

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

07-23-2021

**Backflows** – As you may have noticed, The WaterWorks finalized a couple of weeks ago the certifying process of all backflows in the Association. Results were submitted with Manatee County. The good news is that only 8 backflows, out of 399, did NOT pass the certification process. We of course notified all members whose backflow failed encouraging them to correct the matter without delay. Once again, there is no requirement to use The WaterWorks to correct an issue with a backflow. Members and residents can use any certified plumbing company they wish to solve or correct a problem with their backflows.

With this in mind and as we came to learn from previous experience, Manatee County may send in the next couple of weeks a Final Notice to some members. If you receive such a letter advising you that the backflow must be certified with x amount of time otherwise the county will charge you 40 dollars, please make sure to contact us without delay. As we came to learn, Manatee County's automatic system may generate by mistake a Final Notice letter to members whose backflows were already certified. Therefore, please let us know as soon as if you receive such a letter. We will then take action to resolve the matter for you. Thank you in advance for your cooperation and understanding on this matter.

**West Bay – BrightView** – Recently, we were informed that West Bay Landscape, LakeRidge Falls' landscape maintenance company, was acquired by BrightView Landscape Services, the largest landscape service provider in the nation. Some of the long-time members of the community may recall that BrightView was the Association's landscape maintenance company until the end of 2016. BrightView was established in 2015 when two major players in the landscape industry, ValleyCrest Landscaping, and Brickman, announced their merger. Regardless and following the announcement by West Bay Landscape, a question arose: what will the impact be on LakeRidge Falls? To answer this question, and many more, West Bay Landscape's management offered, and the Board of Directors agreed, to hold a special Board meeting open to all residents which took place a couple of weeks ago. We encourage all members and residents to view the meeting which can be found on the Association website or by using this [link](#).

**Fire Extinguishers** – This week, Piper Fire Protection, LakeRidge Falls' fire protection service company, was on-site performing the annual fire extinguishers inspection and emergency/exit lights check. Piper's technician discovered a couple of issues with the emergency/exit lights. Mainly, he noted that some of the lights don't have power. This matter should be addressed by next week. As far as the fire extinguishers, the technician inspected the five extinguishers making sure there were no signs of denting, pitting, or corrosion on the vessels. He also confirmed that the pressure gauges and safety pins were in operable range, installed new dated tamper seals, inspected for obstructions, and recorded serial numbers, manufacture dates, and other necessary data. After he was done, the technician installed certification tags on all extinguishers.

Being the most commonly used tool for fire protection in many households, fire extinguishers are extremely important as they are the first line of defense against fires. While you are not required to know how to operate one, it was noted in the past that it would be wise to encourage all residents to familiarize themselves with the usage of a fire extinguisher. First, please note that there are several fire extinguishers throughout the clubhouse, club room/annex, and gatehouse buildings. For today's purpose, please be aware of the five more accessible extinguishers:

1. Clubhouse Hallway 1 – near the fitness center
2. Clubhouse Hallway 2 – near the activity room

3. Kitchen – near the Food Bank barrel
4. Grand Salon – near the north double exit doors
5. Club Room – near the double exit doors

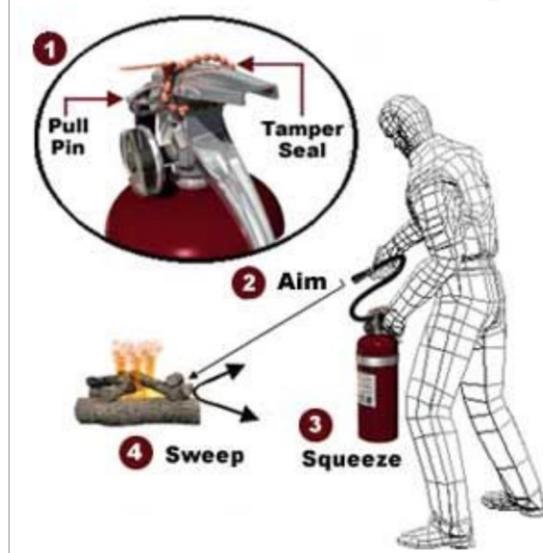
Keeping the following in mind, here are the guidelines for using a fire extinguisher based on Occupational Safety and Health Administration (OSHA) as it appears on its [website](#):

“Most fire extinguishers operate using the following P.A.S.S. technique:

1. *PULL*... Pull the pin. This will also break the tamper seal.
2. *AIM*... Aim low, pointing the extinguisher nozzle (or its horn or hose) at the base of the fire.
3. *NOTE*: Do not touch the plastic discharge horn on CO2 extinguishers, it gets very cold and may damage skin.
4. *SQUEEZE*... Squeeze the handle to release the extinguishing agent.
5. *SWEEP*... Sweep from side to side at the base of the fire until it appears to be out. Watch the area. If the fire re-ignites, repeat steps 2 - 4.

If you have the slightest doubt about your ability to fight a fire - **EVACUATE IMMEDIATELY!**”

OSHA: [https://www.osha.gov/SLTC/etools/evacuation/portable\\_use.html](https://www.osha.gov/SLTC/etools/evacuation/portable_use.html)



Have a healthy and safe weekend.

Sincerely,

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