

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

01-31-2020

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

**Architectural Review Board (ARB) Guidelines** – Back in July of 2018, the Architectural Guidelines, Revision 9, was approved by the Board of Directors following months of work by the members of the ARB. Working on this revision, these members focused on “cleaning” the guidelines to make them easier to read. Duplications were edited, grammatical errors were corrected, and ambiguous language was clarified. However, the more important part was adding and updating articles to address changes that have taken place in the years since Revision 8 was published in 2014. Changes such as new technology, revised local and state regulations, and new trends were introduced and not accounted for. For example, who thought in 2014 that security cameras would be so affordable and easy to install? Therefore, the ARB decided it would be wise to attempt and update the guidelines on a yearly basis in an attempt to keep up and account for such changes.

For this reason, members of the ARB made sure to be informed on changes that may impact the guidelines and to make notes on new trends that were introduced by members’ applications. At the end of the year, the ARB met to incorporate such changes and trends to the guidelines based on the ARB mission statement which is to “ensure the overall value of the community by preserving its architectural integrity, harmonious design, and aesthetic principles through careful consideration of the Community-Wide Standards...” Therefore, the Board of Directors was presented with Revision 10 of the ARB Guidelines during its last meeting. After a careful evaluation of the proposed guidelines, the Board of Directors approved the new revision with some minor changes.

While it will be a little hard to discuss in length all the changes that were made, here are a few pointers regarding the revisions made.

1. Reflecting films - clarification regarding opacity.
2. Mulch – shells and rocks are not approved mulch material.
3. Canopy Trees – revision following House Bill 1159.
4. Light Bulbs - colored light bulbs or bulbs designed to flicker are not allowed.
5. Painting – new timelines following the completion of the painting project.
6. Curbing – clarification regarding the width of the allowed curbs.
7. Video doorbell – new guidelines regarding the install of video doorbell such as Ring, Nest, etc.

With the above in mind, we strongly encourage all homeowners to read the latest version of the guidelines. A copy of the new Architectural Guidelines is attached to this email and can also be found on the LakeRidge Falls’ website under the tab “Forms.” As always, hard copies are available in my office per request.

**Fitness Center** – As reported last week, the Buildings Committee met recently to discuss several matters related to the use of the clubhouse. A couple of the recommendations that came out of the meeting were discussed in length last week. This week, we would like to bring another matter that was brought up in the meeting and for the potential install of two television sets in the fitness center. Back in December of last year, the Board of Directors reviewed and decided

to table the matter until March of this year. The main reason for that decision was the notion that it didn't seem there was a consensus regarding this matter. While some Fitness Center users wanted them, other users felt they were not needed. Acting on the matter, the Buildings Committee decided to conduct a survey in order to obtain the necessary input in order to make a recommendation one way or another. For this reason, a clipboard was placed in the fitness center under the air conditioning thermostat with a simple question "YES or NO to install TVs in the Fitness Center." Your feedback will be valuable in making a decision on this matter. We ask that Fitness Center users take a moment to participate in the survey by completing the form in the Fitness Center or emailing the Buildings Committee at [Buildings@lakeridgefalls.org](mailto:Buildings@lakeridgefalls.org). The deadline to take part is February 6th, 2020, which is the date of the annual meeting. We thank you in advance for your cooperation on this matter.

**Amenity Center Rules** – This week, and after a few weeks in the making, we installed the new rules for the Clubhouse, Fitness Center, and Clubroom. It is very important that you take a moment to read these simple rules before you use the facilities. We once again thank you in advance for your cooperation on this matter. The following are the rules that were posted:

Clubhouse and Clubroom:

- Clubhouse and Annex Buildings hours are 6 am to 11 pm;
- Guests under 18 must be supervised;
- Shoes & shirts are required;
- No swimsuits;
- No smoking or vaping;
- Service animals are allowed;
- Private events are not allowed;
- Sale of alcohol is strictly prohibited;
- Computer use is limited to 30 minutes;
- Turn off ceiling fans after use;
- Failure to follow the above shall result in enforcement.

Fitness Center:

- Fitness Center hours are 6 am to 11 pm;
- Guests under 18 are not permitted at the Fitness Center;
- Proper closed-toe footwear is required;
- Use equipment at your own risk;
- Make sure to familiarize yourself with the equipment before use;
- Workouts on cardio machines are limited to 30 minutes;
- Be considerate of others;
- No food or drinks besides water in a spill-proof container;
- Return and wipe down all equipment after use;
- Failure to follow the above shall result in enforcement.

And as always, have a great and safe weekend.

Sincerely,

Oded Neeman - CAM

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