



Falls Forum

JANUARY 2021

A message from your Board...

by Lori Klein, President

Happy New Year! 2020 is in the past, and I am hoping that 2021 will be a year of health and peace. It will still be several months before we can lift restrictions because of the virus, but the end of restrictions is in sight as vaccinations are beginning. For the next few months at least, meetings and workshops will continue to be virtual, or a combination of in-person and virtual. It will be up to the next Board to decide whether to continue the virtual participation after things are safer; I think it is worth it. If you haven't tuned in to a meeting from the clubhouse in the last month, we finally have good audio after Oded identified a better microphone/speaker for us to purchase.

I want to express my appreciation to my fellow Board members and all of our Committee chairs and members, as well as Oded and Paula, because 2020 was a major challenge. Elsewhere in this issue are reports and information from the Nominating Committee and others. They and many other Committees have been hard at work planning and/or investi-



gating problems. The work of all our committees is not always visible immediately, but it is essential to the Community. Please read Oded's Weekly Reports and Paula's Weekly Reminders, as well as this and the next issue of the Falls Forum and special mailings, for information about the upcoming Annual Meeting, Committee Sign-ups for next year (Committee terms start after the annual meeting each year), and proposed changes to our Declaration of Covenants that you will be asked to vote on. Ballots for the Board election and the Declaration of Covenants changes is being mailed to all owners in January; there will be a Candidate's Forum to hear from those running for the Board and a workshop to review the proposed Covenant changes, to provide more information about your choices.

LRF ASSOCIATION BOARD OF DIRECTORS

President, Lori Klein: President@lakeridgefalls.org
Vice President, Lynn H. Gregg: VicePresident@lakeridgefalls.org
Treasurer, Calvin Fitzgerald: Treasurer@lakeridgefalls.org
Secretary, Judy Buffa: Secretary@lakeridgefalls.org
Director, OPEN: Director@lakeridgefalls.org

Committees

Architectural Review Board (ARB)

Lori Klein, Board Liaison
Lynn Gregg, Co-Board Liaison
Lanny Weintraub, Chairperson
Meetings: 2nd Thursday of the month at 10:00am

Budget Committee

Lori Klein, Board Liaison
Calvin Fitzgerald, Co-Board Liaison
Mitch Matte & Dick Dorn, Co-Chairs
Meetings as needed

Buildings Committee

Lori Klein, Board Liaison
Carl Stover & Mary Cochran, Co-Chairs
Meetings: 3rd Tuesday of the month at 2:00pm

Community Relations Committee (CRC)

Judy Buffa, Board Liaison
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

Lori Klein, Board Liaison
Lynn Gregg, Co-Board Liaison
Elma Azurdia & Suzanne Weinstein, Co-Chairs
Meetings: 3rd Wednesday of the Month at 2:00pm

Security Committee

Judy Buffa, Board Liaison
Durand Glovinsky, Chairperson
Meetings as needed

Hurricane Preparedness Group

Judy Buffa, Board Liaison
Jim DuGranrut, Chairperson
Meetings as needed

Long-Term 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

4200 Lakeridge Blvd. Sarasota, FL 34243

www.lakeridgefalls.org

Please, everyone, for a safe New Year, continue to follow the restrictions we have put in place to keep everyone safe. Wear a mask whenever you are in the Clubhouse or the Club Room by the pool. Limit the number of people in any given area, including in the pool area (I encourage you to use the online sign-up for the Pool, those that have signed up have priority if too many people are there). In addition, continue to social distance from those not in your immediate circle of contacts. Some things like added attention to disinfecting and hand washing are probably here to stay, but I look forward to the resumption of many of our gatherings and activities later this year.



Office

Property Manager: Oded Neeman
Phone: 360-1046 Line #101
email: PropertyManager@lakeridgefalls.org
After hours Emergency Only - 941-951-4034

Community Assistant/ LRF Falls Forum: Paula Murray
Phone: 360-1046 Line #103 Hours: M-W-F 9:30am - 12:00pm
email: Paula@lakeridgefalls.org

Guardhouse: 355-1328 / Security@lakeridgefalls.org



Bad veins? Renew your legs today.

Do you suffer from any of the following leg symptoms?

- Achy Legs Restless Legs Swelling
- Fatigue Varicose Veins Discoloration
- Cramping Spider Veins Ulcers

If you said **“YES”** to any of the above, you may have vein disease.

Your free screening will help determine if vein treatment is right for you. Treatment is covered by most insurance, including Medicare & Medicaid.



FLORIDA LAKES VEIN CENTER

Call for a **FREE** vein screening
It's a no veiner!SM

9114 Town Center Parkway, Ste 101,
Lakewood Ranch, FL 34202

941-866-8989

Dr. Phillips & Dr. Lackey

FloridaLakesVeinCenter.com

Property Manager Report

by Oded Neeman

2021 Elections – LakeRidge Falls is happy to announce that the Annual Meeting and Election for Directors will take place on February 4th, 2021 at 7:00 pm and will be held at the LakeRidge Falls' Clubhouse located at 4200 LakeRidge Blvd, Sarasota FL 34243, online at Go-To-Meeting Video Conferencing <https://global.gotomeeting.com/join/499701341>, and/or on the phone - United States: +1 (408) 650-3123 Access Code: 499-701-341. In the next few days, you will be receiving the Second Notice of the Annual Meeting of the membership and election for the Board of Directors. In the envelope, you will see a detailed explanation regarding the meeting and election. **Please read it carefully.**

The Five Articles – In the Second Notice of the Annual Meeting package you will receive in the mail, you will see ballots asking to amend five (5) articles of LakeRidge Falls' Declaration of Covenants, Conditions, And Restrictions. As most know, the Association's governing documents are over 18 years old and includes several provisions that are out of date. It is therefore imperative that the Association's Declaration be updated to meet the latest standards and ongoing changes in order to best serve the interests of all of LakeRidge Falls' membership. As was said before, the proposed five amendments with a detailed explanation for each proposed change is included in your package. However, here is a short version of those proposed amendments and explanations.

ARTICLE III – This Article is intended to ensure the Association complies with the Federal Fair Housing Act and any other applicable federal or state law or regulation. This is the Article that powers the Association to be a 55 and older community. In recent years, the Association discovered a few legal loopholes in this Article,

which may, if not corrected, jeopardize its 55+ status.

Based on the recommendation of the Association's legal counsel, we urge members to vote **"Yes"** on the proposal to amend Article III to ensure that going forward 100% of the units will be permanently occupied by at least one person of 55 years of age or older and to allow future Board of Directors the tools to ensure this through a more defined application process.

ARTICLE XX – This Article directs that the Association, i.e. the Board of Directors, be notified in writing at least 14 days in advance before any change of title occurs.

Being a pretty straightforward proposed amendment, we ask for a **"Yes"** vote on the proposal to amend the Association Declaration to ensure future Board of Directors will have an extra week, i.e. 21 days as opposed to 14 days, to review future transactions thus giving them sufficient time to carefully review each transaction.

ARTICLE IX – This Article provides guidelines to the Association regarding the collection of assessments. If you recall, LakeRidge Falls membership approved in 2018 an amendment to this Article which required **new homeowners** who buy into LakeRidge Falls to financially participate in our Capital Assets' Reserve Accounts, which were previously funded by long-time residents. The current real estate market condition is such that the Association's Capital Contribution cap is significantly lower compared to other communities in our area.

Again, we urge members to vote **"Yes"** on the proposal to amend Article IX to allow the Association the right to increase the capital contribution fee to new homeowners who buy into LakeRidge Falls by no more than five hundred dollars (\$500) during each given year. **This proposal exempts title transfers between spouses, children, and family trusts.**

ARTICLES XVIII & XXII – These Articles are interconnected. Parts of these Articles XVIII and

Continued on Page 5

XXII ensure that any amendment to the Declaration of Covenants, Conditions, And Restrictions for Lakewood Falls be approved only by the affirmative vote or written consent, or any combination thereof, of Members representing at least 67% of the Association's total votes.

As explained before, the Association is operating based on guidelines that were drafted almost 20 years ago. It is therefore imperative that the Association's Declaration of Covenants, Conditions, And Restrictions be updated to allow the Association the ability to face challenges which may have not existed 20 years ago.

Based on the recommendation of the Association's legal counsel, we urge a "Yes" vote on the proposal to amend Articles XVIII and XXII of the Association Declaration to lower the percentage required to approve an amendment to the Association governing documents from 67% to 55% in order to ease the Association process in updating its governing documents.

Please note, the Board of Directors and the Documents Group who helped draft these amendments, will hold a Workshop Meeting on January 16, 2021, at 10:00am at the Association Clubhouse, limited spots are available due to COVID-19 restrictions, and online at Go-To-Meeting Video Conferencing, <https://global.gotomeeting.com/join/520654621>, and/or on the phone - United States: +1 (224) 501-3412 Access Code: 520-654-621.

Please make sure to go over those proposed amendments, vote on them, and then mail or email them back to us. We thank you in advance for your consideration and assistance on this matter.

Committee Signup Sheets – This is to announce that the committees' signup sheets for the Architectural Review Board, Budget, Buildings, Community Relation, Landscaping, Roads & Grounds, Pool, Security, Hurricane Preparedness Group, Social Committees/Flag Decorating Group and the Art League are available outside of the Clubhouse's front entrance. This year, thanks to Ms. Dorie Parsons, a member of the community, and Mrs. Paula Murray, the Association Community Assistant, the signup sheets are also available [online](#)! The Board of Directors encourages

residents to join the various committees as it provides a feeling of ownership and a great opportunity for you to become active and involved within the community.

Roof Cleaning – By the time you read this article, H2O Cleaning Systems should have concluded the roof cleaning project. As reported in October, some residents were unhappy with the slow progress made with the roof cleaning project in Stirling Falls Neighborhood, which started back in August. As explained to us by the owner of H2O Cleaning Systems, there are two weather conditions in which H2O Cleaning Systems cannot perform the work: rain and wind. 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.

Now, we understand that some believe that there were days that should not have been considered windy days. "After all," they argued, "we can't feel the wind right now." However, all must understand that windy days do not mean one may not feel the wind or see oak branches, for example, moving. Here is just a couple of examples. During the project, H2O Cleaning Systems was working along Bowen Falls Place. In an attempt to conclude this project, they decided to work on a borderline windy day. And indeed, several residents who reside in Sandstone Neighborhood, i.e. the other side of the LakeRidge Blvd, reported "heavy smell of bleach in the air." Not just that, residents whose roofs were cleaned during that day reported an increased number of damages to their plants.

Unfortunately, this project took longer than we hoped for, mainly due to weather conditions. The good news is that the project is finally over and the roofs along Stirling Falls Neighborhood look

Continued on Page 6

great giving the Association a fresh and clean look. This is a great opportunity to thank all for their patience and understanding during what seemed like an endless endeavor.

Gatehouse Exhaust Fan – Last month, the Gatehouse Captain, Mr. Matt Kendrick, reported that the exhaust fan at the gatehouse’s bathroom was not working for some reason. Acting on this report, we contacted Badger Bob’s Services, a local Air Conditioning, Plumbing & Electrical company. After further investigation, the company reported that the originally installed bathroom exhaust fan reached, not surprisingly, its useful life and therefore had to be replaced. While replacing an old exhaust fan with a new one is not exciting news, what Badger Bob’s electrician found out inside the duct leading to the fan was kind of surprising. Apparently, the exhaust fan was not working for a while. Therefore, it was an ideal hideout for wild animals. Mr. Kendrick reported that while working on cleaning the duct the electricians found a bird's nest and a... dead squirrel. Of course, Mr. Kendrick reported, the electrician made sure to remove them ensuring a safe airflow passage.

Waterfall – We wish we had an update regarding the issue of the waterfall, but the holiday season in addition to the COVID-19 state delay things by a little bit. Nevertheless, the Roads & Grounds Committee continues to investigate what to do with the waterfall and potential alternative. The good news, however, is that Mr. Tamas Pataki, who owns a local painting company and who needs no further introduction, concluded the repainting of the waterfall. Below are a couple of photos portraying the overall fresh look of the Association main entrance.



Back Gate – Speaking of entrances, we got a couple of reports last month that the back gates located on Lockwood Ridge Rd were stuck open. Luckily enough, Moss Integration Solutions (MIS), the Associ-

Continued on Page 7

ation gate maintenance company, was on-site working on installing an enclosure box on the Emergency Gate's electronic components to better protect them from the elements. MIS technician discovered that a fire truck that was dispatched to the community once again, as happened a few months ago, forgot to turn the Knox Box switch off. As reported in the past, the Knox Box system is a small box located near the back gate which first responders can use to open and close the gates to gain access to the community. Following this report, we placed a call with Southern Manatee Fire Department who sent an inspector within a few minutes to turn the switch off.

Pool Temperature – As reported in the past, the Association's pool and spa temperatures are regulated by a geothermal system. In total, there are seven units in the system, six units are designated for the pool and one unit is designated for the spa. There are also 6 geothermal units that cool and heat the pool. Sometime in July and just after replacing a compressor of one of the pool units, we started noticing that the pool was not cooling to the desired temperature. Symbiont Services, LakeRidge Falls' pool/spa geothermal system maintenance company, sent a couple of techs who were in and out for about a week until this issue was completely resolved. At some point, we approached the techs and asked for a status report. The techs advised they were unsuccessful in attempting to solve the cooling issue. Therefore, and based on the direction of Symbiont's senior technician they had to bypass two of the pool units, i.e. out of six, so the system could cool the pool.

Of course, this was not an ideal situation. For this reason, we asked that Symbiont send the senior technician on-site to explain this situation to us. To sum up an interesting lesson on geothermal systems here is the senior technician's explanation. Like in a residential air conditioning unit, also the pool/spa's geothermal units have coils. As happens with coils, they can get dirty. Symbiont of course cleans the coil on all seven units as part of their routine maintenance. However, they will never be able to clean them to brand-new condition. Because the majority of the units are over 12-year old, the cooling process of the system as a whole is not ideal. The only way to cool the pool, therefore, was to bypass the two units that caused the problem. The senior technician concluded his presentation by saying that these units have reached their useful life and that the Association should plan on replacing all units in the next couple or so years.

But why are we bringing a matter that happened in July? Well, because the senior technician ensured the Association that Symbiont would turn these two units back on when the time comes to warm up the pool. And guess what? This time was last month when the temperature in Florida dropped during the night to the high 40s.

Landscaping – As you have probably noticed by now, West Bay Landscape removed the coleuses and instead planted a combination of red geraniums and dusty millers. The University of Florida states that "geranium is a popular and attractive flower" and that "their bright red... flowers can be used to fill a bed or combined with other plants for colorful accents." As far as dusty miller goes, the University of Florida states that "its silvery, fern-like foliage makes dusty miller perfect for pairing with other plants. It looks especially nice when contrasted with colorful flowering plants like petunias or geraniums." It is no surprise, therefore, that the Landscape Committee choose these two to dress the community just before the holidays.



Continued on Page 8

Enhancing Landscaping – Back in August of 2014, the Association was discussing ways to improve the roundabout at the east end of Cascade Falls Drive. After much consideration, the Association agreed that the best solution for that specific location would be installing a tree to serve as a focal point. Some of the trees that were considered were Cassia, Poinciana, and a Shady Lady/Black Olive tree. However, the decision ended up being a Sylvester Palm tree mainly because of its classy look, less intrusive root system, and low-maintenance requirements. Following this decision, the Association's landscape service provider as an amazing gesture installed a beautiful Sylvester Palm at no cost to the Association. And indeed, many who drove by the area through recent years commented on the impact and beauty of this Sylvester Palm.

Fast-forwarding to 2020, a West Bay Landscape's Arborist noticed in a recent inspection that the palm's fronds are turning brown. After further investigation, the Arborist determined the palm is suffering from Lethal Bronzing Disease (LBD), which used to be called Texas Phoenix Palm Decline (TPPD), i.e. the State of Texas did not appreciate the fact that its name was associated with a deadly palm disease. If the name of this disease sounds familiar to you, it is most likely because it was brought up a year and a half ago when the Association was forced to remove the Medjool Palms at the entrance to the community after a couple of them were dying due to LBD/TPPD. More on this spreading disease can be found in the attached publication by the University of Florida. Back to the Sylvester Palm, West Bay Landscape wasted no time in an attempt to save the palm by injecting it with OTC and Palm Jet, which are pretty much antibiotic for trees. However, and based on the Landscape Committee's recommendation, the palm was removed last month mainly to prevent the spread of this disease. After all, the committee correctly concluded, the Association already lost a handful of palms, such as Medjool and Pygmy Date palm, and immediate and sweeping action may prevent its rapid spread.

However, there is no bad without good. The Long-Term Landscape Group already met and drafted a new landscape design for this roundabout area. Once approved by the Board of Directors, West Bay Landscape will execute this plan.



The Annual Board Meeting will be held virtually on February 4th at 7:00pm with limited seating in the Clubhouse.

Nominating Committee News

By Mary Cochran

The LRF Nominating Committee is reporting that there is still time to run for the LRF Board of Directors.

There are 3 Board positions open for the election that will be held at the Annual Meeting on February 4, 2021. The positions are for a 2-year term. If you are an

owner (name on your deed), you are eligible to run. This is a great opportunity to represent and serve your community. **Residents were sent the First Notice of the Annual Meeting and Election of Directors on December 9th. Note: there was a Notice of Candidacy and a Candidate Information form for 2021. If you want your name to be placed on the ballot for the election, please complete and submit to the Community Manager in a sealed envelope by December 31, 2021. This will include you to be a part of our Meet the Candidates Forum to be held on Thursday, January 7, 2:00 pm either in person or virtually. It offers you an opportunity for the residents to meet the candidates and hear them state their views, visions and priorities for Lakeridge Falls Association. If you decide later to be considered to run, it is still possible to be nominated or volunteer to be considered on election night. There will be those who have already voted through proxy prior to the election and not have an opportunity to know who you are, or your qualifications. At that time, a candidate will be considered a write-in. If you are interested, please contact any member of the Nominating Committee - Mary Cochran, David Gledhill and Bob Kirkpatrick. We will help you through the process of becoming a candidate. You are all invited to the MEET THE CANDIDATES Event on Thursday, January 7, 2021 !!**





Donation Policy for Lakeridge Falls HOA

Approved: 12/11/2020

The following guidelines apply to donations to the Lakeridge Falls HOA:

- Anyone can donate to Lakeridge Falls HOA (the Association) at any time, with a minimum of \$50 for monetary contributions.
 - Donations are not deductible for the donor, and may be taxable for the Association.
 - Donations can be unspecified, or you may designate donations for specific expense or reserve line items, for example to account 7890 to pay down the construction loan or to account 3640 for the amenities facilities.
 - Example: a donor may designate a donation for account 7130 for Landscape & Turf Replacement, but cannot specify any further as to where the work will be done or with what materials.
- The Board has the right to refuse offered donations that do not meet the needs and/or standards of the Association.
- Items purchased with donations or donated become the property of the Association; the Association reserves the right and obligation to maintain, repair, or dispose of these items.
- The Association cannot accept offers of services (time or labor), due to issues with warranties and liability.
- Donations can be anonymous, or acknowledged.
 - Acknowledged donations will receive mention in the Falls Forum, without any indication of specific value, and can be in honor of or in memory of individuals if donors choose.
 - There will be no plaques or signs for any donations.
- The current policy for [Library Collection Guidelines](#) covers donations of books and other library materials.

When was our last A/C service? Don't wait and pay more when it breaks!

COVID-19 Customer Protection Standards

BBB A+ ACCREDITED BUSINESS

Total AIR SOLUTIONS
your friend in the business

941-246-2174
TotalAirFL.com

FACTORY AUTHORIZED DEALER
Carrier
Turn to the experts

FREE Maintenance Inspection
Get three (3) Maintenance Inspections for the price of two (2), regularly \$149

New customers only. Cannot be combined with any other offers or discounts.

7am-7pm Mon-Sat 24-Hour Emergency Service Available



The Community Relations Committee (CRC) wishes to thank everyone for their support of The Food Bank of Manatee. Due to COVID-19 there are even more people struggling to feed their families.

We hope you will continue to support this program throughout the year by placing your donations in the large yellow barrel in the Clubhouse lobby.

— FREE LIVING WILL WITH EVERY ESTATE PLAN —

AFFORDABLE ATTORNEY
GERLING LAW GROUP CHARTERED

941.756.6600
www.GerlingLawGroup.com

DANA LAGANELLA GERLING, ESQ.

Simple Will.....	\$110.00
Revocable Living Trust, Single.....	\$595.00
Revocable Living Trust, Married.....	\$1,050.00
Power of Attorney.....	\$95.00
Health Care Surrogate.....	\$85.00

No additional costs required other than filing fees if applicable

FREE CONSULTATION
OFFICES: East Bradenton

- ✓ Florida Super Lawyer 2015, 2016, 2017, 2018, 2019 and 2020 by Super Lawyers Magazine
- ✓ Legal Elite for 2015, 2016, 2017, 2018, 2019 and 2020 by Florida Trend Magazine
- ✓ Peoples Choice 2010, 2011, 2012, 2013, 2014, 2017, 2019 and 2020 by Bradenton Herald
- ✓ Five Star: Best In Client Satisfaction 2009-2018 by Sarasota Magazine

The hiring of a lawyer is an important decision that should not be based solely upon advertisements. Before you decide, ask us to send you free written information about our qualifications and experience.

The Community Relations Committee (CRC) also wishes to thank everyone who participated in the 2020 Toys for Tots campaign. Your generous donations are sure to have put big smiles on the faces of many children this year.

RECURRING ACTIVITIES

Monday	Activity	Room
8:00am	Water Aerobics	CD - Free
8:30am	Bocce	Bocce Courts
10:00am	Water Aerobics	CD - Free
3:00pm	Table Tennis	Multi-purpose
Tuesday	Activity	Room
10:00am	Water Aerobics	Instructor - \$4
1:30pm	Table Tennis	Multi-purpose
Wednesday	Activity	Room
8:00am	Water Aerobics	CD - Free
8:30am	Bocce	Bocce Courts
9:00am	Ladies Chat	Activities Rm
9:30am	Table Tennis	Multi-purpose
10:00am	Water Aerobics	CD - Free
3:00pm	Table Tennis	Multi-purpose
Thursday	Activity	Room
3:00pm	Table Tennis	Multi-purpose
Friday	Activity	Room
8:00am	Water Aerobics	CD - Free
8:30am	Bocce	Bocce Courts
10:00am	Social Stitchers	Activities Rm
10:00am	Water Aerobics	Instructor - \$4



Don't forget to sign in online.



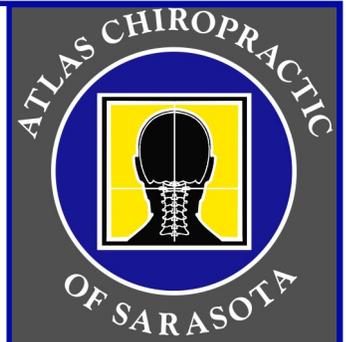
**(M - W - F) 8:30 am
MASKS APPRECIATED**

**Gentle Adjustment
= BIG Difference!**

2831 Ringling Blvd, A-102

941-955-4755

AtlasChiroSRO.com



Dr. Stephen R. Zabawa

GRAB BARS
COMPLETE INSTALLATION PACKAGE

\$235

INCLUDES 2 MOEN STAINLESS
STEEL ANTI SLIP CONCEALED
SCREW GRAB BARS (16" & 24")



CALL BEFORE YOU FALL

Dr. Grab Bar
Your Bathroom Safety Specialist

941.966.0333
DrGrabBars.com

LIFETIME GUARANTEE
Licensed • Bonded • Insured
COVER AGE AREA:
LAKE WOOD RANCH TO S. VENICE

GRAYHAWK

Windows • Roofing
Remodeling

Your LOCAL Roofing Repair EXPERTS!

www.grayhawkremodeling.com



\$150 OFF any Roofing Repair

\$300 OFF Full Re-Roof

Falls Forum SPECIAL!

FREE ESTIMATES!

- Window/Door Replacement
- Shingle/Metal/Tile Roofing
- Roofing Repairs
- Kitchen and Bath Remodels
- Lanai Enclosures

CALL US TODAY!

CGC1518760 CBC1253981 CCC1331148

941-527-7222

COME VISIT OUR
BEAUTIFUL SHOWROOM
LOCATED AT:

6008 Cortez Rd W.
Bradenton, FL 34210

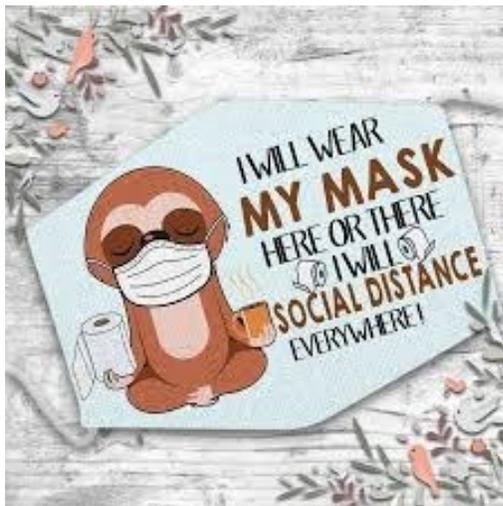
info@grayhawk7.com



**NO CONTACT
Window/Roof Inspections**

Meet the
**BOARD
CANDIDATES**

The Meet the Candidates Forum will be held virtually on Thursday, January 7th at 2:00pm, there will also be limited seating offered in the Clubhouse. This Forum provides an opportunity for the residents to meet the candidates and hear them state their views, visions and priorities for the Lakeridge Falls Association.



CLASSIFIED ADS

Classified Ads are to be submitted by Lakeridge Falls Residents only!

All American Handyman, Home Repair, Honey-do list, House Sitting, Free Estimates!
Call Donnie, LRF Resident at 941-320-3268

Only \$1.00 per line, five line limit. Deadline is the 20th of each month. Call Paula at 941-360-1046 ext #103



941-745-5950
Call now for your free estimate!

- Plantation Shutters
- Honeycomb
- Sillhouette
- Ovations
- Blinds
- Sunscreens

ShutterShop

www.shuttershopbradenton.com

• WE MANUFACTURE • WE INSTALL • WE GUARANTEE

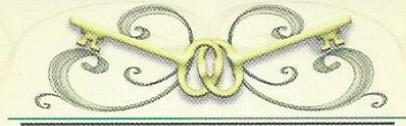
Tracey Edwards, LLC dba
PHILLIPS PLUMBING



Phone 941-756-8454
Toll Free 877-756-8454

joe@phillipsplumbinginc.com
john@phillipsplumbinginc.com

2401 15th Street
Sarasota, FL 34237
License # CFC1428059



CINDY GALLANT
Organize Your life

CREATE STRESS FREE ENVIRONMENT
WITH CONCIERGE SERVICE

Cell 508.294.2053 Office 941.752.1755
Pet Walking & Sitting Dr. App't / Errands
Airport & Cruise Terminal Shuttle cindyorganizer@aol.com



BARBERSHOP

FREE cleanup around neckline and ears in between haircuts.

3645 Tallevast Rd.
Sarasota, FL. 34243
941-355-CUTS (2887)

Hours: M-Fri: 9:30-5:30 Sat: 9:00-2:00 Sun: Closed

Nancy Escobedo
Barber/Owner/Mgr





GreenMagic Cleaning Ser.

"Residential and Commercial"

We don't cut corners, we dust them.

A family owned business with 16 years of experience.

- High quality services
- Competitive rates
- Great references
- Always the same crew

www.SarasotaHouseCleaningService.com

GreenMagicCleaning@gmail.com

Call for a FREE estimate today!

(941)780-4248



**To our advertisers
for supporting the
Falls Forum and
Residents Directory!**

**Please let them
know you saw
their ad!**

JEM Jewelers L.L.C.

**STORE CLOSING
SALE**

EVERTHING MUST GO

**UNIVERSITY PKWY & LOCKWOOD RIDGE
8317 N. Lockwood Ridge Road**

Creating Memories Since 1979

941.358.9209

Store Hours:

Tuesday- Friday (10:30am - 4:00pm)

Saturday (10:30am - 2:00pm)



#1 Selling Realtors in LRF

Realtors of the Year - 2nd Year in a Row!
(For New Construction Lakewood Ranch)



*Irv & Leslie
 Rothschild*

Irv: 941.321.9683
 Leslie: 941.266.5308

We work hard to get your home sold. Ask us how you can save up to \$5,000 when we list your home and you purchase new construction.

Lroths3124@gmail.com

www.LiveSarasota.com

NEW PATIENT
OFFER
\$59
 Dental Exam, All Necessary
 X-Rays and Teeth Cleaning

**Parkway Ridge
 Dental**

SE Corner of
 Lockwood Ridge Rd
 and University Pkwy

(941) 358-8830

6010 N. Lockwood Ridge Rd ~ Sarasota, FL 34243

❖ Same Plaza as Parkway Theaters & Detwilers ❖

(941) 923-7001

6050 Palmer Blvd., Unit #2 flooring@shelleycarpets.net
 Sarasota, FL 34232 www.shelleycarpets.com

YODER'S STEAM CLEANING, INC.

We're Always on the **SPOT** *15% new customer discount* **BRIAN YODER**
 President

941-342-7721
yodersteamcleaning.com
 Carpet & Upholstery
 Water Removal • Tile & Grout • Spot Dying
 Commercial & Residential • IICRC Certified

ROBERT M. CROPPER, D.P.M.

Diplomate, American Board of Podiatric Surgery
 Fellow, American College of
 Foot & Ankle Surgeons

7109 Curtiss Ave.
 Sarasota, FL 34231

(941) 922-3840

8451 Shade Avenue
 Building II Suite 108
 Sarasota, FL 34243

(941) 359-1564



Happy New Year

As the calendar turns the page, we wish you the very best in the year ahead.



John E. Hornberger, CFP®, AAMS®
 Financial Advisor
 5942 34th St West Suite 111
 Bradenton, FL 34210
 941-727-4882

edwardjones.com
 Member SIPC

Edward Jones
 MAKING SENSE OF INVESTING

PHOTO: JEFFREY

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
 SPECIALIZING IN ONE ON ONE CARE**

- Spinal Decompression Therapy
- Rotator Cuff Rhab
- Total Knee/Hip
- Chronic Pain
- Neck Pain
- Shoulder Pain
- Back Pain
- Herniated Disk
- Neurological Disorders
- Balance/Fall Prevention 1:1

1 HOUR MASSAGE Special \$50

Medicare And Most Insurances Accepted | Se Habla Español