

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

01-04-2019

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

Election 2019 – Starting next week you should start receiving the Second Notice and Agenda for The Annual Meeting of the Membership. We will talk in much detail about this issue next week. However, one important change needs to be pointed out. The annual meeting previously scheduled to be held at the Clubhouse has been changed. The annual meeting will be held at the same time and date but at the **Northminster Presbyterian Church 3131 61st St, Sarasota, FL 34243**. While the General Contractor advised he will complete the work by then, the Board of Directors wanted to take no chances and decided to be safer than sorry. Please make note of this change.

IRS and Social Security Scams –Tax season is just around the corner which means scammers are on the “hunt.” Please be aware that you may get some calls from scammers who pretend to be “IRS agents” inquiring about tax filing and related issues or demanding to pay taxes owed via iTunes cards, Google Play or other gift cards. You may also get calls from scammers pretending to be Social Security officials demanding you put hundreds of dollars on gift cards in order to obtain a new Medicare card or arguing you will lose Social Security benefits if you do not provide personal information. Recently, one of LakeRidge Falls’ long time residents shared with us a great article from USA Today. Please take a moment and click [here](#) to read this article. It is really informative and comprehensive.

Unknown Leak – Yesterday, Mr. Tim Clark, LakeRidge Falls Security Captain, notified us of water coming from the grounds next to the sidewalk across from the waterfall. Acting on this report, Mr. Victor Martinez, ArtisTree Irrigation Technician, dug into the area where the water was coming from with hopes to locate the source. And indeed, Mr. Martinez found a leaking pipe thereafter. However, he discovered something very unique. As can be seen in the picture below, the source of the leak was a metal pipe, which was leaking from a T-shape coupling. We say unique because all irrigation and portable water runs in PVC lines. To be on the safe side, Mr. Martinez turned the entire irrigation system off while we turned the nearby water line off. Because the leak continued when both portable and irrigation sources were off, we concluded it must be a line that is maintained by Manatee County Utility Dep’t. Therefore, a service call was placed with Manatee County, which is scheduled to be on site today to look at the matter. We will keep you posted once we have an answer to this little unsolved mystery.



A Message from the Gatehouse – The following is a message from the Gatehouse addressed by Mr. Tim Clark, LakeRidge Falls Security Captain. Please take a moment and read this message carefully:

“The following steps will ensure your guests and contractor's experience at the Gate House is pleasant and quick. First, we, i.e. the Gatehouse, need to be notified of contractors, deliveries or guests not on your permanent list (not UPS or FedEx). With the number of new residents, we are experiencing a lot of contractors and deliveries showing up at the gate unannounced. If you call us beforehand, it eliminates our having to call which speeds up the process of getting them where they need to be! Second, if you do schedule an appointment, please call us at 941-355-1328 so we can get it in the computer. We are able to schedule things up to 2 weeks out for your convenience. Third, please ensure we have a good phone number for us to reach you. And if you use a cell phone as your primary phone, please turn it on if you are expecting contractors or a delivery. The Gatehouse had to turn away SEVERAL contractors after they showed up and we were unable to get in touch with the resident. If we can't get in touch with the Gatehouse, they will be turned away. Fourth, don't wait until right before the appointment to call because your contractor/delivery/guest, might show up early. Also don't wait for the contractor/delivery driver to call you before notifying us, they rarely do. Also, remind your guests and contractor/delivery people that they need to come in at the Tuttle gate. GPS will probably take them to the back gate where they will be unable to enter the property without breaking community and safety rules. By following the above steps we can speed up the process of getting people where they are going and greatly reduce the number of people turned away.”

2019 Residents Directory - Please note that we are in the process of updating our records. We are asking owners who wish to add or update their emails or any other piece of information to please fill out a new Residents Directory and Mass Email Distribution Information Form, which can be found online or at our temporary office located at the Clubhouse parking lot. This form will take no more than five minutes to complete but will provide us with the ability to better communicate with our residents. Please make sure to fill out the form by clearly printing your information. After you are done, please make sure to sign the form and mail, email, or fax it back to us so we may update our records. Thank you in advance for your immediate attention and cooperation.

Committee Signup Sheets – This year, the committees’ signup sheets are available at the temporary office located at the Clubhouse parking lot. The signup sheets for the Architectural Review Board, Budget, Buildings, Community Relation, Security, Landscaping, Pool, Roads & Grounds, and Social Committees inside the temporary office. The Board of Directors encourages residents to join the different committees as it provides a feeling of ownership and a great opportunity for you to become active and involved within the community.

Have a great and safe weekend.

Sincerely,

Oded Neeman - CAM
LakeRidge Falls Community Manager
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