

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

10-16-2020

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

COVID 19 Restrictions – Recently, local and state governance made some relaxation of COVID-19 related restrictions. As a result, some members asked that the Association will follow the same by easing some of the regulations and restrictions governed by the Association. On the other end were those members who asked not to amend the regulations and restrictions. In an attempt to make a decision that will best serve the community as a whole, the Board of Directors sought the advice of the Association's legal counsel. With the opinion on hand, the Board of Directors discussed this matter in length during its last week's meeting. Mainly, the Board of Directors examined the current mask-wearing requirements, amenities usages, and social distancing guidelines.

The discussion started by presenting the legal opinion by the Association's counsel. In his opinion, the Association attorney states that "[r]egardless of the current restrictions or mandates in place, this does not affect the ability of the Association and its Board to adopt more restrictive policies, procedures, rules, and regulations regarding safe use of the Association's common property. The Board has a fiduciary duty to take proactive measures to protect the health, welfare, and safety of their residents. Wearing face coverings has been proven to be an effective method of reducing the spread of COVID-19. The fact that many residents may disagree and have a different opinion regarding this does not prevent the Association to enforce mask requirements and any other COVID-19 rules and regulations that have been promulgated." Following this, the Board of Directors listened to attendees who wished to voice their opinions.

In general, the consensus was that all must wear a mask while using the Association facilities while at the same time practicing social distancing. As far as mask-wearing goes, the main argument was that not wearing a mask may deny the right of others to use the community's amenities. For example, a resident brought a valid point in which she felt not wearing a mask is acceptable as long as she is working out by herself in the fitness center. However, some pointed out that other residents decided to turn around once they noted a non-wearing person at the fitness center. These individuals pointed out that a recent scientific brief published by the Centers for Disease Control and Prevention (CDC) states that airborne transmission of COVID-19 can occur within closed spaces in which a person stays for 30 minutes or more, even if this person is 6 feet away from an infectious person. As far as social distancing goes, the main argument was that social distancing is essential in ensuring the safety of LakeRidge Falls' residents. Several residents mentioned that as a 55+ community the vast majority in the community are at a higher risk. This notion was based on the CDC recognition that older adults and/or people with underlying medical are most likely to suffer from severe illness due to COVID-19, which might result in death.

Following what was truly a lengthy and detailed discussion, the Board of Directors decided NOT to amend at this time any of the restrictions and regulations governing the usages of the clubhouse, club room, fitness center, and pool. We ask that you please take a moment and read all of LakeRidge Falls COVID-19 restrictions and regulations. Links to these restrictions and regulations can be found below:

[Clubhouse & Annex Buildings \(COVID-19\)](#)

[Fitness Center \(COVID-19\)](#)

[Pool & Spa Rules \(COVID-19\)](#)

Finally, the Board of Directors wanted to advise that the Association will take all enforcement measures necessary to ensure residents are following these restrictions and regulations. Again, this is not to punish residents or make life difficult for those who may feel these guidelines are too strict, but mainly, as the Attorney described so well, to take “proactive measures to protect the health, welfare, and safety” of LakeRidge Falls’ residents. We thank you in advance for your understanding and cooperation on this matter.

Yard Waste - Starting next month, LakeRidge Falls’ landscape related service providers, such as West Bay Landscape and ACI Tree Care, will leave all the yard waste they produced, such as palm fronds, pruning materials, etc, on the curbside in front of the property where the work is taking place. This is done in an attempt to reduce costs related to hauling away the debris to the nearest landfill. Therefore and coming November, the responsibility of the yard waste collection will be shifted from the vendors to Manatee County/Waste Management. Of course, the Association will make sure its vendors bundle and prepare all yard waste neatly and based on Manatee County’s collection...

Sounds a little bit unreasonable, right?!

Well, you are correct. This is simply a hypothetical and made-up scenario created to help us better explain the following matter.

In recent weeks, more and more private vendors, which are hired by residents to perform a job on their lots or house, are not hauling away the waste they produce. Instead, they are utilizing Manatee County’s garbage pickup days. This matter is more noticeable when it comes to private landscapers, although it applies to all types of vendors. As for private landscape companies, it became customary for them to leave yard waste on the curbside where the work took place. One can only assume the reason for this has to do with the cost-savings of not hauling away the yard waste to the nearest landfill and paying the dump fees associated with it. However, can you see the unfolding problem?

First, Manatee County’s garbage, recycling, and yard waste pickup schedule are designed for residential purposes, not commercial. Now, you are correct to think that there is no issue for a vendor who works on a lot and produces, let’s say, two large bags of debris to leave them on the curbside for Waste Management to pick up on Wednesday. After all, it is not important if the garbage was produced by a resident, a relative of a resident, or a privately hired vendor. However, the slippery slope issue begins with the definition of residential vs. commercial. Remember the hypothetical example above? What if there is one vendor who provides services to 40 residents in the community? Even then, can the Association prevent other commercial entities to place their produced waste on the curbside if it allows another entity to do the same? Do you see how unsightly the community will look like when piles of waste are lying throughout from Sunday to Friday?

Furthermore, there is the issue of how to supervise private vendors from bringing their produced waste from other job-sites. Sounds silly, but please consider this example. Superstar Landscape provides services for several properties located in Community X. Because these services are provided on Monday, Superstar Landscape can’t leave the produced yard waste on its customers’ curbsides. In an attempt to save some money and time, Superstar Landscape decides to bring the yard waste to Community Z, where it is scheduled to work the following day, knowing Waste Management will pick it up on Wednesday. Sounds unrealistic, right? Well, wrong. It did happen before. A couple of years ago we had a small construction company that decided to leave a sink, a vanity, and several kitchen cabinets from another job on the curb of a LakeRidge Falls’ resident.

Finally, Lakeridge Falls’ Initial Restrictions and Rules, Exhibit “C”, section (j), prohibits the “accumulation of rubbish, trash, or garbage except between regular garbage pickups, and then only in approved containers.” Past Board of Directors established the “regular garbage pickups” to be 6 pm the day before the scheduled pickup day. For example, residents can put their blue recycling bins outside after 6 pm on Wednesday because the recycling collection day is Thursday. The rationale behind the 6 pm time frame is pretty much straight forward. Communities wish to avoid the

unsightliness of garbage/waste laying on the streets for a prolonged time. Then, there is the issue of it interfering with the daily community maintenance operation, such as mowing and the potential damage to sod when a pile of yard waste is left on for some time. The bottom line is that leaving yard waste, or any other time of garbage as a matter of fact, before 6 pm of the night before the scheduled pickup day is considered a violation of the governing documents.

As with the COVID-19 restrictions, please understand that the Association is required to enforce its rules. This is not to make people's lives difficult but to simply promote what is considered to be the best interest of the community as a whole. Concerning this specific matter, it may lead to potential service interruptions in the future. First, not all vendors are fully aware of Manatee County's yard waste collection guidelines. Therefore, it is not uncommon for Waste Management to skip bags, bundles, or piles leaving them on the curbside for days. Then there is a chance Waste Management may refuse to pick up commercially produced yard waste because they are not getting paid for such services. Finally and most importantly, LakeRidge Falls is a residential community, not an industrial complex. It should not be unreasonable, therefore, to ask vendors to dispose of their produced garbage or yard waste at designated landfills. Yes, it may save the vendor or residents a small amount of money, but at the end of the day, it produces an unsightly condition that impacts all neighboring properties.

Therefore, please advise all vendors to dispose of their produced waste at the designated locations. If for some reason they can't do so, please make sure to place such produced waste on the curbside; not before 6 pm of the day before the scheduled pickup day; and then only in accordance with Manatee County and LakeRidge Falls collection guidelines. We wish to thank you for your help and understanding on this matter.

Workshop Budget Meeting – This is a reminder that a budget workshop meeting is going to be held tomorrow Saturday, October 17th, at 10:00 am. You are more than welcome to attend the meeting online or in-person in the Clubhouse based on the occupancy limitation as outline in the COVID-19 guidelines and restrictions. Please note that this meeting offers owners a chance to voice their opinions before the Board approves the 2021 budget at its November meeting.

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