



Falls Forum

AUGUST 2020

A message from your Board...

by Lori Klein, President

This unusual year continues. With many having trips canceled or changed, I hope everyone is well and safe wherever you are. I'm going to start with a few reminders. If you are coming to the clubhouse or the annex building, to use the Fitness Center or attend a meeting (if the meeting isn't only virtual) or use the computer and printer or for a meeting with Oded, please remember to bring your fob to get into the buildings. Also please remember to contact Oded or Paula in advance of coming to see them if possible; this will insure that he or she is there and available to see you.

As Oded has mentioned, West Bay Landscape has made some changes to the crews handling Lakeridge Falls. Please report any problems with their work to Oded, both so that he can follow up with them and so that we have a record of any issues.

Recently there has been a lot of discussion and some complaints regarding the pool, with people questioning what "exercise" is. Any type of movement, whether swimming laps or walking in the pool or water aerobics or just moving your arms and legs to stay afloat, is a form of exercise. Exercise does not have to be high-intensity, and can even be fun. That said, a reminder to those using the



pool to leave the lap lanes free for those trying to swim laps.

Though we don't have many activities or social events, there are things still going on. The entry fountain has been properly filled in underneath, and other repairs and changes to make it look good-as-new are ongoing. Probably about the time you read this, if not sooner, we will have a company working on the gutters in the back of the clubhouse, to improve drainage away from the building. We are moving forward with replacing the windows and doors in the Guardhouse and other repair work there, though you won't notice anything for a while.

Many of the committees continue to be active, working hard on behalf of all of us. Later in this issue, there is a survey from the Board asking for your opinions about a) allowing owners the option to replace their concrete driveway with pavers, recommended by the ARB Committee and b) possible options for the roofs, to see if this is worth investigating. We'd like to know your thoughts, which in the case of the driveways will also help prepare for a future workshop on the subject.

LRF ASSOCIATION BOARD OF DIRECTORS

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Committees

Architectural Review Board (ARB)

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Lanny Weintraub, Chairperson
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Mitch Matte & Dick Dorn, Co-Chairs
Meetings as needed

Buildings Committee

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Meetings: 3rd Tuesday of the month at 2:00pm

Community Relations Committee (CRC)

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Dan DeRoner, Chairperson
Meetings: 4th Friday of the month at 9:00am

Landscape Committee

Lynn Gregg, Board Liaison
Calvin Fitzgerald, Co-Board Liaison
Mary Cochran & Karen McGee, Co-Chairs
Meetings: 2nd Wednesday of the month at 10:00am

Roads and Grounds Committee

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Meetings: 4th Friday of the month at 10:00am

Pool Committee

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Lynn Gregg, Co-Board Liaison
Elma Azurdia & Suzanne Weinstein, Co-Chairs
Meetings: 3rd Wednesday of the Month at 2:00pm

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Durand Glovinsky, Chairperson
Meetings as needed

Hurricane Preparedness Group

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Jim DuGranrut, Chairperson
Meetings as needed

Long Range Landscape Plan Working Group

Calvin Fitzgerald, Board Liaison
Lynn Gregg, Co-Board Liaison
Barbara Weintraub, Chairperson
Meetings as needed

Social Committee

Jane Kintz & Leigh Selby, Co-Chairs
Meetings: 1st Monday of the month at 10:00am

Art League

President...Jackie Hathaway
Meetings as needed

www.lakeridgefalls.org

At the July Board of Directors meeting, the Board accepted the final report of the Ponds Working Group, which has put a lot of time and effort into the issues with the ponds and delivered a very comprehensive report on how our ponds connect and operate, past issues, current problems, and possible interventions. You can find the report under the Special Projects tab on our Web site, and many thanks to the entire committee for all their hard work. The Working Group's work is now over, and we will be delegating ongoing responsibility sometime this month.

Finally, since virtual meetings (or combinations of virtual and in-person) are still going strong, to facilitate these meetings Lynn Gregg has put together a list of suggestions for these meetings (see page 13) to help them run more smoothly. A few additional suggestions are incorporated, and these are now also on the [website](#) to share.



Office

Property Manager: Oded Neeman
Phone: 360-1046 Line #101
email: PropertyManager@lakeridgefalls.org
After hours Emergency Only - 941-951-4034

Community Assistant/ LRF Falls Forum: Paula Murray
Phone: 360-1046 Line #103 Hours: M-W-F 9:30am - 12:00pm
email: Paula@lakeridgefalls.org

Guardhouse: 355-1328 / Security@lakeridgefalls.org

Property Manager Report

by *Oded Neeman*

Masks – Recently, the Florida Department of Health-Manatee County advised that it distributed close to 185,000 facemasks to the public either directly or through community partners. It then advised that it has 120,000 more facemasks available in stock for distribution. Acting on the matter, we seized the opportunity and obtained 800 masks last month so residents of the community can enjoy some peace of mind. Here is how you can obtain those masks:

- The masks are available in the Clubhouse's Grand Salon.
- The collection is based on an honorary system.
- Each household can take two and two only (i.e. remember there are 399 households in the community).

When you pick up the mask/s, please:

- Sign in attesting you picked up the mask/s.
- Indicate near your signature if you picked up one or two masks.
- Make sure to take the flyer that show the infographic on proper wear and care.

Remember, the only way you can access the Clubhouse is by using your FOB. Therefore, please remember to bring it with you when coming to pick up the masks.

Backflows – The Waterworks finalized last month the certificating process of all backflows in the Association. They informed us that 7 backflow preventers, out of 399, did NOT pass the certification process. Therefore, 7 notices were sent to all those members whose backflows failed. If you are one of those who received a notice and yet to act, please make sure to correct the matter as soon as possible. Please note that you can use the Water-

Continued on Page 4

ROBERT M. CROPPER, D.P.M.

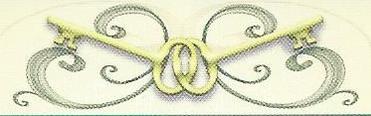
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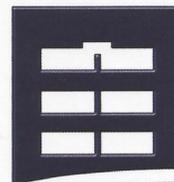
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Works, (941) 794-6668, or any other certified test-er plumbing company you wish to correct the problem. If you fail to take action on correcting the problem with the backflow, Manatee County will send a licensed and insured plumbing company to correct the problem for you. The cost of doing so will then be charged through the homeowner monthly utility bill, a charge that may be significantly higher than if the homeowner hires a licensed and insured plumbing company directly. Therefore, please act on this matter as time is of the essence.

A final note, please note that failing or passing a backflow may be a subjective matter. There are some situations that 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.

ARB Guidelines – During its June's meeting, the Board of Directors accepted a recommendation by the Architectural Review Board (ARB) to amend two articles in the ARB Guidelines. Facing a couple of new trends, the ARB decided to address the matter sooner rather than later. Therefore, the ARB reviewed these matters and recommended to the Board of Directors to adopt these changes to the ARB Guidelines.

The first issue that arose was landscape/pathway lighting. While roaming the community, it is evident that many residents have installed such lighting. After all, installing low voltage or solar landscape lighting is an easy do-it-yourself job especially considering the fact they are quite inexpensive. The problem was that a) such light fixtures were installed without ARB approval, and b) there was no standard for installing such fixtures. Therefore, the ARB recommended, and the Board of Directors approved, the following

amended to Article 17:

“Path lighting may be installed without prior ARB approval. Path lighting of up to 16" in height shall be spaced no closer than 4 feet apart and may not be located adjacent to sodded areas.”

The second issue was sod that is immediately adjacent to screened entryways. The ARB Guidelines provide a policy for those who wish to remove the sod adjacent to their screened lanai at the back of the property. If it is to avoid their lanai screens from being ripped by the landscapers, to provide an easy egress from their lanais, or to simply enhance their landscaping, the guidelines allow residents to remove the sod adjacent to the lanai and install pavers or landscape beds.

However, the Guidelines were silent on the issue of screened lanais located at the front of the homes. This mainly relates to Sandstone Falls Neighborhood, where some homeowners decided to enclose their front entryways. In this situation, the strip of grass between the two sidewalks leading to the entryway is adjacent to the enclosed lanai. Providing the same options homeowners have for the back of their property, the ARB recommended, and again the Board of Directors approved, the following amendment to Article 13:

“Guidelines for Landscaping Front Plots. Owners may remove 18” of sod immediately adjacent to screened entryways and replace it with 18” of pavers that match their roof colors as closely as possible. An application to the ARB to make this alteration must be submitted by both of the adjoining Homeowners. LakeRidge Falls will not be liable for any damage to such pavers by vendors or employees. The maintenance of such pavers is the responsibility of the Homeowner.”

With above in mind, please remember that abiding by LakeRidge Falls' rules and regulations helps preserve and protect the integrity of a quality residential community. Your cooperation is appreciated and best of luck on every future project you may have.

Continued on Page 5

Pool – Here are a few updates related to the pool. As advertised, 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.

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. We are happy to say that the umbrella was fixed and returned.

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 a week before, Smiley Pool Services placed a service call with Symbiont Services, LakeRidge Falls' pool/spa geothermal system maintenance company. A technician was on-site thereafter and corrected the matter.

Fitness Center – Gym Source, LakeRidge Falls fitness center maintenance company, was on-site last month to replace the consoles on the two elliptical's. Here is why. We reported in the past that several fitness center users complained that the elliptical dis-

plays would turn off in the mix of a workout. Following these reports, Gym Source replaced the self-charging batteries as well as updated the software on the ellipticals. However, this did not solve the problem. Therefore, True, the manufacturer of the ellipticals, recommended replacing the displays/consoles altogether.

Once concluded, the Gym Source technician approached us with interesting information. The tech advised that after coming on-site three times to address the same issue he decided to do some research. In his research, the tech discovered that this specific elliptical model has a design flaw. To his account, the machine is designed to turn off the display after the RPM drops below 35 or so thinking the person working on the machine is done working out. Therefore, he theorized, users who dropped the intensity of their workout to take a breather may experience this issue. To override this matter, he suggested plugging these machines directly to an outlet. This way, he concluded, this issue should not repeat itself. Both the Buildings Committee and Board of Directors reviewed the matter and approved the minimal expense of 200 or so dollars of doing so. Following the approval, the parts were ordered and installed by Gym Source. We hope this will be the last time this matter is addressed.

Landscape – Mr. Chris Clammer, West Bay Landscape Crew Leader, was promoted recently within West Bay Landscape's ranks to the position of an Account Manager. For those who may not know him, Mr. Clammer led both the pruning and mowing crews for the past few years serving this community under two different firms. Besides his long ponytail, Mr. Clammer was recognized for his trademarked work ethic which included attention to detail, striving for excellence, focusing on best practices, pride of work performed, and delivering quality service. As many have already pointed out, he will be missed. On behalf of the Board of Directors, the Landscape Committee, and the Community, we wish Mr. Clammer success with his new position, which he truly deserves.

Continued on Page 6

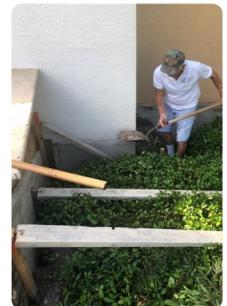
With this in mind, Mr. Derrick Smith was promoted to the position of a crew leader taking the place of Mr. Clammer. Mr. Smith was working closely with Mr. Clammer and Mr. Matt Stewart, West Bay Landscape Account Manager assigned to LakeRidge Falls, over the past few months. Knowing his mentors, observing his enthusiasm, and recognizing his hard work, we are confident Mr. Smith will succeed in his job. That said, please understand that any new position takes time to learn. After all, leading is not quite as easy as following. We thank you in advance for your understanding and patience during this transition period.

LakeRidge Falls Landscape Process states that areas of “original developer provided residential landscaping shall be under the exclusive care and maintenance responsibility of the landscape contractor. The Association will not assume responsibility for the replacement of landscaping on a lot where the owner interferes with the contractor’s ability to provide contracted services or alters services provided by the contractor such as fertilizing, pruning, and controlling disease and insects.” Therefore and as requested in the past, we ask that you please not approach any of West Bay Landscape’s crew members. Besides the confusion it may promote, we need to be more concerned about the COVID-19 pandemic. To ensure the health of both residents and vendors alike, we ask that you please don’t approach landscape crews and/or any of the Association’s vendors. Now more than ever, social distancing is extremely important.

A final note and 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 bounded 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 ex-

ceeding 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.

Waterfall – As reported a few weeks ago, the Board of Directors sought the advice of a structural engineering company, Karins Engineering Group Inc, following the erosion below the waterfall basin. As we came to learn, the report was lacking some specifications which were required by vendors to provide a bid to repair the issue. Of course, we immediately brought the matter up with Karins Engineering. It took them a couple of more weeks to submit the revised report, but thankfully we eventually got it. Thereafter, the report was sent to three vendors for bids. Knowing this issue dated back to April, the Board of Directors acted sooner rather than later accepting a proposal by F. Ronald LaCivita, a local concrete company. We are happy to announce that Mr. LaCivita spent no time and came on-site the same week with his crew in order to fill the gap under the basin based on the specifications provided by the engineering company. We hope that by the time you read this article, the waterfall is up and running again.



Continued on Page 7

Gatehouse Approved List – Recently, we faced a couple of incidents in which vendors were denied entry to the community. In these incidents, the vendors were not on the residents' approved Resident Security list, the residents failed to notify the gatehouse in advance of the vendor's arrival time, and/or the gatehouse could not reach the residents over the phone. Therefore, the officers at the gatehouse had no other choice but to deny entry. Needless to say, some residents were unhappy. Some argued these vendors are well-known vendors in our area while others argued those vendors were allowed access without their approval in the past. Looking into this matter, we realized the source of the problem.

As we all know, LakeRidge Falls' was blessed with outstanding officers and captains. You might remember Mr. Tim Clark and Mr. Gabe Gheiler, the Captain before him, who served this community for many years. As one can imagine, those long-serving officers became accustomed to both vendors and residents. It was quite amazing to see how those officers were able to memorize a license plate, a truck number, the name of a driver, and the designated resident by heart. Therefore, vendors used to be admitted to the community simply based on the pure memory of those officers. However, this all changed in the last couple of years.

As we all know, Allied Universal Security Services, LakeRidge Falls' security service company, had to do a couple of personnel changes after some officers decided to retire or pursue other career opportunities. Of course, the new officers are not familiar and are not expected to be familiar with the knowledge previous officers had. They are, however, expected to follow LakeRidge Falls' Post Orders which clearly states: "Resident, Visitor & Community Safety Is Paramount." Furthermore, the Post Orders states that: "If the arriving guest is not shown on the resident data screen, the Allied Officer must call the resident telephone number listed on the screen to request authorization to allow entry of the guest." The Post Orders then directs that: "In the event, a Resident Guest

cannot be confirmed thru one of the methods outlined above, they are NOT AUTHORIZED. POLITELY DENY ACCESS." Simple.

Please, all residents are required to notify the gatehouse of any guest or vendor they are expecting without exception. Please don't assume that because you are using a very well-known plumbing company, as an example, the gatehouse will allow access even without you notifying of the expected visit. Finally, please make sure to submit an updated Resident Security Form or to make sure to notify the gatehouse via the telephone of upcoming visits by a vendor and/or a guest. Together we can ensure LakeRidge Falls continues to be one of the safest places to live in.



The Lakeridge Falls Book Club continues to hold "Zoom meetings" on the 2nd Monday of each month at 11:00 am to discuss the monthly book selections. The August selection, "A Woman is No Man" has been rescheduled to 2021. Taking its place is "Eleanor Oliphant is Completely Fine" by Gail Honeyman. This is a lighthearted, entertaining novel. If you would like to participate please contact Kathy Kendall at (941) 306-5128 or kathy52847@yahoo.com.

Sept: *Falling Angels* by Tracy Chevalier, 321 pgs. 2002

Oct: *The Dutch House* by Ann Patchett, 337 pgs. 2019

Nov: *The Library Book* by Susan Orlean, 336 pgs. 2018

Attention Residents

The LakeRidge Falls Board of Directors would like your opinion on a few issues involving our community. Please click [HERE](#) to complete the survey online or complete the survey below and drop it by the clubhouse and slide it under Paula's door. You also have the option to mail it to Paula at the clubhouse. **Responses must be received by August 11, 2020. One response per household, please.**

The ARB has recommended to the Board a change in the guidelines that would allow homeowners the option of replacing concrete driveways and walkways to the front doors with pavers instead of mandating concrete. The proposal does not mandate that owners convert to pavers. The ARB is making this proposal now because many of our driveways have defects.

Are you in favor of allowing the option to use pavers in driveways and walkways?

Yes___ No___

If yes:

Are you in favor of one approved paver layout___ or multiple layout options___ or no preference___?

Are you in favor of one approved paver color___ or multiple color options___ or no preference___?

Are you in favor of requiring the driveway aprons (where the street pavement or sidewalk meet a home's driveway) to be included___ or making their inclusion optional___?

A few residents have suggested allowing alternative roofing materials for our neighborhoods. We are still a few years away from needing this, but looking ahead the Board would like to know:

Are you in favor of allowing different roofing materials for roof replacement?

Yes___ No___

If yes:

Are you in favor of only alternatives that look like tiles ___ or open to other roofing appearances ___?

REQUIRED

Name: _____ Address: _____

This is an informational survey, not a vote. There will be a workshop for further discussion of pavers before the Board makes a decision on that recommendation.

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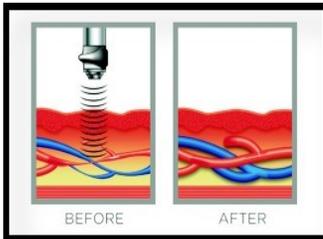


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Community Relations Committee

Dan DeRoner, Chair

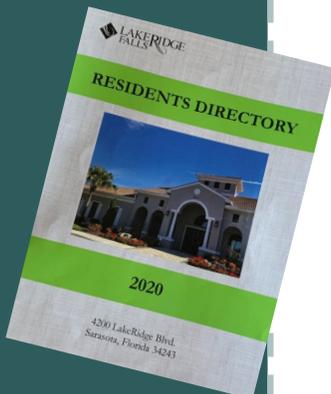
Did you know that the advertisers in the Falls Forum and Residents Directory defray costs of publication? When you need a local service or product, we ask that you refer to the Forum and Directory as a good source for vendors. And when you support one of our advertisers, let them know you found them through the LakeRidge Falls Forum or LakeRidge Falls annual Residents Directory. Why? Simple--advertisers need to know that their ads are getting results. The #1 reason advertisers drop their ads is, "I just haven't gotten any results from my ad. What's the point if I'm not getting any bang for my buck?"

My wife Hilda and I have used a number of LRF advertisers including Cindy Gallant, Yoder's Steam Cleaning, Affordable Attorney, GulfShore Physical Therapy, ShutterShop and Neighborhood Barber. Each time we contact a LRF advertiser, we mention that we saw their ad; the vendor is reassured that advertising with us pays off.

When all the Covid-19 restrictions began, the Community Relations Committee and your Board were very concerned that our advertising revenue would plummet to the extent that production and distribution expenses would far outstrip advertising revenue. In order to reduce expenditures, residents were informed that the Falls Forum would primarily be distributed electronically. Upon request, on an exception basis, residents could continue receiving a hardcopy of the Forum via snail mail. LRF residents overwhelmingly decided that electronic distribution was fine. As a result, our production and development costs are currently about one-third what they were in the first quarter of 2020. Our advertising revenue has declined, but not to the extent costs have. Concurrently, Clark McFall continues his excellent sales efforts bringing in new advertisers. So the bottom line is that the LRF Falls Forum ads continue to not only defray costs, but also to generate net revenue for our community.

To summarize, please continue to frequent advertisers in the Falls Forum and annual directory. As they used to say in the Yellow Pages, "Let your fingers do the walking." Let our advertisers know you saw them in the Forum and Directory--advertising with LRF generates positive results for both our advertisers and residents.

My wife Hilda and I have used a number of LRF advertisers including Cindy Gallant, Yoder's Steam Cleaning, Affordable Attorney, GulfShore Physical Therapy, ShutterShop and Neighborhood Barber.



Virtual Meeting Guidelines

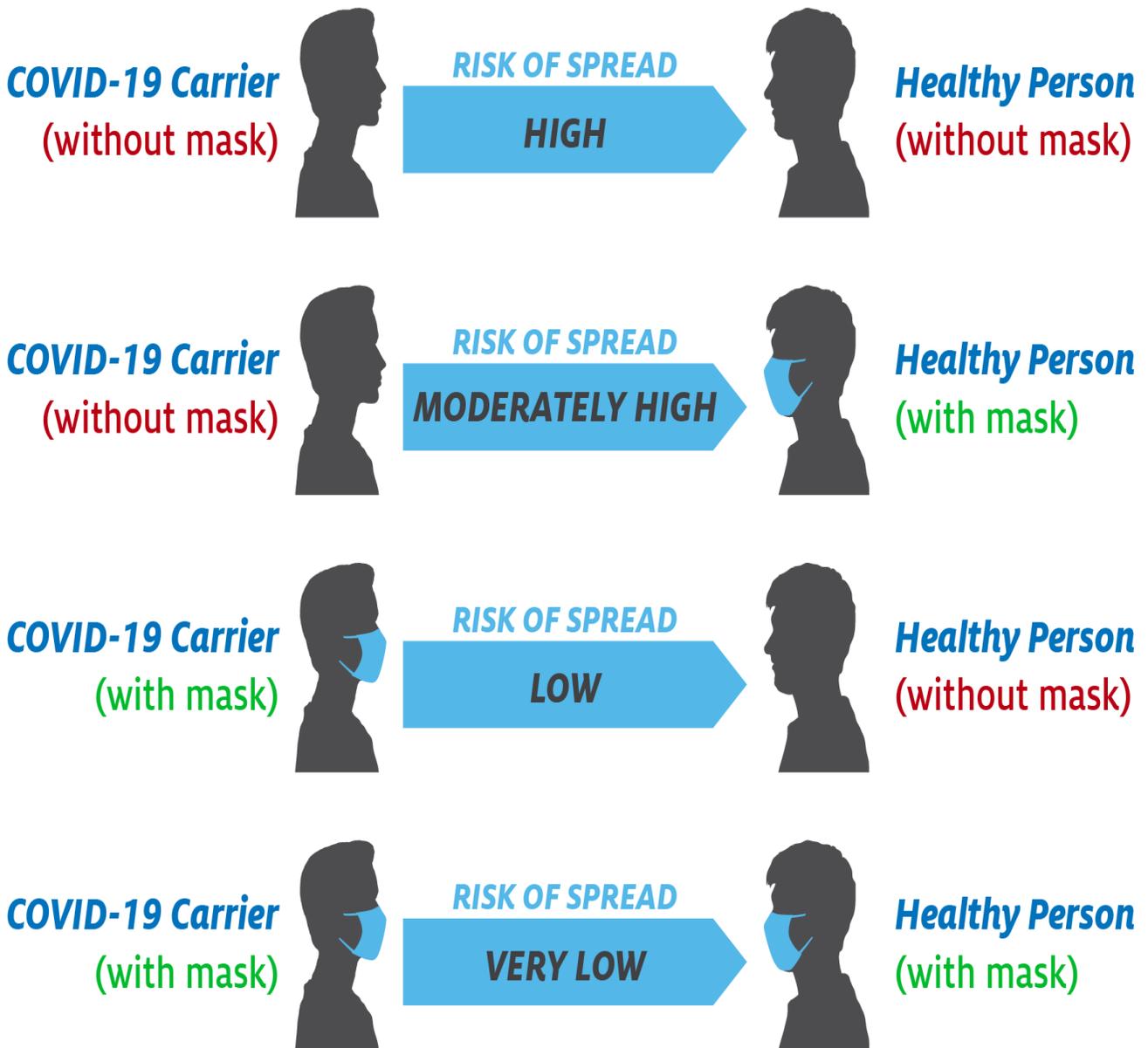


Virtual meetings will most likely be how we conduct meetings for a while. The plus is our seasonal residents can attend or participate in meetings year around. Because the use of virtual meetings expands the opportunity for more participation by our residents, this tool may well be one we continue to use after the danger from COVID-19 passes. Below are some suggested tips to make these meetings run smoothly and efficiently.

1. At the beginning of the meeting, the meeting leader should request participants to mute their microphones when they are not talking.
2. Attendees should silence the ring on their phones before the meeting begins.
3. When using the camera webcam, participants should avoid having anything in the background that would create noise or be distracting (this includes eating).
4. When speaking, participants should begin by identifying themselves. Since some residents may attend the meeting without benefit of video, identification of speakers is particularly important.
5. When wishing to speak, video participants should raise their hand so the leader can acknowledge them when it is appropriate. Audio participants should unmute their microphone to signal their desire to speak.
6. Participants who make and second motions must be identified.
7. Once a motion is on the floor and a discussion has taken place, a vote must be called. If it is determined a vote will not be called on the motion as stated, the motion may be amended. Otherwise, the motion should be withdrawn.
8. When voting on a motion, each participant must be identified. If the committee size permits, the leader may call upon each member for his or her vote.
9. Follow Robert's Rules of Order.

We are still in the learning stages of conducting virtual meetings. Your suggestions for making these meetings run more smoothly are welcome. Thank you for your patience as we work out the kinks of meeting in the virtual environment.

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