

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

08-21-2020

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

Sidewalks Maintenance – A couple of weeks ago, we reported that the F. Ronald LaCivita, a local concrete company, was scheduled to be on-site to replace and grind several raised sidewalk sections throughout the community. And indeed, Mr. LaCivita, the owner of a local concrete company, and his crew have been working on several sections for the past couple of weeks. As a reminder, the decision to work on the sidewalks was based on last year’s recommendation made by the Roads & Grounds (R&G) Committee after it conducted a long and detailed survey of the community’s sidewalks. The survey, which was performed by all members of the R&G Committee, identified all areas in the community that the R&G Committee felt needed to be addressed. The R&G Committee then divided these sections based on work priority (i.e. action vs. monitoring) and level of work (i.e. grind vs replacement). Once a complete and detailed list was composed, the R&G Committee made sure to revisit all areas but this time around with Mr. LaCivita. In doing so, the R&G Committee obtained the input of a professional vendor. Following this, a plan was composed to be executed in stages. The work done in the past two weeks is the second stage of the plan. Below are a few pictures capturing a load of roots that were removed under a couple of raised sidewalks and the before and after following the work performed.



Waste Receptacles – Back in 2014, the R&G Committee suggested, and the Board of Directors approved, to enhance LakeRidge Falls’ common areas around the clubhouse. The Board and R&G Committee at the time wanted to encourage residents to take advantage of the Association’s prime real estate/amenities. For this reason, Adirondack chairs were purchased for the beach area and the large hexagon picnic table was placed on the concrete pad, where the old

chessboard used to be on. To accommodate the increase in usage, the committee recommended, and the Board approved, installing two green waste receptacles near these two locations.

Fast forward to 2020, the Association started receiving more and more complaints from residents regarding these two green waste receptacles. The complaints stated that two receptacles are being used mostly as a pet waste station, which promotes unpleasant odors and unsanitary conditions. For this reason, the R&G Committee met recently to investigate this matter. The R&G Committee confirmed that the receptacles are used mainly as pet waste stations. The R&G Committee also discovered that the smell that comes out of them, at times, is unbearable. Moreover, the R&G Committee found out that when it rains or when the bags ripped unsanitary conditions are present. Therefore, the R&G Committee recommended removing the waste receptacles altogether.

Following this recommendation, the Board reviewed the matter and thereafter approved the recommendation. Today, the two green waste receptacles were removed based on this decision. Therefore, pet owners please be aware that the two receptacles are no longer available. For this reason, please note that you must dispose of all your pet waste at your residence. Thank you in advance for your cooperation and understanding on the matter.

AC Maintenance – A week or so ago, Badger Bob’s Air Conditioning, LakeRidge Falls’ new air conditioning maintenance company, was on-site to perform the first out of four annual maintenance visits. This time around, Badger Bob’s conducted a complete 21-point inspection on all five units, i.e. two at the clubhouse, one at the fitness center, one at the club room, and one at the gatehouse. In general, they cleaned indoor and outdoor coils, flushed all drain lines, replaced all filters, inspected the thermostats, tested temperature differentials, and checked electrical components. Once concluded, Badger Bob’s advised that all systems checked out great. Nevertheless, they suggested a couple of follow up work. One suggestion was to replace the capacitor at the gatehouse’s unit and the other one is to repair a small leak at a joint on one of the clubhouse units. The maintenance reports and two repair proposals were presented to both the Buildings Committee and the Board of Directors. We hope the two repairs will be done in the next couple of weeks. We of course will continue and report on this matter as needed.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

LakeRidge Falls Community Manager 4200 LakeRidge Blvd.

Sarasota, FL 34243

Email: propertymanager@lakeridgefalls.org

Tel: 941-360-1046