

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

08-07-2020

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

Pool Closed – Monday – If you may recall, we reported that the transformer at the clubhouse was replaced a couple of months ago. The transformer, which is designed to lower the utilization voltage coming into the building, was making a loud humming noise which disturbed many of the residents who were using the rooms near the utility closet. A local supplier for White Electrical Solutions, an electrical company that worked at the clubhouse during the renovation project, examined the transformer and concluded this was a great indication the transformer was on its last leg. Therefore, the suggestion was to replace it. After some consideration, the Board of Directors approved the work and the transformer was replaced.

Following this work, the Board of Directors directed their attention to the two transformers located in the annex building. After all, these two transformers, which are located inside the FACP (Fire Alarm Control Panel) room produce a loud humming noise similar if not louder to the old transformer in the clubhouse, as many pool users would probably testify. More importantly, one of the transformers is connected to the pool equipment and geothermal heaters. If it fails, we would be required to close the pool until replaced. Therefore, the Board of Directors reviewed yet another proposal by White Electrical Solutions to replace the two transformers. After much deliberation, the Board of Directors decided to take a proactive approach and approve the replacement of the two old units.

Following the approval, the two transformers were ordered. We are happy to announce that White Electrical Solutions will be here on Monday, August 10th, to perform the job. Unfortunately, we are required to close the pool for the duration of the work. Once the work is concluded, we will reopen the pool. We hope and believe the pool will be reopened at around 2 pm that day. Regardless, we wish to thank all residents in advance for their patience and understanding during this time.

Wildlife – This week we received a report from a resident regarding a bobcat. The resident reported that her Ring Alarm Security system captured a bobcat that approached her house. She was kind enough to share this amazing picture with us as can be seen below. Bobcats' sighting in the community is not new to us. In the past, we reported that we contact the Florida Fish and Wildlife Conservation Commission (FWC) with concerns regarding Bobcats' presence.

The FWC advised that these wild creatures are most likely in the community hunting for their favorite food sources which are wild rabbits. The FWC also shared with us that they suggest that once a bobcat is spotted to attempt and scare it away by yelling or making a loud noise. This way, they explained, a bobcat would feel less comfortable near humans. Otherwise, they explained, a bobcat can adapt and become more comfortable around humans. Finally, the FWC cautioned residents to ensure that their pets and/or pet food are not left outside in the lanai unattended. As always, we urge all residents to read FWC's "Living with Bobcats" pamphlet attached to this email or by clicking [here](#).



Roof Cleaning – As reported, H2O Cleaning Systems started cleaning the roofs in the Stirling Falls Neighborhood. They started on the southeast most corner of Stirling Falls Circle and are now on the southeast side of Mackay Falls Terrace. More can be said about their work and progress, however, and as we always say, a picture is worth a thousand words.



Miscellanies – Here are a few ongoing projects and maintenance concerns we will speak in length about during the next couple of weeks. One side of the Emergency Gate located at the end of Kariba Lake Terrace is not working. Moss Integration Solutions, LakeRidge Falls gate maintenance company, is scheduled to be on-site later today, possibly after hours, to attempt and fix the problem. Staying in the somewhat same location, the photocell that regulates when the light poles on the Kariba path go on and off seems to have stopped working. As a result, the lights are on 24/7. We hoped that White Electrical Solutions will be able to address this issue on Monday when they are on-site. Staying on the topic of electrical components, the timer that turns the waterfalls on and off seems to have also stopped working. Smiley Pool Services will look into it and replace it if needed.

Speaking of which, we noticed a couple of issues concerning the pumps that operate the waterfall. First, we identified a small leak from one of the pumps that feed one of the sides of the waterfall. The second issue is that one of the fans in the pit that hosts the pump broke off its bracket. ProPump & Controls, the company that maintains both the irrigation and waterfall pumps, advised they will be on-site next week to mount the fan back on the bracket. They also advised they will submit a proposal to replace a seal on the leaking pump explaining this may be the reason for the leak. On a different issue, F. Ronald LaCivita, a local concrete company, is scheduled to be on-site next week to replace and grind several raised sidewalk sections through the community. Finally, West Bay Landscape started installing the new annuals based on the Landscape Committee recommendation. They hoped they will be able to conclude the work on Monday. As promised, we will keep you updated on all of these matters.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

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