

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

11-08-2019

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

Veterans Day – I want to personally wish all the great veterans of Lakeridge Falls a Happy Veterans Day on Monday. We thank you for your service!

Mowing – As many of you noticed, this week West Bay Landscape did not mow the grounds. Per best practice, and mainly the contract, the bi-weekly mowing schedule started this week. This schedule is going to take place from now on and until springtime. This is done as part of the seasonal transition in which the grass grows slower as the temperatures drop. Because we are entering the winter season, West Bay made sure to fertilize the turf a couple of weeks ago. This will ensure the turf will remain healthy during the dormant season. However, it can also cause the grass to grow faster if there are a couple of warm days in any given week. Therefore, mowing in November may prove to be challenging at this time. We, of course, will make sure West Bay will re-mow areas where there are too many grass clippings or uneven cuts. We appreciate your understanding and patience during this period.

Survey/Plot Plan – In general terms, a residential survey/plot plan is a diagram with measurements of both the plot of land and the building, which is on the plot. This is, of course, a super-simplified explanation of the term, but nevertheless, one that most residents of this community are accustomed to. Not once, we were asked if the Association keeps records of homeowners' surveys/plot plans. There are usually two main reasons for it:

1. A resident wishes to apply to the Architectural Review Board (ARB) and needs it to show the proposed work;
2. A homeowner wishes to refinance or sell the property and needs it for the closing transaction.

Unfortunately, the Association does not keep such records. For one, there is too much liability for maintaining records that are used in legal transactions, such as in the sale or refinance of a residential home. Secondly, and if you recall a recent Weekly Report, the Association never assumed this responsibly.

Regardless, Mr. Ron Dampier, a long-time resident of the community and a member of the Roads & Grounds Committee, recently discovered something that many residents of the community are sure to be appreciative of. Mr. Dampier reported a couple of weeks ago that in a recent inquiry on a personal matter, he discovered Manatee County Records Management Division most likely have all of LakeRidge Falls' residential surveys on file. Mr. Dampier also reported that "in order to locate your survey, just give them your name and physical street address, and they can electronically email it to you at no cost!" Mr. Dampier made sure to share the contact information, which can be found below:

Records & Management Division
1112 Manatee Avenue W Ste 200
Bradenton FL 34205
Phone: 941-748-4501 Ext 6860
Ms. Juanita "Nita" Reinhold
Records Technician

We wish to take a moment and thank Mr. Dampier for sharing this important piece of information. After all, it can save so many residents the hassle of obtaining a new survey/plot plan. More importantly, it may save residents a few hundred dollars, which is the cost of conducting a new survey. We hope you find this information useful.

Irrigation– Last Saturday at 8:17am, I received a call from the “Emergency Only” line stating residents report what seems to be a large irrigation leak around one of the homes along Stirling Falls Circle. Of course, I reported the matter to West Bay Landscape. At 8:32am, West Bay Irrigation Technician, Mr. Victor Martinez, reported to me that, based on the amount of water present there is a mainline leak at that location. As you can see in the picture below, it was a major break in the line, which caused the entire area to flood.



Unable to investigate this matter further due to the amount of water, Mr. Martinez had to turn off the irrigation station until Monday. On Monday, and after the area dried out, Mr. Martinez dug into the location he identified as the source of the leak. What he discovered next was something we have not previously seen. A PVC pressure repair coupling, as can be seen in the picture below, simply broke in half. Regardless, Mr. Martinez replaced the broken coupling with a higher grade, i.e. stronger material, piece and made sure the system is up and running again without any issues.



Water Quality –Several residents contacted us recently regarding a correspondence they received in the mail from Central Florida Water Management. The correspondence, which is titled Water Quality Notice, states that “Florida is heading for a water crisis...” and thereafter offers residents a “free water tests.” Residents who brought this matter to our attention attested that this correspondence made them feel uncomfortable and wonder if immediate action is warranted. However, a closer look into it revealed that at the bottom of the correspondence it stated in parenthesis that “this is a consumer awareness program, we are not a government agency.” In other words, it is an advertisement which came in the mail.

Knowing that marketers often use what is consider scare tactics, it is very important you be very wary of mailing such as mentioned above. Companies that implement such marketing strategy hope you get worried so fast that you will act without giving their correspondence a second thought. However, before you act, please take a moment and look into it. Here are some suggestions when you receive such correspondences:

- **Research the Company.** Look at consumer protection agencies or consumer reviews online. If there are bad reviews, consumer alert notes, or no information at all, you know not to do business with such a company. In the case of Central Florida Water Management, there are 3 Google reviews and only one star out of five.
- **Research the Offer.** Look into the proposal and see if you really need it. On its website, Manatee County Utilities Department states that the County “provides drinking water that meets all safety standards and strives to provide drinking water to each tap in our system that is free from unfavorable odor or tastes. Sometimes customers report a mild taste or odor. The [Water Odor Taste Fact Sheet](#) describes some of these concerns, details possible causes, and for some, provides diagnostic procedures that can be performed by homeowners.”
- **Request More Information.** Ask the company that offers a service to provide you with written materials about their offer before scheduling any service call. Also, don’t forget to ask for references.
- **There is No Need to Act Fast.** If you feel the quality of the water is so bad, there is plenty of water in Publix and Walmart as hurricane season is almost over. Therefore, take your time and invest some it in researching the matter.
- **Ask for a Second Opinion.** In this case, contact the Manatee County Utilities Department. A few years ago, the County sent a Water Quality Compliance Supervisor to speak with residents about the quality of the drinking water provided by its local water treatment facility. The County is sensitive to residents’ concerns so please make sure to take advantage of it and do not hesitate to contact them.

And as always, have a great and safe weekend.

Sincerely,

Oded Neeman - CAM
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Sarasota, FL 34243
Email: propertymanager@lakeridgefalls.org
Tel: 941-360-1046