

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

12-07-2018

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

**2019 Elections** – LakeRidge Falls is happy to announce that the Annual Meeting and Election for Directors will take place on February 7<sup>th</sup>, 2018 at 7:00 pm and will be held in a new location... **LakeRidge Falls' Clubhouse**, which is located at 4200 LakeRidge Blvd, Sarasota, FL 34243. The Association hopes that by this time the Clubhouse will be up and running.

Starting next week, you should start receiving in the mail the First Notice of The Annual Meeting and Election of Directors for LakeRidge Falls. This is the official and initial notification announcing the election for the Board of Directors. It also informs owners of their right to declare their candidacy to run for the Board of Directors. Please note that in order to be considered for the Board, you must be an owner whose name is on the title/deed.

If you are considering running for the Board, please complete the Notice of Candidacy and mail, email, fax, or simply drop it at my office. Furthermore, all candidates are given the option to turn in an Information Sheet. The Information Sheet is like a candidate's resume or a short synopsis of a candidate's qualifications. All information provided must fit on one page of an 8½ x 11 sheet of paper. The 2019 Nominating Committee has provided an information sheet template, which can be found in the mailed package for those who do not wish to create their own.

Both the completed Notice of Candidacy and Information Sheet must be received by December 31<sup>st</sup>, 2018, in order for it to be included in the official mailing package for the Annual Meeting.

**Irrigation** – Here is a small taste of a somewhat average work week for Mr. Victor Martinez, ArtisTree Irrigation Technician. Recently, a leak was reported by one of LakeRidge Falls' residents along Tuttle. Upon inspection, Mr. Martinez determined it was a leaking valve. What happened was that the valve had a small crack due to material failure. The valve was replaced and therefore the issue was solved. Later on, another resident reported a leak in front of her house. Mr. Martinez reported that in this incidence the source was a crack in a T-shape pipe, as can be seen in the picture below. That said, this is a very common problem considering the water pressure load and the age of the pipe itself. After he completed this task, Mr. Martinez noticed a leak along LakeRidge Blvd near the lift station. After further examination, Mr. Martinez determined the issue was a crack in a 2-inch coupling, which is connecting two irrigation lines. As can be seen in the picture below, the water was pouring out once the area was dug. Finally, Mr. Martinez discovered a main line leak right on one of the corners along Mackay Falls Terrace. This leak was more complicated to repair and included the replacement of many components as can be seen in the before and after pictures below.



**Renovation Project** – As usual, the renovation project goes on at a satisfactory pace. The window subcontractor continued with the installation of the windows in the Clubhouse and Annex building. We are happy to say that the subcontractor is almost done installing all the new storefront windows and doors at the new Grand Salon. Below are a couple of pictures of before the new storefront windows were installed and after. We also are happy to say that the window subcontractor is very close to concluding the work as a whole, which includes the installation the new windows and doors at both the Clubhouse and Annex buildings. Also below are a couple of pictures of before and after of the doors installed at the Annex buildings.



Other than that, all other subcontractors, such as the electrical and drywall, are close to concluding their work. As always, we will keep you updated as the job progresses.

Sincerely,

Oded Neeman - CAM

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