

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

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

100th Birthday – It was brought to our attention that a long time resident of LakeRidge Falls, Mr. Roger Quisenberry, recently celebrated his 100th birthday! Thank G-d, this amazing community is blessed with several current and former residents who have reached, reaching, and G-d willing, will reach this amazing milestone. Those who know Mr. Quisenberry can attest to his incredible and friendly personality. In honor of his birthday and service, the activity coordinator where he resides at the moment organized a social distance parade. The event was captured by a local Channel 7 ABC News crew and was featured under a segment titled “Saluting the Suncoast: Roger Quisenberry.” We invite all residents to take a moment and watch this truly moving video. A link to this clip can be found by clicking [here](#). On behalf of LakeRidge Falls’ family, we wish Mr. Quisenberry a truly happy and healthy birthday! We Salute You as Well!

Construction Work at Gatehouse – Back in July, the Board of Directors accepted a proposal by D.R. Coffman Construction to replace the doors and windows as well as paint the exterior of the gatehouse building. Following the acceptance of this proposal, the windows and doors were ordered from a local manufacturer. It took over 8 weeks, but we are happy to announce that the new windows and doors were delivered on Tuesday. Thereafter, D.R. Coffman Construction informed us that their installer will be on-site tomorrow, Saturday, October 24th, to begin the install of the windows and doors. Therefore, residents should expect potential interruptions in service. That is, the gatehouse may need to use the residents’ only lane for admitting guests and vendors. For this reason, we encouraged all residents to use the back residents’ gate located at Lockwood Ridge Rd for the duration of this upcoming weekend.

Here is a short, not really, history of the issue. In September 2014, LakeRidge Falls renovated the interior of the Gatehouse. During the renovation, water damage was discovered behind what used to be a built-in desk just below the front window of the Gatehouse. Although the damage was repaired, the source of the leak was never discovered. Most professionals advised that the large front single pane window was the source of the leak. The argument was that the source was a crack somewhere in the window’s frame, siding, and/or glazing (i.e. seal). Therefore, the window was heavily caulked using different types of heavy-duty caulks, on several different occasions, with hopes this would do the trick. However, water continued to find its way inside the Gatehouse each time it rained.



Others made the arguments that a crack in the stucco or the bay roof above the window was the source of the leak. Therefore, all the cracks in the stucco were fixed and the decorative fence located on the bay roof above the window was sealed. Unfortunately, these didn't work as well. As a final measure, the roof was inspected, but no issues were discovered. Therefore, the recommendation was to replace the entire front window. The professionals believed the window was so old and beat up that it would have been impossible to seal it properly using caulking. Also, they made the argument that the window was a single pane and it was about time to install an up to code window. Because there were not enough funds in reserves, the recommendation was placed on hold.

Fast forward to 2017, the Board of Directors decided, based on a recommendation by yet another professional, to install a thermoplastic polyolefin roof on the bay roofs around the Gatehouse before any other work takes place, i.e. replacing windows or painting. Based on this professional advice, the job was relatively inexpensive and should have eliminated yet another potential source of a leak. For this reason, Manasota Roofing was hired to perform the job in early 2018. And indeed, Manasota Roofing discovered one of the leak sources. At the time, the decorative pillars on the bay roof above the front Gatehouse window were secured to the roof with reinforcement metal bars, i.e. rebar. Manasota Roofing explained that it was very noticeable the rebar were corroded and that the holes holding them had signs of water intrusion. They explained that water penetrated the pillars traveling into the holes made by the rebar and from there dripped through the window channels.



After a sufficient amount was saved under the appropriate reserve funds, the final stage has arrived, i.e. replacing the windows and sealing /painting the building. We hope that this final stage will end an almost seven-year endeavor that started with a simple upgrade and developed into a much more complex project, which exposed the Association to the importance of carefully planning for future deferred maintenance and/or capital improvement. We wish to thank all for your patience during this short construction work.

Stop Signs – If you recall, a couple of weeks ago we reported that the Security Committee revisited the matter of driving safely in the community. We also reported that the committee made a recommendation to the Board of Directors to replace all the starboard stop signs with reflective aluminum stop signs to increase their visibility. We are happy to announce that since this was published the Board of Directors approved this recommendation and the stop signs were ordered and installed. Below is a picture of the newly installed stop sign with the old sign laying down below it. As you can see, there is a remarkable difference.



Cyclists Using the Roads – On a related issue, many of LakeRidge Falls’ residents exercise daily. After all, this is an active adult community. Some do water aerobics while others choose to swim laps. Some like to use the new fitness center while others like to walk the community. Out of the many physical activities available in the community, we would like to take a moment and speak about one in particular: cycling. The reason why is because cyclists are more vulnerable than any other physical activity group in the community. After all, vehicles are less forgiving than a hot sunny day at the pool. Therefore, cyclists must always consider this and take the following safety measures while riding community roads.

Use safety equipment – Helmets, gloves, knee and elbow pads, lights, and reflective materials are only a few of the safety measures cyclists must take to protect themselves.

Obey the rules of the road - A bicycle is a vehicle and as such the user must obey traffic laws. Therefore, please make sure to stop at stop signs, stop for pedestrians crossing the road, etc.

Be courteous – Cyclists don’t own the roads. They share them with others. Therefore, always be considerate for others who share the road with you.

Please avoid the risk of getting hurt or hurting someone else and please accept the guidelines and suggestions presented. As always, together we can keep LakeRidge Falls a safe and pleasant place to live in.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

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