

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

02-14-2020

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

Mulching – This is to inform all residents that Ramco Mulch Solutions is now scheduled to install coco brown mulch through the community. If you wonder, this is the same mulch that has been installed here in the last few years. If everything goes according to plan, i.e. rain, etc, this project will start on Monday, March 2nd and will take about a week. As in the past, the following is a shortlist of what you should expect:

1. The installation will occur in phases, so please allow ample time for the process to be completed.
2. Pallets, bags of mulch, and equipment may all be present on the job site and will be maintained in a clean manner.
3. Please make sure to remove any delicate garden items, such as decorative statuary, that you deem fragile enough to break.
4. The area will be cleaned up by the end of each workday.
5. There is NOT a set number of bags per home, as the landscape beds are not all identical.
6. All 399 front yard landscape beds will be included during this installation along with common ground areas. If you have any questions regarding this project, please contact me, Oded Neeman, by phone at 941-360-1046 or by email at PropertyManager@LakeRidgeFalls.Org.
7. Unfortunately, Ramco Mulch Solutions is a commercial company that does not sell mulch to private clients. If you wish to purchase additional mulch for your backyard, you will need to use different vendors such as Wal-Mart or Home Depot.

Landscaping – On a somewhat related issue, please note that in the next few weeks West Bay Landscape, LakeRidge Fall's landscape maintenance company, will start implementing a rejuvenation pruning practice on selected plant material. The University of Florida in an article named "Pruning Landscape Trees and Shrubs" explains that "rejuvenation is a drastic method of pruning old shrubs that have become much too large or have a large amount of non-flowering wood." In addition, LakeRidge Falls' Pruning Guidelines states that this "process promotes new stems with multiple branches and ultimately results in a denser, thicker hedge." Therefore, please don't be alarmed if you see pruning crews starting to considerably prune some of the plant material in the front or back of your house. It is done based on pruning guidelines and what is known to be as best pruning practices.

Irrigation Pump – Staying on the issue of landscaping, the Variable Frequency Drives (VFD) located at the irrigation station stopped working. In super simple terms and as explained in the past, the VFD is like a car accelerator. It regulates the flow and pressure in the irrigation system based upon demand, which helps in reducing power consumption. More importantly, without a VFD the pressure in the irrigation system will fluctuate too often going from really high to really low in a matter of seconds which can cause the irrigation pipes to burst. Following this issue, we placed a service call with ProPump & Controls, LakeRidge Falls' irrigation station maintenance company, that confirmed the VFD is not

working. Therefore, they placed an order with their supplier in Mississippi who advised them the new VFD is scheduled to arrive at their shop this coming Thursday. ProPump promised they will attempt to replace the VFD on the same day. Until then, please note the irrigation station will be down and therefore the irrigation will not work. Please don't be alarmed if you do not see the sprinklers going on around your house during the times that you are used to. We hope this issue will be resolved soon and, of course, we will keep you posted.

Fitness Center – Last week, we advised that one of the treadmills was temporarily out of order as the speed pace was voluntarily fluctuating while the treadmill was in use. Gym Source, LakeRidge Falls' fitness equipment maintenance company, sent a technician who determined it was a software problem. We are happy to report that this technician was onsite this week to update the software and that the treadmill is up and running again.

And as always, have a great and safe weekend.

Sincerely,

Oded Neeman - CAM
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