

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

12-27-2019

**Most importantly, I wish you from the bottom of my heart a healthy and wonderful New Year!**

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

**Committee Signup Sheets** – We are happy to announce that the committees and groups' signup sheets are now available at LakeRidge Falls' clubhouse. The signup sheets for the Architectural Review Board, Budget, Buildings, Community Relation, Hurricane Preparedness, Landscaping, Pool, Roads & Grounds, Security, Art League, and Social are available outside of Mrs. Paula Murray's Office. The Board of Directors encourages all residents to join the different committees and groups as we depend on the commitment of our members to keep LakeRidge Falls strong. Joining one helps committees/groups to become a valuable source that assists the Association to grow. Furthermore, serving on committees/groups provides a great opportunity for you to become active and involved within the community. Your participation is highly encouraged and appreciated.

**Fitness Center** – A couple of fitness center users reported concerns they had with the functionality of one of the recumbent bikes and one of the ellipticals. Based on the reports, the recumbent bike was squeaking while the elliptical display stopped working in the mix of a workout. Following that, a service call was placed with Gym Source, LakeRidge Falls' fitness equipment provider. On Monday, a technician from Gym Source was onsite inspecting these issues. Regarding the recumbent bike, the issue was resolved following a minor adjustment. Regarding the elliptical, the technician discovered the battery, which charges the display, is not being charged properly by the peddling motion. To be on the safe side, two new batteries, i.e. for the other elliptical, were ordered. Once arrived, Gym Source will be onsite again to replace them.

Following these two matters, the technician went ahead and inspected the remaining cardio equipment, i.e. treadmills, ellipticals, and bikes. While he didn't find any issues with the remaining equipment, he decided to align one of the running belts on one of the treadmills because it skewed a little bit towards the left side of the machine. Once concluded and minus the components for the treadmills, the technician said all cardio equipment should be working without any issue. While on the issue of the fitness center, this will be a good opportunity to remind all residents that the second training session, which offers professional guidance on how to use the fitness equipment, was rescheduled for Thursday, January 9<sup>th</sup>, 2020, at 10am.

**Pool Cabinet** – If you visited the pool recently, you may have noticed that the newly installed cabinet located near the pool bathrooms is not holding up as expected. A couple of weeks ago, we noticed that the doors are bowing and the laminate on the wood is starting to peel off. Therefore, we called the vendor, John Measel Cabinets, bringing the matter to their attention. The president of the company, Mr. Matthew Nichols, sent his representative the same day to inspect the matter. And indeed, the representative determined the entire face of the cabinet needs to be replaced. To her account, exposure to the elements was the cause of the problem. While they were left puzzled how the cabinet deteriorated at such a significant rate of speed, they ensured us all damaged components will be replaced under warranty. Because of the holidays, the replacement item may not arrive until mid-January. Until such time, please make sure to exercise extra care when using the cabinet in order to avoid further damage.

**AC Maintenance** – Yesterday, Arctic Air Services was onsite performing routine maintenance work. The work included replacement of all filters, flushing all drain lines, examining the compressors, checking electrical components and cleaning the coils. Arctic Air technician didn't find any significant issue with the five units, i.e. two in the clubhouse, one in the fitness center, one in the annex building, and one in the gatehouse, and said all are in good working condition. Some may recall, the Association was able to negotiate a free 3-year long maintenance program following the installation of two units in the clubhouse back in 2015. The deal, which saved the Association three thousand dollars in maintenance costs, was later extended for two additional years and again at no cost to the Association. With this latest service call, this concluded the long-term maintenance plan the Association had with Arctic Air Services for maintaining its air conditioning units. During its next meeting, the Board of Directors will consider the matter and take action as needed.

And as always, have a great and safe weekend.

Sincerely,

Oded Neeman - CAM

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