

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

06-26-2020

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

Backflows – As reported last week, LakeRidge Falls was in the mix of reviewing two bids by local plumbing companies and a decision was reached. After some consideration, the Board of Directors accepted a proposal by The WaterWorks to certify all backflows in the community. The WaterWorks is a certified, insured, and reputable plumbing company that has worked with the Association for several years. Because some of the backflows' certification tests are due sooner rather than later, it was agreed that the certification process will begin this coming Monday, June 29th, 2020.

With this in mind, a few things one must consider while they perform this process:

1. The WaterWorks will submit the proper forms with Manatee County on behalf of LakeRidge Falls' homeowners ensuring the proper certification process was completed.
2. Some of Lakeridge Falls' backflows are the originally installed backflows. Therefore, it should be no surprise if the recommendation would be to replace the backflow. Also, Manatee County requires replacing some backflow models that fail the certification even if they can be repaired.
3. The WaterWorks will install a tag on each backflow when done. The tag indicates the month the certification took place and more importantly that your backflow has passed the certification test. It also serves as an advertising tool used by most plumbing companies to help residents locate their contact information in case an issue ever arises with the backflow.
4. The members who do NOT pass the certification process will receive a notice from The WaterWorks stating the problem with the backflow. Failing to address the issue will result in Manatee County sending a final notice.
5. If you receive a notice that your backflow didn't pass, please be advised that [you can use any plumbing company](#) recognized by Manatee County to correct the matter. After the matter is fixed, the plumbing company you use should submit the proper certification for you to Manatee County.
6. In case your backflow fails the certification process and you choose to hire The WaterWorks to perform the repair, please note they agreed to a flat fee charge of \$110 for all internal repairs. They also advised that a replacement of a backflow can range from \$500 to \$650 depends on the work required per Manatee County code.

Please note that failing or passing a backflow may be a subjective matter. Some situations are not clear cut and are open for interpretation. This usually happens when wear is discovered in one of the backflow's elements. While one company may feel this wear warrants a repair (i.e. fail certification) another may suggest waiting a little bit longer before performing the repair (i.e. pass certification) and vice versa. In these situations, residents might be left uneasy, thinking the vendor might have provided them with a false report. However, please understand that this is not the case. With the above in mind, The WaterWorks' goal is to ensure residents' satisfaction while meeting Manatee County requirements.

Pool – Here are a few updates related to the pool. As advertised this week, the Pool Committee recommended, and the Board of Directors approved a couple of changes to the restrictions and guidelines governing the pool and spa usage during the COVID-19 pandemic. First, pool usage is now limited to a maximum of 15 participants instead of 10. Following the change, 5 chairs were placed on the pool deck. Secondly, residents are now allowed to sign-up for one additional slot at any time. The changes are designed to allow more residents to use the pool more often while ensuring safety guidelines, mainly social distancing, are kept. Please note that all other restrictions and guidelines remain the same.

A couple of weeks ago, we learned that the green Push-to-Exit button on the west side of the pool was not working. We, therefore, place a service call with Moss Integration Solutions (MIS), LakeRidge Falls gate maintenance company. A day after the service call was placed, a technician from MIS was on-site making sure to replace the faulty button with a new one. On a related issue, some pool users have noticed a pool umbrella laying on the ground outside the pool fence. Please note that this umbrella broke and therefore was placed outside the fence for Florida Patio Furniture, LakeRidge Falls' pool furniture maintenance company, to pick it up.

Finally, many residents brought to our attention that the pool temperature seemed higher than normal. Following this, Smiley Pool Services, LakeRidge Falls' pool maintenance company, inspected the issue and determined the heaters are not cooling the pool. What Smiley Pool Services discovered was that while the pool temperature is set to 87 degrees, even when it is set to the cooling mode, the system's digital thermometer indicates a temperature of 90 degrees. Knowing they were working on replacing the compressor on one of the units last week, Smiley Pool Services placed a service call with Symbiont Services, LakeRidge Falls' pool/spa geothermal system maintenance company. A technician was on-site today and correct the matter.

Fitness Center – We continue to receive reports by fitness center users regarding the functionality of the ellipticals. While the ellipticals are working, users report issues with the displays of those machines. Some reported that the display will turn off in the mix of a workout while others stated the display at times will not even come on. Of course, a service call was placed with Gym Source, LakeRidge Falls' fitness equipment provider. The technician from Gym Source inspected these issues and advised that the manufacturer, True, advised on updating the software. A week later, the technician showed up with the updated software but reported that it didn't solve the problem. Therefore, he made sure to order two new motherboards. Until such time, the technician advised that residents may use the ellipticals but need to be aware that the displays may not work properly.

Lawns – As some may have noticed, there are many areas where the lawn seems to be struggling. The main reason for this is the hot weather, which brings temperatures of over 90 degrees. West Bay Landscape made sure to increase the times the grounds are being irrigated. However, it may take some time to revive the dry lawn. This is mainly because the Association is bonded by the Southwest Florida Water Management District (SFWMD) water usage regulations. In other words, West Bay Landscape will need to find the equilibrium between efficiently watering the grounds while not exceeding the water usage quota established by SFWMD. We will do whatever we can to avoid any damage and will replace plant material that may die in the process.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
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