

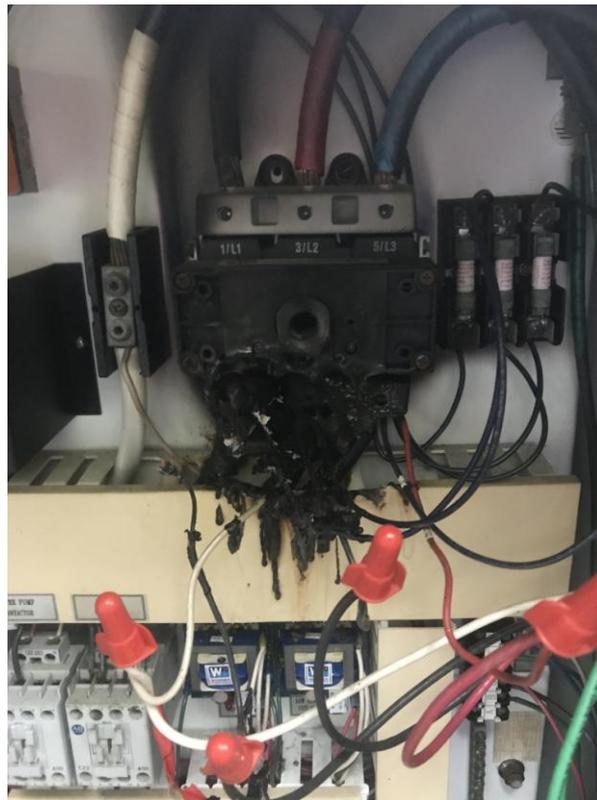
LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

09-07-2018

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

Waterfall – As some may notice, the waterfall is out of commission at the moment. The electric system that operates the entire waterfall suffered a direct hit by lightning. As result, major electrical components were literally fried by the heat as can be seen in the picture below. ProPump & Controls, Inc, which also maintains the waterfall major pumps and electrical system, examined the electrical panel and provided the Association with a proposal for repairing the damage the lightning caused. Ironically enough, we were going to announce this week that the entire waterfall operation will be shut off starting next week until the completion of the resurfacing project, which is scheduled for October. Here is why. As we came to learn, the condition of the waterfall's basin is rapidly deteriorating. As a result, leaks are being spotted on a regular basis. The Board of Directors decided, therefore, that the cost of the temporary repairs and more importantly the constant loss of precious water does not justify keeping the waterfall operational at this time. This is true especially when considering the resurfacing of the waterfall's basin is just around the corner. Therefore, please note that the waterfall will remain off until the end of October or the beginning of November. We appreciate your understanding on this matter.



Backflows – Some residents received a Final Notice letter in the mail from Manatee County warning them that they must certify their backflow otherwise the County will charge them 40 dollars to perform this task for them. As we learned from past experiences, Manatee County computerized reporting system is not one of the easiest systems to work with. Regardless, Arctic Air Services/Plumbing Department is working as we speak to solve this matter. If you are not one of the 72 homeowners who was notified their backflow had failed, please ignore this letter.

If you are one of the 72 homeowners whose backflow failed, you should have received an email and/or a letter from the Association advising you on this matter by now. Please note that you can use Arctic Air Services, 941-747-8800 (i.e. please contact Jennifer Bedard JENNIFER@arcticair4me.com), or any other certified tester plumbing company you wish to correct the problem. If you fail to act, as this week taught us, the County will take actions to correct this matter while passing the cost to you. Therefore, please take action on this matter as time is of the essence.

Flushing Your Water Heater – This week, one of LakeRidge Falls’ long time residents raised the question if she should contract with a professional and licensed plumbing company to flush her water heater. Indeed, a great question. If you Google “Why Does a Water Heater Need Flushing?” you will find endless articles by professionals advising readers to do just that. Reading through these articles, it seems there is one main reason why one should flush a water heater on a regular basis: sediment. Most professionals say that over time water will leave sediment at the bottom of the water tank the same way it builds up at the bottom of a coffee kettle.

As the sediment builds up, they explain, it will take more and more space in the tank. As a result, they continue, the water heater will work harder causing it to overheat the water. Therefore, they conclude, homeowners will experience two main issues. First, the tank will start making popping noises. The popping noises are caused by overheated water which is pushing the sediment at the bottom of the tank. The second issue is that once the water is overheated it expands. Expansion creates more pressure in less room and therefore the pressure relief valve will start leaking.

As a Denver based plumbing company puts it in its online article “want to avoid all these hot water problems? Make sure you have your water heater professionally flushed on a regular basis.”

More on the issue of water heaters in next week’s weekly report.

Renovation Project – Yesterday, the portable office was delivered and placed in the Clubhouse parking lot, as can be seen in the picture below. The office, which is really a renovated shipment container, will serve as the community office for the duration of the renovation project. We wish to once again advise all homeowners and residents that the Clubhouse, as well as the Fitness Center, will be closed effective September 17th. This way, the Association will have sufficient time to “empty” the Clubhouse and Fitness Center by moving some items to storage and disposing of others before the permits will be approved and work will start. We will make sure to keep residents informed on a weekly basis on the progress of the project.



Rosh Hashanah - Due to Rosh Hashanah, the Jewish New Year, please note that my office will be closed on Monday, September 10th. In my absence, please feel free to contact any board member or Paula for further assistance or need. And as always, if you experience a situation that falls under the scope of responsibility of the Association and which requires our assistance during the time the offices are closed, please call our "Emergency Only" line at 941-951-4034.

Have a great and safe weekend and for those who celebrate Rosh Hashanah, I wish you a L'shanah Tovah and for a Healthy and Happy New Year.

Sincerely,

Oded Neeman - CAM
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