliminated and the power was restore to the left side of the waterfall.

But because Murphy's Law loves LakeRidge Falls so much, the issue with the waterfall is not near to be over. Soon after ProPumo concluded their work, Smiley Pool was invited to fill the waterfall back up and maintain the required chemical level in the water following a long week it was off. Upon their arrival, Smiley Pool discovered the waterfall basin was pretty much empty. This indicated to them there is a major leak at the basin of the waterfall or a main line. Therefore, Smiley Pool will work during the next few days to locate this source in an attempt to solve this maintenance issue.

Sincerely,

Oded Neeman - CAM

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