

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

11-15-2019

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

2020 Budget – During its latest meeting, the Board of Directors approved the 2020 Budget as proposed by the Budget Committee. Starting next week, you should start getting a copy of the Approved 2020 Budget in the mail. Copies are also available in my office for those who may not receive a copy for whatever reason. I can also email you a copy if you wish. Please note that this year there will be an increase for all neighborhoods. This is mainly due to the increased tree-trimming costs, sidewalks maintenance (i.e. replacement of lifted sections), and mitigation (i.e. wetland) maintenance.

Hopefully, by the mid of December, all should receive their 2020 coupon book in the mail. Please note that if you are enrolled in an Auto Debit Program in which the bank automatically withdraws the funds out of your bank account each quarter, you will NOT be required to contact the bank. Centennial Bank, the institute in which the Association banks, will automatically adjust the amount to reflect the new Association dues.

As always, here are all your payment options:

1. **Coupon Payment Booklet.** The booklet you received in the mail includes 4 payment stubs. When the time comes, please make sure to detach the payment stub for that payment period, write a check for the amount on the stub, fill out the information required on the stub, and mail it to the address as appears on the booklet.
2. **Drop a check in my office.** You can always drop a check in my office. If you don't have your booklet, simply make sure to write your unit number on the check and make it payable to Lakeridge Falls Community Association Inc.
3. **Join the Automatic Debit Service.** You can request Centennial Bank to automatically debit your account. The necessary form is available in my office and in the booklet mailed to you.
4. **Pay Online.** Please note that this service may have fees involved with it. If you wish to do so, you will need to visit Centennial Bank's website and click on the Services tab. You can also go to
5. **Use Your Bank Online Payment Services.** Most banks offer a service that allows clients to pay their bills online. Please contact your bank for more information.

Clubhouse Hours – This Sunday, the Association will celebrate the reopening of its amenities center with the Grand Reopening & Dedication event. In preparation for the event, the Clubhouse will be closed/locked starting Saturday, November 16th, at 6pm and reopen on Sunday, November 17th, at 2 pm for the party. We wish to apologize in advance for this temporary inconvenience.

A Message from the Gatehouse – When having a guest or a vendor, most residents tend to call the Gatehouse and inform the staff of the upcoming visit. While this is a very acceptable method, Mr. Scott Stillwell, the Gatehouse Captain, informed us recently that some residents fail to provide adequate information regarding such visitors. Mr. Stillwell shared a couple of incidents he had to face. The first incident was a case in which a resident called to inform the Gatehouse of an upcoming delivery but couldn't advise of the name of the company. The second incident was a case in which a resident called the Gatehouse in order to register a guest however could not provide the guest's last name. We

are sure all can see the problem with the incidents above and why not providing complete information can be problematic. We, therefore, ask that members of the community make sure to provide complete information about their guests and vendors. This will greatly assist in allowing for a speedy admission while providing exceptional service. We would like to thank you in advance for your cooperation and understanding on this matter.

Fire Backflows/Alarm – Last week, Piper Fire Protection, LakeRidge Falls' Fire System Service Company, performed the periodic flow test and maintenance backflow report on the two fire line backflows. After the test, Piper Fire Protection submitted a report to Manatee County Cross Connection Control certifying the backflows are working properly and are in good working condition. This week, a Piper Fire Protection tech was onsite to replace one of the fire alarm strobes and one of the smoke detectors after a recent inspection indicated they were not working properly. After these two items were replaced, we were informed the fire alarm system is working up to par.

And as always, have a great and safe weekend.

Sincerely,

Oded Neeman - CAM
LakeRidge Falls Community Manager
4200 LakeRidge Blvd.
Sarasota, FL 34243
Email: propertymanager@lakeridgefalls.org
Tel: 941-360-1046