

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

10-02-2020

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

**Presidential Election** – A couple of weeks ago, we published the Association’s policy regarding the usage of political signs. Unfortunately, a small but nevertheless significant omission occurred during the typing process of the policy into the Weekly Report. Therefore, please note that the policy is clear in regards to the number of signs to be used, i.e. 1, and the location for the sign to be placed, i.e. inside of a residential window. To avoid misunderstandings, here are the guidelines as approved in the past by the various Board of Directors of LakeRidge Falls:

- **One** political sign is allowed **inside of a residential window**
- It cannot exceed **2’ by 3’ in size**
- It cannot be put up until **14 days before** election day, i.e. October 20<sup>th</sup>, 2020
- It must be **removed** the day after the election

On a related issue, a couple of residents questioned the Association’s ability to regulate what some perceive to be their right under the First Amendment to display their political views if they wish to do so. To be on the fair side, the questions raised brought a valid point that deserves a logical explanation. A legal opinion by attorney Ryan Poliakoff from Backer About Poliakoff & Foelster, which I came across recently in an online educational seminar, states that: “in Florida, neither condominium associations nor homeowners associations are governed by the Constitution or the First Amendment.” The justification behind this opinion is based on the notion that freedom of speech guaranteed by the Constitution does not apply to community associations simply because they are not governmental entities. Therefore, the Association’s Declaration of Covenants, Conditions, and Restrictions, Article IV, Use and Conduct, 4.4, Protection of Owners and Others, (a), states that the Association “... may regulate the time, place, size, number, and manner of posting such signs” (i.e. referring to political signs).

With this in mind, we please ask that you follow this policy and be respectful of your neighbor’s opinions and beliefs even if they are completely different than yours. If you feel the urge to argue with someone, please and by all means, stop by my office so I can prove to you why golf is a game and why it should never be considered a sport. We appreciate your cooperation on this matter and of course urge all of you to fulfill your duty as a citizen and make sure to vote.

**Driving Around The Community** – The issue of driving safely in the community is being brought up every now and then. Each time, the various Committees and Board of Directors find ways to address this matter, such as by promoting awareness to the issue using outlets such as the Falls Forum. Yesterday, the Security Committee revisited the matter during its meeting. Following a lengthy meeting, the committee agreed on two things:

- a) Recommend to the Board of Directors to replace all the starboard stop signs with reflective aluminum stop signs in order to increase their visibility.
- b) Revisit the possibility of installing speed bumps throughout the community. While it is felt that obeying the speed limit is a better remedy to the issue than going into an unnecessary expense, the committee feels this option must be considered with all seriousness at this time.

Again, the Security Committee and Board of Directors call to all residents and their invitees to please obey the simple request of driving safely and slowly. Together we can keep LakeRidge Falls a safe and secure place to live in.

**Roof Cleaning** – Many residents, rightly so, are inquiring about the slow progress made with the roof cleaning project along Stirling Falls Neighborhood. For what is worth, the owner of the company hired to perform the work, H2O Cleaning Systems, advised us that there are two weather conditions in which they are not able to perform this work: rain and wind. Here is what was explained to us.

Cleaning roofs during a forecasted rainy day is counterproductive, and of course a safety concern. While the safety issue aspect requires no explanation, working only a couple of hours a day may mean a day in which the expenses, i.e. gas, employee, etc., supersede the income. Cleaning roofs during windy days, on the other hand, can lead to unwanted damages. Working during a windy day may mean less control over the spread of the chemicals used on the roofs, i.e. tarps blown away, chemicals blown to a nearby property, etc.

Regardless, H2O is aware that this project is already two months in the making and promised they are doing whatever they can to conclude it. We wish to thank you in advance for your patience and understanding on this matter.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

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