

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

08-09-2019

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

Renovation Update – LakeRidge Falls’ President, Mrs. Mary Cochran, made an announcement today during the monthly Board of Directors’ meeting that the Association passed the final inspection on Tuesday. The significance of passing the inspection means that Manatee County can now issue a Certificate of Completion attesting all construction work has been completed. The more significant news is that LakeRidge Falls can reopen the clubhouse and annex buildings! Now that these buildings can be reopened, we can bring the furniture back from storage and schedule the delivery of the new furniture and fitness equipment. As of today, the old furnishings are scheduled to be delivered back from storage on August 20th. The new furniture should arrive on August 28th. Finally, the new fitness equipment, which we will speak about shortly, is scheduled to arrive in the last week of August or the first week of September.

Because of the above, i.e. not all the buildings contents will be available by the end of the month, the official reopening is scheduled for around the end of the month. This will allow the Association to conclude the extra cosmetic work, such as touch-up paint, cleaning, etc, and in order not to overlook items such as towel dispensers, small furnishings, etc. Nevertheless, the Board of Directors wanted to advise all residents that they are more than welcome to walk the clubhouse on Monday and Tuesday of next week between the hours of 10am and 4pm. This will be a great opportunity for all residents to get a firsthand glance at the new facilities before the official reopening day.

In sum, we know this entire journey was not an easy road and we know we are not quite to the finish line. Nevertheless, The Board of Directors, as well as Paula and myself, wanted to thank every single one of the wonderful homeowners and residents of LakeRidge Falls Community Association Inc for your support, understanding, and commitment to working through this with us. This was a long journey, but one that proved to be very valuable to all. Again, thank you.

Fitness Equipment – Following the online survey deadline, the Buildings Committee met this week to go over its results. After reviewing over 60 submittals, the survey’s results proved to be overwhelmingly positive. Based on those results, the Buildings Committee suggested substituting one treadmill with one additional elliptical. Thereafter, the committee made a recommendation to purchase the following items using a leasing program: 3 treadmills, 2 elliptical, 1 recumbent elliptical, 2 recumbent bikes, 1 chest press, 1 lateral pull, 1 leg extension/curl, 1 leg press, 1 abdominal, 1 functional trainer, 1 flat/incline bench, 1 platform bench for stretching [18” high], 2 TRX bands, and 2 medicine balls with handles.

Following the above, the Buildings Committee presented today its final recommendation to the Board of Directors during its meeting. We are happy to say that after many months in the works and after further review, the Board of Directors approved the proposal by Gym Source as presented by the Buildings Committee. The current dumbbells with the rack and stability balls will be utilized in the new fitness center. Following today’s meeting, an order was already placed with Gym Source. We were advised by the vendor that the new equipment, or at least the vast majority of it, should arrive in the last week of August or the first week of September. We want to take a moment and thank the members of the Buildings Committee, those who took part in the various workshops throughout the year, and the members who participate in the online survey.

Backflows – We received calls from several residents who advised us that letters from Manatee County started arriving this week regarding their backflows. As one can guess, this was the generic letter sent by Manatee County which reminds residents to perform an annual backflow certification test. Please remember that you are not required to take any step on the issue as the Association hired Arctic Air Services | Plumbing Department to perform this task for you. If your backflow does not pass the certification test, you will receive a notice from Arctic Air and/or from the Association. At that point, it will be your responsibility to take action to remedy the problem. Until then, and again, you are not required to do anything.

With the above in mind, here are a few things one must consider while Arctic Air performs the backflow certification tests:

1. After inspecting all backflows in the community, Arctic Air Service will submit the proper forms with Manatee County on your behalf.
2. Arctic Air Service will install a tag on your backflow. The tag indicates the month the certification took place and should serve as proof the backflow passed the certification process.
3. The members who do NOT pass the certification process will receive a notice from Arctic Air and/or the Association stating the problem with the backflow.
4. 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. You can click [here](#) to get Manatee County full list of approved vendors. After the matter is fixed, the plumbing company you hired should submit the proper certification on your behalf with Manatee County.
5. In case your backflow fails the certification process and should you choose to hire Arctic Air to perform the repair, please note they charge \$250 for an immediate repair and \$550 for a replacement of a backflow.

Have a great and a safe weekend.

Sincerely,

Oded Neeman - CAM

LakeRidge Falls Community Manager

4200 LakeRidge Blvd.

Sarasota, FL 34243

Email: propertymanager@lakeridgefalls.org

Tel: 941-360-1046

Fax: 941-359-6827