

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

12-31-2020

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

First and Foremost, from the bottom of my heart, I wish all a healthy new year! I can assure you that everything else shell follows.

Pool – This week, a longtime member of the Pool Committee brought to our attention that the pool temperature has been a little bit colder than usual, especially in the mornings. Acting on it, we placed a service call with Symbiont Services, LakeRidge Falls’ pool/spa geothermal system maintenance company. Being a short week, we are still waiting to get on their schedule. With this in mind, there are two potential reasons why the pool may not be at a desirable temperature. One has to do with the constant “fight” between the cold nights we are experiencing at the moment and the heating system's attempt to keep the pool temperature at 87 degrees. As one can imagine, this is not an easy task considering the amount of energy required to do so.

The other reason, which is somewhat related to the first reason, is the age of the system. Earlier this month, we reported that Symbiont senior technician advised that the majority of the system units have reached their useful life and that the Association should plan on replacing the units in the near future. It is therefore quite possible that some of the units are on their last legs causing the entire system to work inefficiently. With this in mind, we hope Symbiont will be on-site sooner rather than later to take care of this matter. As always, we encourage all pool users to report to us any issue that is brought to their attention without delay as the Pool Committee member did. The sooner the issue is reported, the sooner we can address and solve it. Thank you in advance for your attention and assistance on this matter.

Residents Directory – As every year, we started working on the 2021 Directory. We are asking residents who wish to add or update (no need to submit a form if you don’t wish to make a change from last year’s directory) any piece of information, i.e., name spelling, phone number, and/or email address, to please fill out a new Residents Directory and Mass Email Distribution Information Form, which can be found online. After obtaining the form and filling it out, please return the form back to the Lakeridge Falls offices. This form will take no more than five minutes to complete but will provide us with the ability to better communicate with our residents. Please make sure to fill out the form by clearly printing your information. After you are done, please make sure to sign the form and mail, email, or fax it back to us so we may update our records.

Work Delays – Please note that the past two weeks were short weeks for many of the vendors and businesses in our area. For example, West Bay Landscape, LakeRidge Falls’ Landscape Maintenance Company, worked three days this week and also the week before allowing its employees a well-deserved break. Furthermore, some of the nurseries that provide plant materials to West Bay Landscape such as Mariposa Nursery were closed for significant periods or offered only limited business hours. Therefore, landscape enhancements projects, such as replacing dead plant material in the Association maintained landscape beds, were put on hold. Once the holiday season is over, which is next week, we should resume back to a fully operational mode. We wish to thank you for your patience and understanding on this matter.

Payment Reminder – A few homeowners asked that we attempt and include a note in the weekly reports reminding homeowners that a payment is due to the Homeowners’ Association. Acting on these requests, please note that the

next payment is due between tomorrow and January 10th, 2021. Here are all the payment options available for homeowners to use:

1. **Coupon Payment Booklet.** The booklet you received in the mail includes 4 payment stubs. When the time comes, please make sure to detach the payment stub for that payment period, write a check for the amount on the stub, fill out the information required on the stub, and mail it to the address as appears on the booklet.
2. **Drop a check in my office.** You can always drop a check in my office. If you don't have your booklet, simply make sure to write your unit number on the check and make it payable to Lakeridge Falls Community Association Inc.
3. **Join the Automatic Debit Service.** You can request Centennial Bank to automatically debit your account. The necessary form is available in my office and the booklet mailed to you.
4. **Pay Online.** Please note that this service may have fees involved with it. If you wish to do so, you will need to visit Centennial Bank's website and click on the Services tab.
5. **Use Your Bank Online Payment Services.** Most banks offer a service that allows clients to pay their bills online. Please contact your bank for more information.

Office Closed – The Lakeridge Falls offices will be closed tomorrow, January 1st, due to the New Year. We will open again on Monday, January 4th. Please note, 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.

Have a happy, healthy, and safe weekend.

Sincerely,

Oded Neeman - CAM

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