

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

10-30-2020

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

Construction Work at Gatehouse – We are happy to announce that D.R. Coffman Construction’s subcontractor was able to finish the install of the new hurricane impact windows and doors at the gatehouse. On Saturday, the subcontractor tackled both doors and side windows. On Monday, the subcontractor addressed the problematic child, the front window. Once concluded, D.R. Coffman Construction’s foreman made sure to install the window seals in the front window, which was removed over seven years ago, and trim around the windows giving them a finished look. The next step will be sealing and painting the exterior of the building, which is scheduled for the second week of November. We will continue and update you on the progress made, but until then here are few pictures of the work taken place a few days ago.



Mowing & Sod – It is always a little bit difficult knowing exactly when to start the biweekly mowing. After all, temperature, types of grass, ground conditions, and rain are factors one must take into consideration in making such a decision. For example, bahiagrass will go dormant and turn brown when temperatures drop while St. Augustine grass may need to be mowed more often under the same conditions. However, a decision needs to be made and West Bay made the decision to start the biweekly practice after this coming Monday/Tuesday mow. For that reason, West Bay will not mow the grounds on the week of November 9th. The weekly mowing will resume around March.

With this in mind, it is hard not to miss the large areas where the sod is turning yellow, mainly along Kariba Lake Terrace and Mackay Falls Terrace. Without going into too many details, West Bay’s Integrated Pest Management Manager who inspected these areas reported that the issue is nutrient deficiency resulted from a compromised root system. He

composed an action plan to address this matter and West Bay Account Manager assigned to LakeRidge Falls will ensure Fert Management Team will execute it in the next few weeks. Of course, West Bay agreed to replace at no cost to the Association the sod in areas where it died as a result of this condition, chinch bugs, and/or fungus. It may take a few weeks to execute the replacement, but we can ensure you it will take place.

Fire Inspection – A couple of weeks ago, we reported that Piper Fire Protection, LakeRidge Falls’ Fire System Service Company, was on-site performing the annual fire sprinklers, fire alarm, and fire backflow inspection. Because of the many issues that came up since then, we did not have the opportunity to report on the issue. With this in mind, we are happy to advise that we passed all inspections. Nevertheless, some recommendations were made to correct minor issues that were discovered during the inspection. As far as the fire backflow, Piper Fire Protection suggested replacing three ¼ test valves and placing a new FDC sign on the backflow. As for the fire alarm system, Piper Fire Protection found out that the smoke detector in the Club Room is defective. In regards to the fire sprinkler system, Piper Fire Protection discovered a handful of matters to be addressed such as an incorrect sprinkler head located in one of the grand salon’s closets and a couple of sprinkler heads with overspray paint on them. To date, Piper Fire Protection was able to replace the defective smoke detector. Regarding the other issues, they advised that due to COVID-19 and their supplier’s processing/shipping times it may take up to four weeks for them to receive the parts they need. Of course, we will make sure to be on top of the matter ensuring they are addressed.

Toys for Tots Campaign/ Food Drive – Thanks to Mrs. Paula Murray, LakeRidge Falls Community Assistant, and the Community Relations Committee (CRC) both the traditional U.S. Marine Corps Reserve Toys for Tots campaign and the Food Drive program are back!

Regarding the Toys for Tots, the campaign will run until December 15th. The campaign’s objective is to provide three age-appropriate toys to each eligible child in Manatee County. Therefore, a large cardboard box was placed in the clubhouse. If you wish to help with this blessed cause, please feel free to drop a toy or toys in this box. Please note that toys should be placed in the box unwrapped, so the appropriate age for the gift recipient can be determined by the Marine volunteers running the campaign. Elaborate and/or expensive toys are not necessary. Sometimes simple is better. For this campaign, the definition of “toy” includes books and games. As with past years, we are sure this campaign will prove to be super successful.

Regarding the Food Bank, the program by The Food Bank of Manatee/ Meals on Wheels organization is back. On their website, the Food Bank of Manatee organization states that it provides “nutrition and caring, supportive services to our community.” In addition, the organization’s website indicates that it “is the largest hunger-relief organization based in Manatee County and has provided over 30 million pounds of food since 1985 for local children, families, and seniors.” The CRC and the Board of Directors invite residents to make a difference and once again join the journey for helping those in need. A large yellow barrel was placed in the clubhouse. We invite and encourage all residents to stop by and help fill the box with food.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

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