

LakeRidge Falls

4200 LakeRidge Falls Blvd.
Sarasota, FL 34243

07-26-2019

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

Backflows – As you know, Arctic Air Services | Plumbing Department is in the mix of inspecting all of the backflow preventers in the community. They advised they should be about halfway done by the end of this weekend. As one can imagine, not all backflows will pass the certification test. It is therefore very understandable that some residents whose backflow would fail may be unhappy with Arctic Air for their diagnostics and prices (i.e. \$250 for a repair and \$550 for a replacement). Therefore and as each year, we continuously advise residents, using the Weekly Reports and the Falls Forum, that “if you receive a notice that your backflow didn’t pass, please be advised that you can use any plumbing company recognized by the County to correct the matter.”

We wish to take a moment and address this matter. Each year, there are some residents who say the plumbing company that inspected their backflow are there to rip them off. Some of these residents argued that their plumbing company did the suggested repair work for less. Others reported that their plumbers advised less work was warranted to correct the problem than originally suggested. Then, there were residents who were upset because their backflows failed only a few months after it was repaired or replaced. Adding to the mix competing vendors don’t tend to praise each other, it would only make sense why some residents feel the way mention above. However, please allow me to share a short experience I had this week.

Following a complaint from a resident, I called Arctic Air manager to inquire about their repair work. To his account, Arctic Air performs a rebuild. Without going into too much detail, a rebuild, as opposed to a repair, involves replacing several components in the backflow rather than just the component that caused the backflow to fail. The logic behind it, he explained, that if one part failed the rest are most likely to fail thereafter. While onsite repairing a backflow Arctic Air failed, I approached yet another plumber. He advised me he was doing repair work, i.e. replacing one specific component, which if I recall right was the diaphragm. He was kind enough to share with me the price of the repair, which as one may guess, was less than the price Arctic Air quoted for the rebuild. Ironically, I also saw the manager of The Waterworks onsite that same day. For those who may not recall, The Waterworks used to perform the backflow preventers certification tests for the Association a couple of years ago.

This manager, who is now part owner, explained to me that there is no real right and wrong here. Some companies choose one route while others choose a different route to reach the same goal. Of course, a rebuild is a better solution, in the long run, i.e. less likely to fail again in the future, but at the end of the day, they are both acceptable. This, he stressed, does not mean there are no guarantees that a rebuild would last longer than a repair. Nevertheless, he continued, it should last longer than a simple repair. Because it is more labor-intensive, vendors charge more for a rebuild than for a repair. Regarding fluctuation in prices for the same work performed, he concluded, some companies have more overhead than others. He used his company as an example saying they have less overhead than Arctic Air and therefore can offer similar work, i.e. rebuild and repairs, for less.

We are the first to advise that you should always approach a vendor's proposal with a grain of salt. On the issue of the backflows, there is not much the Association can do to challenge the professional opinion of a licensed plumbing company nor to negotiate its prices. What we can do, as we are doing each year, is to continuously advise residents to use any certified tester plumbing company they see fit to correct the problem discovered. This means to shop around and get several bids and second opinions if needed. It never hurts to be a conscious customer. Hope you find this information useful.

Wildlife – If you may recall, a couple of years ago we had two otters who visited the community. Based on several accounts by residents, it seems the two otters started a family and now there are five or six of them roaming around. A resident asked us what should she do in case they are spotted near her house. The answer is simple, follow the Florida Fish and Wildlife Conservation Commission pamphlet, which you can find by clicking [here](#).

Fitness Equipment Survey – As reported last week, a comprehensive webpage was created, thanks to Mrs. Paula Murray, LakeRidge Falls' Association Assistant, in order to obtain residents' feedback regarding the proposed new fitness center equipment. If you go to the following web address, <http://www.lakeridgefalls.org/acrp/>, you will find four lines. The first is called **Recommendation**. Clicking on it will provide you with a complete list of the suggested new fitness equipment. Below this, you will see a link that is called **Background on each piece of equipment**. The information in there is a complete presentation by Gym Source during the workshop meeting. The next line is called **Community Workshop Minutes**. There you will be able to read what took place during the workshop meeting and go over some of the concerns and questions that came up. Finally and most importantly, the last line is called **Owners Comment Form**. This is the online survey residents are asked to fill out in order to provide their feedback. We are happy to say that many residents already submitted their feedback. So please do the same by taking a moment to go over all the information and provide your comments.

The deadline for submitting your survey is Tuesday, August 6th. The Buildings Committee will then meet again to go over the information provided. Based on this information, they will make a final recommendation to the Board of Directors during its next scheduled meeting, which should take place on Friday, August 9th at 2:00 pm at the Northminster Presbyterian Church.

Have a great and a safe weekend.

Sincerely,

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Oded Neeman – Community Association Manager
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