

A message from your Board...

by Lori Klein, President

Labor Day is almost here and the sun is setting earlier, as summer is almost over. Some of our committees have been very busy, while others have not had urgent issues and have been able to cancel meetings. Just a reminder, except for the ARB Committee (which must respond in a timely manner to all requests), committees do NOT need to meet monthly, even if they have a regularly scheduled date and time. Here are just a few examples of recent committee activities:

- Based upon the results of the survey last month (and thank you to all those who responded, about 25%) the ARB Committee has a little more research to do regarding pavers for driveways – expect a workshop on the subject sometime in October. Because the ARB has had so many applications to consider during their regular monthly meetings, they are looking to schedule an extra meeting to give this the time it needs.
- The members of the Roads and Grounds Committee agreed to assume responsibility for all of our ponds, and established a subgroup to concentrate on planning for implementation of recommendations from the Ponds Working Group.
- The Pool Committee recommended and the Board agreed to purchase five new, 9-foot moveable auto tilt freestanding umbrellas for



shade around the pool, instead of the current table umbrellas. Though we are still limiting the number of users and usage in the pool area, it is not social distancing for many to congregate under the overhang while drying off. The new umbrellas will allow pool users to social distance when not in the pool now, and will last for several years.

- The existing table umbrellas will be moved to the bocce courts, to replace the ragged (and in one case broken) umbrellas there.
- Based on requests from both committees and individuals and as more is learned about transmission of the virus, the Board continues to review and modify restrictions for the pool and fitness center.
- The Budget Committee was hard at work every week in August, going through both reserve and operating expense accounts - reviewing costs, expenditures, and life expectancies of the infrastructure here in Lakeridge Falls. Their work isn't finished yet, but they will be presenting their recommendations for the 2021 budget at a workshop in October.

I and the other Board members have been busy attending meetings, participating on committees, and working on

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Vice President, Lynn H. Gregg: VicePresident@lakeridgefalls.org
Treasurer, Calvin Fitzgerald: Treasurer@lakeridgefalls.org
Secretary, Judy Buffa: Secretary@lakeridgefalls.org
Director, OPEN: Director@lakeridgefalls.org

Committees

Architectural Review Board (ARB)

Lori Klein, Board Liaison
Lynn Gregg, Co-Board Liaison
Lanny Weintraub, Chairperson
Meetings: 2nd Thursday of the month at 10:00am

Budget Committee

Lori Klein, Board Liaison
Calvin Fitzgerald, Co-Board Liaison
Mitch Matte & Dick Dorn, Co-Chairs
Meetings as needed

Buildings Committee

Lori Klein, Board Liaison
Carl Stover & Mary Cochran, Co-Chairs
Meetings: 3rd Tuesday of the month at 2:00pm

Community Relations Committee (CRC)

Judy Buffa, Board Liaison
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

Calvin Fitzgerald, Board Liaison
Dick Dorn & Lanny Weintraub, Co-Chairs
Meetings: 4th Friday of the month at 10:00am

Pool Committee

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

Security Committee

Judy Buffa, Board Liaison
Durand Glovinsky, Chairperson
Meetings as needed

Hurricane Preparedness Group

Judy Buffa, Board Liaison
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

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various projects. For those that were not present, the August Board meeting was a full 2 hours, didn't get to the last agenda item, and gave myself and the other Board members some new work (please read the minutes if you were not present). In addition, Oded Neeman has been busy supplying information and obtaining quotes for the Budget Committee, while keeping up with all the day-to-day operations and supporting all of our committees and the Board. Paula Murray is quickly updating signs and our website as things change along with her routine work, and both Oded and Paula are busy with other essential projects. While our parking lots are not crowded, be assured that there is a lot of work going on by both residents and staff to support our Association.

I wish all of you in the States a safe and enjoyable Labor Day weekend, and perhaps more important for many of you a happy "Grandparents' Day" the following weekend.



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

4200 Lakeridge Blvd. Sarasota, FL 34243

Property Manager Report

by *Oded Neeman*

Waterfall – A quick recap, somewhere in mid-April we received a report that there was erosion on the south side of the waterfall. Upon inspection, it was clear that the waterfall was overflowing thus causing a large sum of water to wash towards the lake located south of the waterfall. As a result, a portion of the soil underneath the south part of the waterfall's basin eroded as well as some areas leading to the lake.



The Board of Directors then sought the advice of a structural engineering company, Karins Engineering Group, due to the extent of the erosion below the waterfall basin. It took them longer than hoped for, but Karins Engineering submitted their findings and recommendations a month and a half later. Unfortunately and as we came to learn, the report was lacking some specifications which were required by vendors to provide a bid to repair the issue. It took Karins Engineering Group a couple of more weeks to submit the revised report, but thankfully we got it in early July. The most important news is that no major structural damages were noted. Acting on the report, the Board of Directors accepted a proposal by F. Ronald LaCivita, a local concrete company, who was here a couple of weeks ago.

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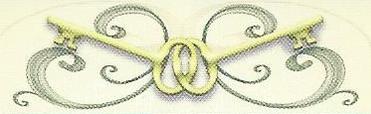
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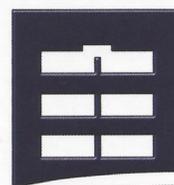
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Mr. LaCivita and his crew filled the gap under the basin based on the specifications provided by the engineering company.



Here is what has taken place since then. With the help of West Bay Landscape, especially Mr. Victor Martinez, West Bay Irrigation Tech, a drain box and 4-inch line were installed along the eroded area. Furthermore, the eroded area was filled with rocks and soil. Then, several areca palms were planted with hopes their roots help in keeping the area dense and sturdy. We wish to take a moment and thank Mr. LaCivita who helped with the supply of the rocks and soil at no cost to the Association.



As far as the waterfall operation goes, Smiley Pool Services, which is responsible to maintain the waterfall, made sure to bypass the faulty autofill, which was in part the reason why the waterfall overflowed. Smiley Pool Services created a new and simple autofill mechanism, which resembles the one used inside toilet tanks. Furthermore, Smiley Pool Services emptied the water from the waterfall, cleaned the lower basin, and filled it back with water. Unfortunately, one of their techs overlooked the two upper basins. Therefore, they had to come back and “shock” the water with chemicals.



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When they came back to turn the waterfall on, they found out that the breaker that operates the north side of the waterfall was tripping. This is most likely because the pumps were not running for the past few months. Therefore, we placed a service call with Pro-Pump & Controls, LakeRidge Falls' irrigation station maintenance company, which also maintains the waterfall operating equipment. This issue was resolved thereafter. The bottom line, the waterfall is up and running again!

We thank all of you for your understanding and support during what seemed to be an endless endeavor.

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 by the time you read this article, they should be halfway done with this project. More can be said about their work and progress, however, and as we always say, a picture is worth a thousand words.



Transformers – 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 and installed by White Electrical Solutions. We had to close the pool for 6 hours, but once again White Electrical Solutions did a great job. The loud humming noise was eliminated and all is working up to par.

PWG Report – During one of the Board of Directors' meetings, the Long Term Pond Working Group (PWG) presented its final report. For those who may not recall, the group was established back in 2017 with the goal "to study and make recommendations for remediation of current erosion problems as well as a long term plan to stabi-

Continued on Page 6

lize and or minimize future erosion in our stormwater drainage ponds.” It took the group a couple of years with a few unexpected delays to conclude its work. However, it produced, as one of LakeRidge Falls’ long time members described it, “a comprehensive, well documented and well presented truly professional report that is everything, if not more, than what any professional organization could or would have presented at what would have been a significant cost.” Following the presentation, the Board of Directors thanked the members of the committee and adopted their report. This will be a great opportunity to take a moment and thank the members of the PWG, Dr. Judy Buffa, Mrs. Mary Lynne Collins, Mr. Tony Scacifero, Mr. Chuck Tirney, and Mr. Chuck Wilson, for a truly amazing job. With this, please note that three years of hard work has come to an end and therefore the group was disbanded. Please take a few minutes to read the full report which is now posted on the Association’s website under the tab “Special Projects.”

Driving Safely – A few weeks ago, residents brought to our attention a concern regarding residents backing out of their driveway. The concern raised was regarding drivers who fail to notice and/or give the right-of-way to vehicles, cyclists, and pedestrians as they back out of their driveways. So you will know, Florida Statute 316.125, Vehicles entering highway from private road or driveway or emerging from alley, driveway or building, states that: “the driver of a vehicle emerging from an alley, building, private road or driveway within a business or residence district shall stop the vehicle immediately prior to driving onto a sidewalk or onto the sidewalk area extending across the alley, building entrance, road or driveway, or in the event there is no sidewalk area, shall stop at the point nearest the street to be entered where the driver has a view of approaching traffic thereon and shall yield to all vehicles and pedestrians which are so close thereto as to constitute an immediate hazard.” In simple terms, all residents must give the right-of-way to any vehicle, bicycle riders, and pedestrians already trav-

eling on the road/sidewalk. Therefore, please make sure to drive safely around LakeRidge Falls.

Swimming During a Thunderstorm – On a related issue, it goes without saying, but swimming during a thunderstorm is prohibited. The reason why we bring this up is that we received a report from a couple of residents stating that they noticed a person using the pool during a time when thunderstorms were approaching. It is common knowledge that lightning can strike water and that water conducts electricity. Therefore, using the pool during such weather conditions is a very dangerous thing that may result in injury or death. Please, you must watch the weather and must get out of the water when thunderstorms approach. Period. Thank you in advance for your cooperation and understanding on this matter.

Wildlife – Last month, 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. Bobcat sightings in the community are not new to us. In the past, we reported that we contacted 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 by clicking [here](#) or by visiting the following web address: <https://myfwc.com/media/1662/living-with-bobcats-flyer.pdf>.

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Hurricane Preparation – Last month, Hurricane Isaias passed by Florida. Thankfully, it didn't visit us. Mr. Jim DuGranrut, Chairperson for the Hurricane Preparedness Group, reported during the last Board of Directors meeting, that the forecast is to 19-25 named storms, of which 7 to 11 will become hurricanes. This is a great time to remind all homeowners and residents to review LakeRidge Falls' [Hurricane Preparedness Manual](#), which can also be found by clicking on the tab Policies/Rules on the Association website. Your attention to this issue is important.

Trespasser – Last month, we received reports from residents that an individual was walking door to door attempting to solicit business for a window product of some sort. Of course, this individual entered the community without permission and without going through the gatehouse first. Acting on our recommendations, several LakeRidge Falls residents called Manatee County Sheriff's Office, the non-emergency number, which is [941-747-3011](#), to report this suspicious activity. Within a few minutes, deputies were dispatched to the community. This is a great opportunity to ask residents who received some marketing material from this individual to share it with us. We ask mainly because the majority of soliciting cases in the community involved window companies. By knowing some information about the company, we may be able to send them a cease and desist letter preventing similar incidents in the future. Remember, please don't hesitate to call [911](#) in a true emergency which is when immediate assistance is warranted because of an injury or danger. As always, thank you for your attention to this matter.

Gates – Also last month, we noticed that one of the arm gates at the back resident-only gate located off of Lockwood Ridge Rd was broken. After looking into the security footage, we concluded that the arm gate was broken most likely due to material fatigue, which is normal wear and tear on such gates. We, of course, placed a service call with Moss Integration Solutions (MIS), which maintains the Association's gates and security systems. MIS was here to replace the broken arm. As a preventative measure, we asked that the other arm be replaced as well. Please note that both arms are now working up to par.

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THE HISTORY BOOK CLUB

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September 16: Thomas Fleming. **The Great Divide: The Conflict Between Washington and Jefferson That Defined A Nation**

October 21. Margaret McMillan. **Paris 1919**

November 18. Scott Anderson. **Lawrence in Arabia: War, Deceit, Imperial Folly & the Making of the Modern Middle East**

December 16. William Manchester and Paul Reid. **The Last Lion: Winston Churchill**

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THE BOOK CLUB

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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



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