

A message from your Board...

by Lori Klein, President

Fall is officially here, which means a few things:

- Hurricane season will be over in a little over a month (we have been lucky so far this year).
- Some of you who are part-time residents will be returning soon.
- Cooler mornings and evenings will be coming soon, allowing for more outdoor activities.

After 6 months of dealing with COVID-19, I know many people are anxious to get closer to “normal”, and the social isolation for those who live alone and/or are at extremely high risk for complications is very difficult. I encourage you to continue to help your friends and neighbors who are staying home. I also hope as soon as the weather cools that there will be more gatherings on driveways or lanais like there was last spring. Meanwhile the clubhouse is available for a few friends to get together and visit, with plenty of space for social distancing and wearing masks required for everyone’s safety. A few groups are meeting regularly to socialize in the grand salon or the activities room, sitting in a circle with space between chairs or spacing out at the tables; consider calling one or more friends in the community, and meet in the salon to relax and catch up while enjoying a change in scenery.



We have had requests to lighten up on the social distancing requirement, which is why we are limiting the number of people at a table (4 at the large round tables, 2 at the smaller square tables); we are continuing to follow the CDC guidelines which recommend social distancing whenever possible so we are not changing this. We don’t limit particular activities in the facilities, but we are still requiring you wear masks while in the buildings, and remember you do need to use your FOB to enter the building.

Whether it is over opinions on going out, politics, or something else, please be respectful of each other and differing views. We are all neighbors living close to each other and sharing the common amenities, and everyone is entitled to their own views and opinions whether you agree with them or not. Agree to disagree and be kind to one another.

Hoping you are all safe and well.

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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

Calvin Fitzgerald, Board Liaison
Dick Dorn & Lanny Weintraub, Co-Chairs
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

Security Committee

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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

Property Manager Report

by Oded Neeman

Radio Frequency ID (RFID) – Every so often, we are approached by individuals, a resident's family member or friend, who asks to obtain an RFID sticker. In most cases, the reason provided has to do with the frequency these individuals are visiting the resident. Here are just two examples: homeowners' children who ask to obtain a sticker because they are their parents' caregivers and/or homeowners' friends who argue they help those who are unable to drive for whatever reason. The policy on this matter is clear: "Access control to the community will be provided for residents by a Radio Frequency Identification (RFID) system... All guests are welcome to enter LakeRidge Falls upon proper authorization. All guests must be authorized to access the community by the homeowner or authorized tenant that the guest is visiting." In simple terms, the Association cannot issue RFID stickers to a person who is not an approved resident of the community.

Here is why. Back in 2014, the Security Committee under the leadership of Mr. Chuck Tierney, who was the Association's President at the time, conducted a comprehensive study of Lak-

Continued on Page 3

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Property Manager: Oded Neeman
Phone: 360-1046 Line #101
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Community Assistant/ LRF Falls Forum: Paula Murray
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email: Paula@lakeridgefalls.org

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eRidge Falls' security state. The committee, which was composed of 10 members, studied the community perimeter, the drive-through gates, the common areas inside the community, and the awareness and responsibility of individual residents. Once it completed its study, the committee provided recommendations for immediate and future improvements to advance LakeRidge Falls' security. Among the recommendations the committee provided, which was later implemented, is the RFID System.

Before the RFID System, the Association had a Clicker System. In short, the old Clicker System was based on a keychain remote similar to the one used for locking and unlocking vehicles. In their study, the committee realized the clicker system was compromised. Because there was no limitation on the number of clickers one household could purchase, they discovered several former residents were keeping a clicker (i.e. mainly for continuing use of the community's amenities or visiting friends). They also discovered that clickers were handed out by residents to family members or friends of the family who were Realtors. Also, they found out that some residents provided clickers to their vendors, such as their house sitter or cleaning companies. Finally, they discovered some residents lost their clickers and never reported it. To summarize things up, the committee concluded that only 80% of the clickers were accounted for and "if a new system is purchased and implemented properly 100% accuracy can be completed."

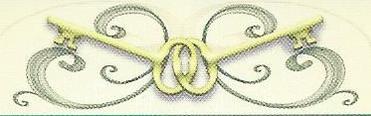
Acting on the committee's recommendation, the Board of Directors implanted the RFID System in 2018. To implement and regulate the operation of the new system, the Security Committee composed yet another comprehensive document, which was later adopted by the Board of Directors, titled Access Control Summary. Composed based on past incidents, the committee established a set of policies and procedures. Among these policies and procedures, the committee addressed who can obtain an RFID sticker and who cannot. Making it simple, approved residents will be issued an RFID sticker by the Association while family members, close friends, and/or owners who lease their units will be required to go through the gatehouse. Now, some may argue that not issuing a

Continued on Page 4



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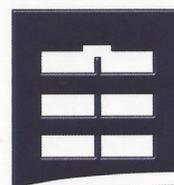
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sticker to a cleaning company, for example, is justifiable but question why this provision applies to a family member who visits a resident regularly.

Here is the rationale behind the policy using a hypothetical situation/example. A resident of the community fell ill. The homeowner's son started to regularly visit his mother. Because of the frequency of visits, the homeowner asks that her son be issued an RFID sticker. She rationalizes her request by stating that going through the gatehouse is too much of a hassle for her son. For the sake of the story, the Association issues the son an RFID sticker. A few months pass and the Association gets reports that the son is exercising dangerous driving habits while on property. Furthermore, residents complain that the son threatens them each time they ask him to slow down. Other neighboring residents report that someone attempted to break into their homes while pointing fingers at that individual. While looking into the complaints, the Association came to learn that the homeowner failed to mention that her son has an extensive criminal background history. See the problem as it unfolds? By the way, the story above took place in 2016 minus the fact that the Association didn't issue the son a sticker (i.e. back then the old Clicker System was in place).

Now, many would argue that the Association should disconnect the son's RFID sticker without delay. Unfortunately, it is not that simple. The Association can't remove one access without a dual process. Crazy as it may sound, this is true even if the person is not a resident of the community. This means the Association needs to initiate an enforcement procedure, which may take a few weeks to complete. Of course, the Association will also endure legal expenses in the process. More importantly, by allowing an unapproved/unauthorized individual to enter the community, which as all may know is private property, the Association assumes the responsibility, and therefore the liability, associated with the individual's actions. In the non-imaginary realm described in the previous paragraph, the Association may have put its residents' safety and

well-being on the line if it would have issued that individual an RFID sticker.

So the rationale will be clear to all, the Association can't provide RFID stickers to individuals who were not approved to reside in the community. If nonresidents were to gain access via RFID stickers, it may take some time and money to discontinue their access. The Association also assumes some responsibility for these individuals' actions. Therefore, issuing RFID stickers to unauthorized individuals will be irresponsible at best. Finally, the goal of the Security Committee back in 2014 was to purchase and implement a new system that would achieve 100% accuracy. Meaning, a goal in which all access devices, i.e. RFID stickers, are accounted for. After all, the security and safety of all residents was, is, and will always be the community's number one goal. Therefore, the more regulated and less handed out the more secure this community is.

To sum it up, please understand that there is a reason behind the decision not to issue stickers to nonresidents. At times, it is not as simple to explain as this lengthy article may imply. However, please attempt to explain or even share this article with your family and friends so they understand that LakeRidge Falls does not arbitrarily execute its policies. Yes, entering the gatehouse may be less convenient for your family and friends at times. Unfortunately, the Association can't selectively execute its policies. For this reason, the Association chose security and safety over convenience. Hope you do too.

Tuttle Road Work/Closure – A lot of work took place along Tuttle Ave last month. Based on Manatee County's online "Current Road Work Updates" webpage, which was shared with us by one of LakeRidge Falls' residents, the reason why the road was closed is that Manatee County maintenance crews were repairing drainpipes underneath the roadway. Another resident of LakeRidge Falls, who was interested in what the crews were doing, visited the worksite and reported that the crews were working on the connection between Association's drainpipe and the County's drainpipe.

Continued on Page 5

Here is a short explanation about those pipes. A few weeks back, the Long Range Pond Working Group submitted its final report, which is published on the Association's website and can be found by clicking [here](#). In it, the Group reports that if “the water level in the mitigation area rises above its maximum design elevation, the excess water is discharged into a concrete catch basin on the east side of the area. The water then is transported away from the community westward through an underground 5-foot diameter pipe crossing under Tuttle Avenue and into Pearce Canal that finally flows into Sarasota Bay.”

Crews replaced the corrugated steel drainage pipe, which rusted away, with a concrete pipe. It is important to add that once this work was concluded, the County made sure to repave the entire road, from Tallevast Rd to University Pkwy. I wish to take this opportunity and thank the residents who took the time to share this information with us.

Sidewalks Maintenance – F. Ronald LaCivita, a local concrete company, was on-site recently working on several sections of the community’s sidewalk that needed attention. 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 few weeks was the second stage of the plan.

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.

Landscape/Palm Trees – ACI, a local tree maintenance company, concluded the semi-annual pruning maintenance work of the Queen Palms and the annual trimming maintenance work of all the other species of palm trees such as the Sabal, Washingtonians, and Chinese Fan Palms. Please note that ACI Tree Care was only addressing palms that are over 15 feet tall. If you have a tree that is less than 15 feet tall, it will be trimmed by West Bay’s Pruning team next time they will be on your street. Please note that Foxtail palms were not trimmed because they are considered self-pruned palms. In other words, Foxtail palms older

Continued on Page 6

leaves die and quickly fall from the palm to facilitate new leaves which do not require maintenance. With that said, this project took a little longer than hoped for because of Hurricane Laura. While Hurricane Laura made landfall in Louisiana, all ACI crews, except one, were dispatched to Louisiana because the damage there was much more significant than anyone originally thought to be. Nevertheless, the project was concluded and we can report that ACI did a great job.

Pool – The Association placed recently an order for new umbrellas and umbrella bases. Based on a recommendation made by the Pool Committee and approved by the Board of Directors, five 9 ft blue commercial umbrellas and five white free-



standing umbrella bases with wheels were ordered from Florida Patio Furniture. Unlike the current umbrellas, these patio umbrellas with a tilting feature will allow users to block the sun all day. Furthermore, the bases with wheels will allow users the relative ease of moving the umbrellas from one location to another. These two features alone should provide more shade than the current traditional center-based table umbrellas. We are happy to announce, as can be seen in the picture above, the umbrellas and bases were delivered and placed in the pool area in mid-September. The old umbrellas, if you wonder, were repurposed by relocating them to the Bocce Courts for the use and enjoyment of the bocce players.

On a related issue, several residents choose to sit under the covered area located near the club room and annex buildings' FACP (Fire Alarm Control Panel) room. While there is no issue with pool users utilizing this shady area, while exercising social distancing, of course, a specific location in which the pool furniture is used or left behind may cause a problem. You see, some pool users choose to sit near or leave behind pool furniture on the path of the club room's

glass door. As a result, the access for those who wish to enter or leave that room becomes blocked. More importantly, people who exit the club room may hit



those sitting too close to the door or simply run into an empty chair in the process. Of course, we need to avoid this situation. Therefore, we installed a blue tape, as can be seen in the picture above, marking the door opening area. We are asking that pool users do not sit or place a chair in that location for the safety of all. Thank you in advance for your cooperation in this matter.

Gates - It came to our attention that some residents and/or guests are propping gates open. This is done, we were told, to ease the access of residents/guests to restricted areas (i.e. "skip" the need of a FOB). Needless to say that this is an unacceptable practice. Besides the more obvious concern related to the issue of security, there is a bigger more significant concern which is safety. Here is a small example. The State requires that the Association will have a 4-foot fence around the pool area with outward and self-closing/locking gates. This is done mainly as a safety measure to prevent unsupervised young children from entering the pool. Leaving the gates unlocked, therefore, is a major safety issue and a significant liability concern to the Association. For this reason, the Board of Directors will use enforcement measures against individuals who put members, residents, and guests at risk by intentionally leaving the gates unlocked. Please help us keep LakeRidge Falls a safe and secure place to live in by making sure to close the gates behind you and by bringing this matter to the attention of those you witness doing differently. Thank you in advance for your cooperation with this very important matter.

Scam Alert - One of LakeRidge Falls' long-time residents recently shared with us a report which was published by the Manatee County Sheriff's Office (MCSO) warning county residents against IRS, FBI scam calls. Here is a summary of the article as presented to us:

continued on page 8

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"It may look like the IRS or FBI is calling you, but it could be scammers on the other end of the line ready to try to steal thousands of dollars from you, detectives say. Manatee County Sheriff's detectives are investigating recent reports of scams where people pretend to be with the IRS or FBI. These scammers make random phone calls claiming your social security number is being used in criminal activity and you need to pay hundreds or even thousands of dollars in gift cards to make the problem go away.

If you get a call like the one described above, treat the call as a scam and report it to law enforcement. You can call the Manatee County Sheriff's Office at 941-747-3011.

Here are some tips from MCSO to use if you get a scam call like this:

- **Hang up.**
- **Don't give out/confirm personal/financial information.**
- **Do not pay them.**
- **If you feel pressured to act immediately, hang up right away.**

THE HISTORY BOOK CLUB

A new book club is being formed for those with an interest in discussing American and Global history. Monthly 1 hour from 2 to 3pm EDT / 11am PCT "Zoom meetings" will normally be held on the third Wednesday of each month, beginning on October 21. Participants will receive a Zoom link about one week prior to the meeting. If you wish to participate, please contact Stu Sutin at: sutin-doc@gmail.com

October 21: Thomas Fleming. **The Great Divide: The Conflict Between Washington and Jefferson That Defined A Nation**

November 18. Margaret McMillan. **Paris 1919**

December 16. Scott Anderson. **Lawrence in Arabia: War, Deceit, Imperial Folly & the Making of the Modern Middle East**

January 20. William Manchester and Paul Reid. **The Last Lion: Winston Churchill**

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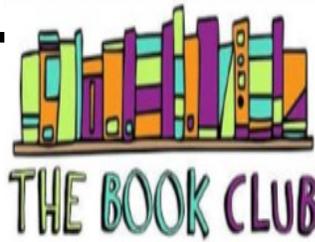
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Nov: *The Library Book* by Susan Orlean, 336 pgs. 2018



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STILL DEALING WITH PAIN? WE CAN HELP!



Tony Teresi, PTA, CPT

GULF SHORE
Physical Therapy Center

8331 LOCKWOOD RIDGE RD
SARASOTA, FL 34243
941-355-5565



Felipe Carbonell, PT, DPT

Monday – Friday, 8:00am – 6:00pm

8331 Lockwood Ridge Road

941-355-5565

Personal Training, Physical & Massage Therapy
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- Rotator Cuff Rhab
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- Chronic Pain
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