

LakeRidge Falls

4200 LakeRidge
Blvd.
Sarasota, FL 34243

05-10-2019

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

Sidewalk/Magnificent Oak Tree – As reported a few weeks back, Aquatic Consulting Tree Care Division was onsite to remove the magnificent large oak tree along the sidewalk path of Kariba Lake Terrace. As also reported, this work was at no cost to the Association. Unfortunately, no good deed goes unpunished. In the process of removing the tree, Aquatic Consulting crew broke a few sections of the sidewalk beneath the tree. The good news for the Association is that the owner of Aquatic Consulting took ownership of the \$2,850 damages. Following this, Mr. Ron LaCivita, a licensed and insured concrete vendor, was onsite this week to remove the broken sections, prep those areas, and pour the new cement in.



Back Gate – On Tuesday afternoon, we received a call from one of the residents stating that a vehicle had smashed into the back gate breaking the arm gate and uplifting the actual left side gate. As can be seen in the picture below, significant damage was caused to both the arm and the gate itself. Luckily enough, Sunstate Gate, LakeRidge Falls' gate maintenance company, agreed to come first thing Wednesday morning to fix the issue. Sunstate Gate technician reinstalled both the gates and ensured they were working. Unfortunately, the technician advised that the gearbox sustained significant damage and should be replaced soon in order to ensure flawless operation of this side of the back gates. Of course, the Association will make sure to do all it can to hold the liable party or parties responsible.



Irrigation Station – For the past few weeks, we have been experiencing pressure issues with the irrigation station. In simple terms, the water pressure at the station fluctuates each time the sprinkler system is working. As a result, we are experiencing mainline breaks (i.e. when the pressure is too high) and irrigation heads that don't provide sufficient coverage (i.e. when the pressure is too low). Of course, we placed several service calls with ProPump & Controls, Inc, LakeRidge Falls' irrigation station maintenance company. Each time, ProPump technician adjusted the pressure, but these never held very well. This week we had yet another issue with the pressure.

This time around, we asked that the service manager to inspect the issue himself. On Monday and upon inspection, he discovered that Pump #1, which is pushing water from the irrigation well into the irrigation system, is not working properly. He theorized that this is most likely what is causing the pressure problem. Therefore, his professional advice was to pull the pump out for inspection. On Wednesday, a ProPump crew was onsite with a crane to pull Pump #1 out . The crew then took it to their shop for inspection. Today, the service manager advised us that both the pump and the motor connected to it are damaged.

The good news is that the motor is still under warranty. ProPump advised they will contact the manufacturer regarding this matter. The bad news, however, is that the pump is not cover under any warranty. Therefore, ProPump will need to provide the Association a quote regarding replacing the defective pump. Until Pump #1 will be replaced, the irrigation station will work using only Pump #2. What does it mean? It means that it will take longer to irrigate the community's grounds. Therefore, please don't be alarmed if you do not see the irrigation around your house working during its regular times.

Another 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 is very important information regarding what seems to be an Apple scam/fraud attempt. The resident who brought this matter to our attention advised that she received several emails from what seems to be the Apple Company advising her on the purchase of an Apple watch. Knowing she didn't purchase anything from Apple, she immediately realized this was a scam attempt.

A quick Google search shows this scam is called "Your Receipt from Apple Scam." Here is what the website Scam-Detector.Com had to report about this scam:

"Many fraudulent emails are going around these days, sent consistently by criminals. They replicate major brands websites and claim to offer recipients the invoice of a recently purchased item. The latest scam is the *Your Receipt from Apple* aka *LINE Coin App* scheme or *Clash Royale*. How does the scam work?

You receive an email apparently coming from Apple ... with the title subject: '[Order Received: MH6FBTX82G]: Your Receipt From Apple'. The title could also be: "Receipt from Apple App Store". Scammers rely on the fact that the email recipients, knowing that they didn't purchase anything, will reply by saying it was a mistake. The email provides a link to a fake transaction page, to cancel/dispute the fraudulent purchase. 'If this is not your transaction, we will help the process of recovery refund and protect your account. Press the button below.'

The link will open a fake Apple website, which will ask you to log in by providing your email address and password. Once you give the crooks that information, you can rest assured that your account will be hacked."

Both the resident and Scam-Detector.Com advised that in order to avoid the Apple Receipt Scam one must look for some red flags mainly misspelled words or grammar mistakes and domain name. In the case of LakeRidge Falls' resident, she reported that the subject line read "Your Order ID. #BBC-#017073-#55979 is successful and will be despatched before April 3, 2019..." As one can imagine, Apple would know better how to spell the word "dispatched." In addition, please inspect the domain name in the browser. Anything that is not Apple.com will be mostly likely be a fake domain. After all, Apple would not send its customers emails from a domain called, for example, iurd.hawhtorne.com. We hope you would find this information useful.

Have a great and safe weekend.

Sincerely,

Oded Neeman – Community Association Manager

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