

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

12-04-2020

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

**Vacation** – Please note that I will be off all of next week. In my absence, please feel free to contact Mrs. Paula Murray for further assistance or need. Her schedule next week will be as following:

Monday – 9 am to 12 pm

Tuesday – 11:30 am to 2:30 pm

Wednesday – 9 am to 12 pm

Thursday – 9 am to 12 pm

Friday – 9 am to 4pm

Of course, if you experience a situation that falls under the scope of responsibility of the Association and which requires our assistance during the time the offices are closed, please call our “Emergency Only” line at 941-951-4034.

**Gatehouse Exhaust Fan** – A few weeks ago, the Gatehouse Captain, Mr. Matt Kendrick, reported that the exhaust fan at their 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 to us 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.

**Pool Temperature** – As was 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 that 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 week when pool users advised the pool temperature is too cold.

**Roof Cleaning** – Here is a short update on the roof cleaning. H2O Cleaning Systems advised that they have 18 roofs left to clean. As reported in October, some residents were, or maybe still are, unhappy with the slow progress made with the roof cleaning project in Stirling Falls Neighborhood, which started back in August. As also reported, the owner of H2O Cleaning Systems advised us that there are two weather conditions in which they are not able to 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. A week or two ago, 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, contacted us with a report of the “heavy smell of bleach.” Not just that, residents whose roofs were cleaned that week reported an increased number of damages to plant material.

Unfortunately, this project is taking longer than we hoped for mainly due to weather conditions. The good news is that we are now confident this project will be concluded within a week or two. As always, we appreciate residents’ understanding and patience with this project.

**Waterfall** - While the Roads & Grounds Committee is still investigating what to do with the waterfall, this week Mr. Tamas Pataki, who needs no further introduction, concluded the first phase of a painting of the waterfall. While several pictures can illustrate the amazing job he did, the following one, in my opinion, stands tall above all:



Have a happy, healthy, and safe weekend.

Sincerely,

Oded Neeman - CAM

LakeRidge Falls Community Manager 4200 LakeRidge Blvd.

Sarasota, FL 34243

Email: [propertymanager@lakeridgefalls.org](mailto:propertymanager@lakeridgefalls.org)

Tel: 941-360-1046