

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

08-10-2018

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

ARB Guidelines – After months in the making, the new Architectural Guidelines, Revision 9, was approved by the Board of Directors during one of its last meetings. The idea behind the Architectural Guidelines lies in the documents governing the Association. LakeRidge Falls’ documents require homeowners to obtain an approval from the Architectural Review Board (ARB) before performing any work on their lots. The Architectural Guidelines are the set of rules which provide guidance regarding what is acceptable and what is not. The importance of guidelines, as spelled out in the ARB mission statement, is that they help “ensure the overall value of the community by preserving its architectural integrity, harmonious design, and aesthetic principles through careful consideration of the Community-Wide Standards...”

Working on this revision, the ARB focused on “cleaning” the guidelines making it easier to read. Duplications were edited, grammatical errors were corrected, and ambiguous language was clarified. In addition, the ARB added new articles to address subjects that were raised in the past few years such as security cameras and new construction. Because it is impossible to present all the changes that were made from the previous version, the Board of Directors is encouraging all homeowners to read the latest version of the guidelines. A copy of the new Architectural Guidelines is attached to this email and can also be found on the LakeRidge Falls’ website under the tab “Forms.” As always, hard copies are available in my office.

As someone who has followed this process closely for the past few months, I would like to recognize and thank the members of the Architectural Review Board and for their hard work in composing these new guidelines while keeping homeowners and residents wants and needs in mind.

Fraud Alert – Every so often we like to share fraud attempts that our residents have experienced. Our hopes are that by sharing such incidents we will help others to be better aware of such attempts thus avoiding them. The following message titled “Watch out for Medicare scams” was shared with us by one of LakeRidge Falls’ residents. It is an email she received from “Medicare” warning her from con artists.

“What should you do if someone calls and asks for your information, for money, or threatens to cancel your health benefits if you don’t share your personal information? **Hang up! It’s a scam.** Scam artists may try to steal your personal information by calling you and asking for your current Medicare Number to get your [new Medicare card](#).”

Medicare will never call uninvited and ask you to give personal information or money to get your new Medicare Number or card. [Learn what to do](#) if you get a suspicious call like this.

Remember: Your new Medicare card will automatically come to you in the mail. You don’t need to do anything, as long as your address is up-to-date with the Social Security Administration. If you need to update or verify your address, visit your [My Social Security account](#). Sincerely, The Medicare Team”

New Annuals - The Landscape Committee selected new annuals for LakeRidge Falls which were installed yesterday. The Committee decided that orange and yellow marigolds will replace the Sun Patiens. The University of Florida explains that marigolds are “...easy to grow, bloom reliably... and have few insect and disease problems.” The marigolds should carry

the Association until the next change out which is schedule for the first or second week of November (i.e. winter transition).

Backflows – We are still getting calls from residents asking what to do following the letter from Manatee County requiring residents to test their backflows. If you didn't hear from us, please ignore the letter. As reported, the Board of Directors signed an agreement with Arctic Air Services | Plumbing Department to performed this task for you.

This is to notify all that Arctic Air Services was here on July 28th, and August 4th and is scheduled to be here tomorrow and next to Saturday.

A few things one must consider while they perform this process:

1. When done with the inspection of all backflows, Arctic Air Service will submit the proper forms with Manatee County on behalf of LakeRidge Falls' homeowners ensuring the proper certification process was completed.
2. Some of Lakeridge Falls' backflows are the original installed backflows. Therefore, it should be no surprise if the failing rates of backflows will be higher than previous years.
3. Arctic Air Service will install a tag on each backflow when done. The tag indicates the month the certification took place and serves as an advertising tool used by most plumbing companies to help residents locate their contact information in case an issue ever arises with the backflow.
4. The members who do NOT pass the certification process will receive a notice from Arctic Air Service and/or us stating the problem with the backflow.
5. If you receive a notice that your backflow didn't pass, please be advised that you can use any plumbing company recognized by the County to correct the matter. After the matter is fixed, the plumbing company you use should submit the proper certification for you with Manatee County.

Have a great and safe weekend,

Sincerely,

Oded Neeman - CAM
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