

A message from your Board...

On February 7, Lakeridge Falls Association held their annual election. We begin a new year of governance and want to thank the Nomination Committee and Argus Property Management for their assistance. We welcome and congratulate our newly elected officers: Lori Klein and Lynn Gregg. Our Board of Directors are ready to begin moving forward with the renovation of the clubhouse and pool area that we are all eager to see completed. We also want to thank the many volunteers who have been instrumental in the planning and patience of this project. Furthermore, we want to thank the retiring Board Members who have supported us the past two years: David Putnam and Robert Kirkpatrick.

LRF Board Plans and Policy for 2019

Our Community accomplished many remarkable challenges during 2018. That was thanks to the many hours of volunteer time given by our residents and officers. The reports given by those individuals at our Annual Meeting exemplifies hard work and good planning.



The Agenda this year will consist of many of the same principles that have worked for us over the past few years. We want to continue the same progress and goals to preserve, protect and manage LakeRidge Falls toward the future.

- I. We will continue to hold meetings monthly (or as necessary) on the second Friday of the month, or as posted at the clubhouse. We will follow the same format that was originally adopted by the 2014 BOD. Copies of that resolution are available from the Property Manager. In keeping with that format, we will continue to take member comments at the beginning of the meetings before we reach agenda items. We ask the comments to be focused on agenda items. We solicit comments, not additional agenda items for that meeting. We believe the purpose of the LakeRidge Falls Board of Directors is to manage the community, take care of the common property and enforce the rules and covenants.

LRF ASSOCIATION BOARD OF DIRECTORS

President, Mary Cochran: President@lakeridgefalls.org
Vice President, Lori Klein: VicePresident@lakeridgefalls.org
Treasurer, John Sullivan: Treasurer@lakeridgefalls.org
Secretary, Dick Dorn: Secretary@lakeridgefalls.org
Director, Lynn H. Gregg: BoardMember@lakeridgefalls.org

Committees

Architectural Review Board (ARB)

Mary Cochran, Board Liaison
Lynn Gregg, Co-Board Liaison
(Chairperson...TBD)

Meetings: 2nd Thursday of the month at 10:00 am

Budget Committee

John Sullivan, Board Liaison
Dick Dorn, Co-Board Liaison
(Chairperson...TBD)

Meetings as needed

Buildings Committee

Dick Dorn, Board Liaison
Lori Klein, Co- Board Liaison
(Lanny Weintraub & Judy Buffa, Co-Chairpersons)

Meetings: 3rd Monday of the month at 2:00 pm

Community Relations Committee (CRC)

Lynn Gregg, Board Liaison
(Chairperson...TBD)

Meetings: 2nd Thursday of the month at 2:00pm

Landscape Committee

Mary Cochran, Board Liaison
(Chairperson...TBD)

Meetings: 2nd Wednesday of the month at 10:00 am

Roads and Grounds Committee

Dick Dorn, Board Liaison
Lori Klein, Co- Board Liaison
(Chairperson...TBD)

Meetings as needed

Pool Committee

John Sullivan, Board Liaison
(Chairperson...TBD)

Meetings: 3rd Wednesday of the month at 10:00am

Security Committee

Lynn Gregg, Board Liaison
(Chairperson... TBD)

Meetings as needed

Long Range Landscape Plan Working Group

Mary Cochran, Board Liaison
Chairperson... Barbara Weintraub

Meetings as needed

Long Range Ponds Working Group

Dick Dorn, Board Liaison
Chairperson...Chuck Tierney

Meetings as needed

Social Committee

(Jane Kintz & Alice Dorn, Co-Chairs)

Meetings: 1st Monday of the month at 10:00 am

Art League

(President...Jackie Hathaway) - *Meetings as needed*

Office

Property Manager: Oded Neeman

Phone: 360-1046 Line #101

email: PropertyManager@lakeridgefalls.org

After hours Emergency Only - 941-951-4034

Community Assistant/ LRF Falls Forum: Paula Murray

Phone: 360-1046 Line #103 Hours: M-W-F 12:00pm -4:00pm

email: Paula@lakeridgefalls.org

Guardhouse: 355-1328 / Security@lakeridgefalls.org

www.lakeridgefalls.org

2. Our Board is committed to the enforcement of the Community documents, rules and regulations. We are committed to keep the community functioning in accordance with the original intent. That includes enforcement on an equal basis. The Property Manager is responsible to enforce the rules. He sends violation letters to start an enforcement proceeding. The Board is not and will not get involved in individual disputes. We are well-advised and understand exactly what is going forward. We see our role on the Board as setting policy, not enforcing whether you take care of your property. We support the Property Manager's job 100%.
3. The Board is committed to "closing the gap" on a long-range plan that was set out to improve the future of our amenities facilities and community. The completion is near. A working group (Vision Group) has worked with the community and the first phase moving forward is becoming a reality. The Board has sought to establish a consensus of all residents in any redevelopment planning and any proposal that would significantly alter the aesthetics of this community.
4. We are committed to the committee arrangement currently in process in our community. Our Board encourages a non-Board member to be elected by the committees as the Chairperson, and work in unison with a Board Liaison. The committees are approved by the Board of Directors are posted; those not selected from the volunteer lists have been notified, as we promised at this time last year. The true purpose of the committees is to advise the Board and participate in implementing ideas and planning. The Board Liaisons will be scheduling upcoming committee meetings and begin working towards this years' operations. Again, we thank all who came forward to volunteer their time and

Continued on Page 3

4200 Lakeridge Blvd. Sarasota, FL 34243

talent. We appreciate your patience during our renovation project.

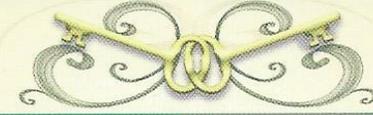
5. We plan to continue pen dialogue and transparency among our association members. We want to continue to improve communications. We are open to a Q & A column in our monthly Falls Forum and the Property Manager's Weekly Reports online. We also send our minutes of the monthly meetings online through our Property Managers email list. We will solicit thoughts and comments from the membership as the information becomes available.
6. Our community assistant has introduced us to an expanded and useful website and provided more information and updates for our residents. During the renovation process, our employees have had to work in a very close and inconvenient area. We appreciate the understanding of all.

Finally, I want to remind the residents that you elected us to make decisions on your behalf and to insure the future of this community. We accept your challenge. Please remember that LakeRidge Falls is our community as well as yours, and we truly have your best interest in mind. Please understand that through open communication, we can find a way to respectfully coexist.

We appreciate your interest in coming to our Board meetings, our workshops and Annual Meetings and ask that you help us overcome the challenges that we will face in the future. Thank you.

On behalf of the LRF Board of Directors,
Mary Cochran, President





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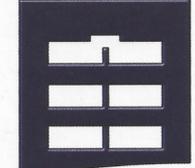
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Tour of the Basch Glass Exhibit at Ringling College, sponsored by the Men's Group and the Art League.



Property Manager Report

by *Oded Neeman*

2019 Election – LakeRidge Falls held its Annual Meeting on February 7th. As every year, LakeRidge Falls has proven its positive Community spirit as over 100 owners attended the meeting in person and around 100 owners voted by proxy. The new directors who were elected that night were Ms. Lori Klein and Ms. Lynn Hazard Gregg. Mrs. Mary Cochran, Mr. Dick Dorn, and Mr. John Sullivan will continue to their fourth year in office.

At the organizational meeting that followed the annual meeting, the Board of Directors chose its officers. Mrs. Cochran was elected once again to continue serving LakeRidge Falls as its **President**; Ms. Klein was elected as LakeRidge Falls' new **Vice President**; Mr. Sullivan was elected to continue and serve as the **Treasurer**; Mr. Dorn was elected to serve as LakeRidge Falls' **Secretary**; and Ms. Gregg will serve the community as **Director at Large**. I would like to congratulate the new Board of Directors and wish all a successful and productive year.

I want to take this opportunity and personally thank Mr. Robert Kirkpatrick and Mr. David Putnam for their hard and dedicated work in serving this community for the past two years. I am sure the community as a whole appreciates your time and effort serving it. Finally, I would like to thank all the other great members of the different committees who finished their terms this year. As always, it was a great pleasure and honor working with all of you during this past year and I am sure all members of this Association appreciate the long hours you contributed and the dedication in your services.

Mulching – Many residents ask why the Association mulches the grounds each year. Here is why. First and based on the community-wide standard, it adds aesthetic value to all landscaping beds especially during spring time when the brown color helps bring out the vivid colors of the ornamental plants. Secondly, mulch helps in controlling weed growth as less light reaches weed seeds. Finally, it traps the moisture in the soil which requires less irrigation and also improves soil fertility because as the mulch breaks down, its nutrients helps plant material to

grow. This in mind and as in past years, Ramco Mulch Solutions started and finished the spreading of mulch throughout the Association last month.

They professionally and efficiently top-dressed (i.e. 1 inch layer) most beds in front and around 399 landscape beds and along the vast majority of the Association common ground areas. The reason why they only used 1-inch layer was because in many areas of the community, the mulch had built up to a depth greater than what is best for plant health. It is also very important to note that this year both the west and east walls were not mulched. This was based on the recommendations of both the Landscape and Budget Committees. As one can guess, the reason for this is financial restraints. In more simple terms, these Committees felt that spreading mulch along the walls will be a waste of both funds and material, considering that much of these walls are covered by long green hedges.

Residents Directory – We are happy to announce that the 2019 Residents Directory is available at my office. Residents are invited to pick up their directory. Please note that each household will be eligible to receive one copy of the directory. Therefore, when picking up your copy, please make sure to sign your name on the sign-up list indicating you received your copy.

Renovation Project – After a few or so weeks of not much going on, work resumed at full force at the clubhouse. The Board of Directors was unhappy with the progress made in the past couple of weeks. As a result, the Board decided to take a tougher approach holding the general contractor to specific dates. The first thing done was to ask for a written completion date. The anticipated date was set for the end of March. In addition, the Board asked to have a weekly action plan. The Board also insisted that weekly meetings would take place ensuring the goals for that week are met. Finally, the Board directed me to take a more active role in managing the project. Please note that as a result, my availability may vary in the next few weeks.

The following is the work that was scheduled for the couple weeks prior to writing this article. The electric subcontractor is on site with a crew of six

Continued on Page 6

men. At the current moment, this crew is on site to finalize all electrical work in the clubhouse and annex buildings. This means all switches, outlets, and light fixtures are being installed as we speak. We were promised that they will not leave the property until this task is completed. The foreman for the electric subcontractor estimated they will be done close to the end of February. Once completed, he advised they will need to come once again to finalize a small section in the new Grand Salon where a wood ceiling is designated to be installed in a couple of weeks.

We also had the stucco subcontractor on site. He made sure to perform all repairs needed to the stucco, preparing the grounds for the painting subcontractor to paint the outside of the clubhouse. The painting subcontractor, who many of you know (i.e. Mr. Tamas Pataki) started cleaning and painting the clubhouse building. He was scheduled to finish by the end of February as well. On a related issue, the roofing subcontractor was on site at the same time replacing all defective soffits damaged by the other subcontractors. Finally, the general contractor was on site installing the lower cabinets in the kitchen. Following this, the granite subcontractor took the final template before installing the countertop. Speaking of the kitchen, all appliances were delivered and are inside the clubhouse.

By the time you read these lines, the plumbing subcontractor should have installed all fixtures in the clubhouse bathrooms and kitchen. This means sinks, toilets, and urinals. In addition, the air conditioning subcontractor should have “fired up” the new air conditioning unit in the new fitness center, finished installing all diffusers in the new grand salon, kitchen, and card room, and put up the thermostats.

Rest assured that the Board of Directors and I are doing everything possible to push this project to completion as soon as possible. As always, we wish to thank all residents for their patience and understanding on this matter. Please make sure to follow my weekly reports to be updated on the progress made.

Using Association Dumpster – The Association received numerous complaints that some residents are using the Association's dumpster (i.e. the green dumpster located at the garbage

enclosure next to the north entrance to the pool) to dispose of their own residential household garbage. In the interest of the community as a whole, please refrain from doing so!! Please understand that the Association pays a great deal of money to Manatee County/Waste Management for dumpster rental and collection services. Any additional pick up day outside the scheduled weekly routine requires additional payment for the extra trip. This cost is everyone's cost. In the simplest terms possible, it is unfair to expect fellow neighbors to pay for the disposal of one's private residential garbage. Therefore, the Board of Directors urges all residents to refrain from using this dumpster. Please note that going forward the Association will fine residents who fail to follow this request, simply to cover the cost of the additional services. Below, you will find a picture of the signs installed indicating the outcome of not following this simple request. We wish to thank all residents in advance for their cooperation.



Wildlife – One of LakeRidge Fall's residents reported to us recently that a very large cat which he believed to be a bobcat was roaming around the back of his lanai. Based on Florida Fish and Wildlife Conservation Commission's (FWC) website, "bobcats are about twice the size of a domestic cat. They are generally tan to yellowish brown with dark brown or black streaks. The under parts are usually white with black spots and the insides of the legs are marked with black bars. The bobcat's ears are pointed with short, black tufts while the tail is short and gives the appearance of being "bobbed." The young have mottled or spotted fur with more distinct facial marking than the adults."

On its website, the FWC cautions Florida homeowners to make sure to keep pets on a leash and

Continued on Page 7

avoid leaving pet food outside. It also warns homeowners not to leave unsecured garbage outside. At this point, we only had one sighting and no reports of this potential bobcat being a nuisance. Please take a moment to read “Living with Bobcats” pamphlet published by FWC on its website. You can read it by going to this the Weekly Reports tab on our website.

Over-Pumping – LakeRidge Falls operates its ponds based on permits provided to it by Southwest Florida Water Management District (SWFWMD). In general, the permits are set in order to ensure water conservation. One of these permits regulates the way the Association uses its groundwater. This permit establishes conditions, in really simple terms, that make sure the Association does not pump more groundwater than the permit allows. Recently, the Association received a violation letter stating a breach of the permit. Based on the letter, the Association was pumping more groundwater, i.e. well water, than service water, the water used for the irrigation. In really simple terms, the violation letter argued that the Association is watering the grounds faster than it was able to fill the irrigation pond back up.

We, of course, knew something was wrong as we didn’t use the irrigation system differently this past year. In addition, a simple visual inspection revealed that the irrigation pond is always full, which does not meet the argument in the letter. To make a long story short, we asked a SWFWMD hydrologist to visit the community in order to locate the problem. And indeed, the mystery was resolved thereafter. The hydrologist found out the well water meter, the meter used to measure water pumped from the well to fill the irrigation pond, passed the 99,999,999 mark in October. Because the meter could not display 9 figures, i.e. 100,000,000 and more, it “zeroed” itself. As a result, pumping usage seemed off. The hydrologist, of course, made a note and the “violation” was corrected.

Street Light – Last month, we noticed that one of the street light poles on Cascade Falls Drive was lying on the ground as can be seen in

the picture below. We immediately placed a service call with Florida Power and Light (FPL). To their credit, a crew was sent within the hour. The crew made sure to disconnect the power source to the light pole and advised it may take up to a month to have the light pole replaced. Regardless, we reached out to FPL this week asking to replace the light pole sooner rather than later. We also reached out to our local yard, the local FPL branch serving the community, with hopes this will help to accelerate the replacement process. The good news out of this entire ordeal is that we learned a very important lesson.



The FPL ground crew foreman who came on site to disconnect the light pole advised us to call 911 immediately next time we notice a broken street light lying on the ground. The foreman advised that FPL has a few call centers that are spread over three different states. Therefore, he continued, it may take some time for an out-of-state customer service representative to figure out where Sarasota is and what local FPL branch should be dispatched to the call. He used himself as an example saying that his yard was not the one that should have been dispatched to this call. Therefore and to avoid waste of time, he suggested calling 911 in the future. This way, he concluded, the issue will be addressed without delays.

With the above in mind, please call 911 once you see a street light pole that is on the ground. Following it, please make sure no one gets close or attempts to tamper with it. Remember, there is a good chance the light pole is energized which means people can get hurt. Then, please notify the office, gatehouse, or any Board Member so we can assist in blocking the area where the broken light pole is and by following with a service call. As always, thank you in advance for your attention and cooperation on this important matter.

Social Committee News

by Jane Kintz / Alice Dorn, Co-Chairs

The first meeting of the new Social Committee members for 2019 was held on Monday, February 11. We thanked the 2018 members for their participation:

Officers: Jane Kintz/Alice Dorn, Co-Chairs, Sandie Nuwaysir, Treasurer, Joanne Sawyer, Secretary. Committee members: Eileen DiCello, Fran Messina, Hilda Deroner, Irene Cerdas, Judy Dailey, Joan Signorelli, Kathleen Sullivan, Lori Klein, Mary Keenan, Sydell Zuckerman, Ann Putnam, Geri Stover, Cherie Stiefvater, Guen-haele Schaper, Bonnie Roy, Joan Miller, Barbara Remmer and Pat Starkell.

There were 14 residents in attendance at the January 29th TGIF, which was held at Demetrio's Italian Grille. At the time of this writing (February 15), it is undetermined if we will hold a February TGIF: plans as to a possible March TGIF will be finalized at the March 4th meeting, as will planning for future 2019 Social Committee events.

There are 18 tickets available for our Spring Theatre event at Asolo Rep on May 1: *Sweeney Todd*. Tickets, at \$55.25 p/p, can be purchased from Paula, M-W-F, from 12-4. Please make checks (only) payable to: LRF Social Committee. We must have the minimum of 22 tickets sold, in order to qualify for the Asolo's group discount.

The Social Committee has informed The Board of Directors that we are happy to assist in the planning of a "Clubhouse Re-Opening/Dedication". There have been several planning meetings, to date: however, a date for the event has not been selected.

The Committee also acknowledges and thanks the newly established 2018 "Flag Decorating Subcommittee", co-chaired by Sharon Rosenthal and Ethna Wishnie, for their participation and assistance in placing flags upon LRF property for the numerous 2018 Patriotic Holidays. We appreciate your continued dedication.

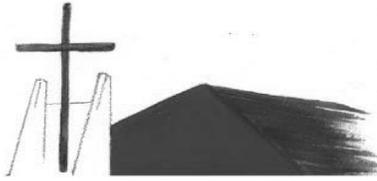
Wine and Fiction Book Group Update



The "new" Wine & Fiction Book group met on Tuesday, January, 22, at the home of Jane Kintz, with 10 of 16 members in attendance. We discussed January's Fiction selection, *Nine Perfect Strangers*, by Liane Moriarty, followed by the enjoyment of varieties of wines and appetizers. Our next discussion will be held on Tuesday February 26th, the location: TBA. We have chosen: *Where the Crawdads Sing*, by Delia Owens, as February's selection, which was #1 on the N.Y. Times Best Seller Fiction List per the N.Y. Times' Book Review, on Sunday, January 20th. Members are encouraged to read in their preferred mediums: book, Kindle, Nook, audio. You are still welcome to attend even if you did not have an opportunity to read this month's selection. Due to our current high membership, (of which we are very delighted), we'd ask that you please sign up, and notify me if you plan to attend at least one week prior to our meeting.

This group reads New Fiction as indicated on the current NY Times Best Seller Fiction List. If you are interested in joining our group please contact Alice Dorn: dornaad@aol.com. We will place you onto our group email distribution list. Notices for upcoming group discussions are emailed 'one week' prior to meeting. We have met on 5 occasions and have enjoyed interesting discussion!





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The new... Breakfast Club

Watch for details in the
Weekly Reminders.

Call Paula to signup.

BOOK CLUB

Selections for 2019

March: *Educated* by Tara Westover, 2018, 352 pages.

April: *The Art Forger* by B. A. Shapiro, 2012, 384 pages.

May: *When Books Went to War* by Molly Guptill Manning, 2015, 300 pages.

June: *Unsheltered* by Barbara Kingsolver, 2018, 480 pages.

July: *Georgia, A Novel of Georgia O'Keefe* by Dawn Tripp, 2016, 336 pages.

Aug: *An American Marriage* by Tayari Jones, 2018, 308 pages.

Sept: *A Land Remembered* by Patrick D. Smith, 1984, 403 pages.

Oct: *The Ninth Hour* by Alice McDermott, 2017, 256 pages.

Nov: *A Gentleman in Moscow* by Amor Taylor, 2106, 462 pages.

Dec: Select books for 2020.

The LRF Book Club will meet at the North Sarasota County Library, 2801 Newtown Blvd until the clubhouse renovations are complete. Next meeting Monday, February 11th from 11:00am - 12:00pm.

Water Aerobics with Kathy is back!



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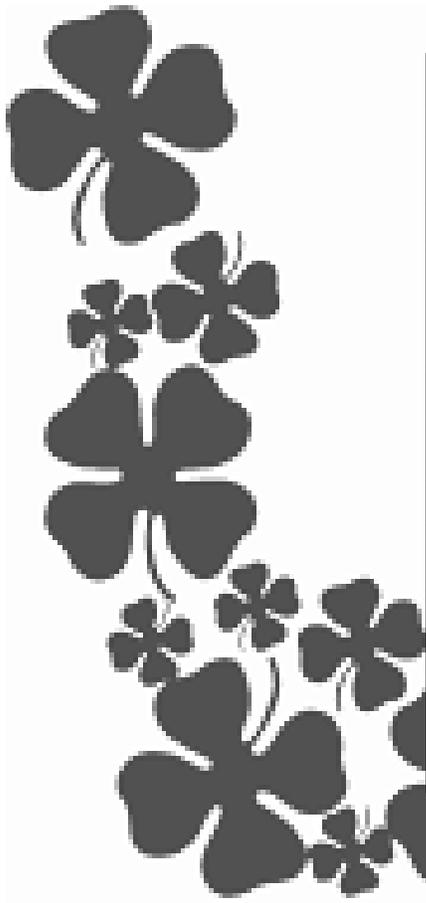
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Buildings Committee

by Lori Klein, Chair



Since the Buildings Committee is meeting to elect a new chairperson after the submission deadline, I get to write one more article. As you read this the clubhouse won't be open yet, but we should be getting close. I want to take this opportunity to remind you that the building (and the clubroom by the pool) will not open until we:

- A. have all the stored furniture and equipment delivered and set-up,
- B. have unpacked a few of the essentials, and
- C. have the occupancy permit from the county for the clubhouse (we already have it for the pool house).

You may see a few residents including myself going into the buildings to oversee placement of furniture or to do some unpacking, but please be patient and wait until we announce openings before trying to come in.

Once we open the buildings for regular business, please check the activities schedule and let us know of any problems; keep in mind the old furniture is temporary and room assignments will change when the new furniture arrives in a few months. For those interested in the fitness center and its equipment, stay tuned for how you can provide input for the future equipment mix, and bear with us while we try to reach agreement on future plans and then we will implement them.

Clubhouse Renovation



Meetings

<i>Date</i>	<i>Time</i>	<i>Group</i>	<i>Location</i>
<i>March 4</i>	<i>10:00</i>	<i>Social Committee</i>	<i>Northminster Presbyterian Church</i>
<i>March 5</i>	<i>2:00</i>	<i>Roads & Grounds</i>	<i>Northminster Presbyterian Church</i>
<i>March 8</i>	<i>2:00</i>	<i>Board Meeting</i>	<i>Northminster Presbyterian Church</i>
<i>March 13</i>	<i>2:00</i>	<i>Landscape Committee</i>	<i>Northminster Presbyterian Church</i>
<i>March 14</i>	<i>10:00</i>	<i>ARB</i>	<i>Northminster Presbyterian Church</i>
<i>March 14</i>	<i>200</i>	<i>CRC</i>	<i>Northminster Presbyterian Church</i>
<i>March 18</i>	<i>2:00</i>	<i>Buildings Committee</i>	<i>Northminster Presbyterian Church</i>

The church is located at 3131 61st Street which is directly behind Demetrio's restaurant (corner of Lockwood Ridge Road and University Parkway). From the back gate, turn right then cross University Parkway and take a right at the first light. **Committee chairs should obtain the key from Oded or the one hanging on the wall in Paula's office before heading to the church. Please return the key after your meeting.**

Women's Breakfast



Watch for location in the Weekly Reminders.

Call Paula to sign up.

The Sociable Stitchers

continue to meet on Friday mornings from 10:00 a.m. until noon; we're meeting in a home while the Clubhouse is closed. If you'd like to join us for some therapeutic needlework (crochet, knit, needlepoint, etc.), contact Barbara Remmer to find out where and come join us with your project.



I am teaching the chair yoga class on Thursdays at 10:00am at Longwood Park. It is off University Parkway, turn right on Longwood Run, curves to right to park entrance. Class is in the white clubhouse building there. It is free.

Thanks so much!

Mary Starkweather

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Join a few of us who are going on a Ship & Shore day trip to take in a matinee performance including lunch at Sleuth's Mystery Dinner Show in Orlando on Friday, April 5. This is a 2.5 hour show; guests may be chosen to play a cameo role and are detectives in this improvisational comedy where we are treated as invited guests. The cost is \$99.00 which includes the round trip coach bus and the dinner show. Tentatively the bus pick-up will be about 10-10:30 a.m. (if we can get 16 people the bus will pick us up at LakeRidge Falls, otherwise we meet the bus at another stop), and we'll get back about 6:30-7 p.m. If you are interested in joining us on this adventure, please contact Eileen DiCello or Lori Klein. We will need your checks, made out to Ship & Shore, by the end of the day on March 14.



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Nursing hours per patient per day	Between 5 and 7.5 hours	Between 2.5 and 4 hours
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For information on programs, or for a referral, please call 866-330-5822.



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