

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

03-19-2021

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

Sidewalks Maintenance – During its last meeting, the Board of Directors accepted a proposal by F. Ron LaCivita, a long-time concrete vendor of the Association, to replace and grind several sections of sidewalk throughout the community. The decision to approve the proposal was based on a recommendation made by the Roads & Grounds Committee (R&G) after it conducted a detailed survey of the community’s sidewalks. The survey, which was performed by the members of the R&G Committee, identified all areas in the community that the R&G Committee felt needed to be addressed. Once a complete list was composed, a couple of the R&G Committee members made sure to revisit all areas but this time around with Mr. LaCivita. In doing so, the R&G Committee obtained the input of a professional vendor. Following this, a proposal was composed identifying 89 areas where replacement and grinding are needed.

Following the acceptance of the proposal last Friday, we wasted no time making sure Mr. LaCivita starts the work this week. And indeed, Mr. LaCivita and his crew were on-site this week performing the grinding portion of the work. In doing so, they ground 72 sections of sidewalk throughout the community. Mr. LaCivita advised that they should be back on-site the week of March 29th or April 5th, depending on the schedule availability of his subcontractors, to perform the replacement portion of 17 sections per the contract directive. We, as always will advise once this work is concluded.



Approaching Association's Vendors – West Bay Landscape reported that in recent weeks more and more residents are approaching the Weed Control Technician, Mrs. Rocio Madrigal, presenting requests and/or directives. West Bay Landscape also advised that in the vast majority of the cases Mrs. Madrigal has no understating of what is being asked of her mainly due to the language barrier. This, as a result, creates confusion and later frustration among all parties involved. More importantly, it may impact the work performed by the landscape company, which may deviate from the expectations set forward by the Landscape Committee and Board of Directors.

To better serve the community in addressing matters as above, the Association developed, years ago, a set of landscape policies. These policies ensure that “owners’ concerns about landscape maintenance are heard and responded to in a timely and appropriate manner.” Therefore, and as many know, residents are asked to submit landscape service requests instead of directing requests directly to the landscape contractor. In reviewing such requests, three factors are considered: overall maintenance and design, aka, community-wide-standard, nature of the plant, and budgetary limitations. Thereafter, an action will be taken if it is deemed necessary.

Therefore, please understand that providing directives to West Bay Landscape’s crew members achieve the opposite of what one would hope to achieve. Using the case above, a resident may want the tech to act in a specific way. She in return may not understand the request. This may leave the resident upset and frustrated that a simple request was not fulfilled while believing the vendor is purposely ignoring it. Therefore, all service requests must be presented to the Association and not to the vendor. Thank you in advance for your understanding and help on this matter.

Palm Trimming – On a somewhat related issue, ACI, a local tree maintenance company, will be here Tuesday of next week to trim all Queen Palms. Therefore, don’t be alarmed if you see them working on your neighbor’s house, “skipping” your tree/s, then moving on to a different neighbor’s house. It is most likely because the tree in front of your house is not a queen palm. That said, please also do not be alarmed if you see the crew removing a palm tree in your neighbor’s front yard. If you may recall, last month we reported that there has been an increased concern among professionals and scholars regarding a variety of palms’ diseases, such as Gernadoma and Lethal Bronzing, which may leave Florida palmless within a couple of decades. In that report, we advised that LakeRidge Falls was no exception. Unfortunately, we identified a dozen or so dead or dying palms that will be removed. We of course will attempt to replace some of them with foxtail palms, i.e. condition permitted. As always, please don’t hesitate to contact us if you are puzzled regarding which palm you have in your front yard or regarding its size. We will be more than happy to provide you with this information.

Pool Hours – Now that Daylight Savings Time has kicked in, pool hours changed as well. Because pool hours are based from dawn to dusk, pool gates were programmed to be unlocked at 7 am and locked at 8 pm. Of course, we will adjust the hours as the days will get longer in the upcoming months. While speaking of the pool, residents are encouraged to bring all maintenance concerns to our attention. If you feel that the pool vendor can do a better job, the handrail sleeves should be replaced, and pavers may need to be releveled, by all means, please report it. Such matters will be addressed without delay.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

LakeRidge Falls Community Manager 4200 LakeRidge Blvd.

Sarasota, FL 34243

Email: propertymanager@lakeridgefalls.org

Tel: 941-360-1046