

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

08-06-2021

Backflows – Some residents may have received what some may consider a threatening letter from Manatee County Utilities Department with all caps, bold, and bombastic notion of **FINAL NOTICE**. A further look at this letter, as can be seen below, reveals that it is a final notice for the homeowner to test the backflow prevention assembly otherwise Manatee County may charge the homeowner at least 40 dollars to perform this task. Unfortunately and as we learned from past experiences, this is not our first rodeo when it comes to such kind of a letter.

Manatee County Utilities Department
Cross Connection Program
P.O. Box 25010
Bradenton, Florida 34206-5010

FINAL NOTICE

MD38802A AUTO SCH 5-DIGIT 34234
760002418 00.0010.0012 2418/1

LAKERIDGE FALLS COMMUNITY ASSOC INC
4200 LAKE RIDGE BLVD
SARASOTA FL 34243-4280

Final Notice for the Testing of your Backflow Prevention Assembly(ies)*
08/02/2021

Account Number: 129134 - 110295
Site Address: 4200 LAKERIDGE BLVD
Backflow #: 01317835 Due Date: 07/10/2021 BF Size: 1.5
Backflow #: Due Date: BF Size:

Dear Customer:

We have not received confirmation that your backflow preventer(s) has been tested successfully within the past year (e.g., not tested, test failed or results not submitted). As a result, your backflow preventer(s) is not in compliance with the County's cross Connection Backflow Prevention Ordinance. If there is no record of the backflow preventer being tested within the past year, the County's contract plumber will be scheduled to test your device(s). Once the testing is performed a charge of at least \$40.00 per backflow preventer will be applied to your water bill.

The noncompliance backflow preventer testing charge will be incurred regardless of whether the device passes or fails test whether the device cannot be tested because it is inaccessible (e.g., located behind locked gate, blocked by excessive vegetation, or refusal by the customer to consent to the testing, etc.); or whether the device is removed or missing.

If your plumber has already completed the testing, please contact them to confirm that the results were submitted or if test failed. If the backflow preventer(s) has failed, schedule with your plumber a repair or replacement to avoid water service interruption.

If you believe the backflow preventer(s) has been tested successfully, please contact us within seven days from the date of this letter by phone at 941-792-8811 or email: water_saver@manatee.org. Please include the name of the testing company and the date of the test in your correspondence.

Sincerely,
Cross Connection Control Program Staff

*Manatee County Cross Connection Control Program is guided by the Safe Drinking Water Act; Florida Administrative Code 62.550 and 62.555; Article X of Chapter 2-11 Manatee County Code of Ordinances; Recommended Practice for Backflow Prevention and Cross-Connection Control 89WA M-14 Manual; Manatee County Land Development Code, Chapter 8. Manatee County Resolution 8-14-23.

Manatee County Utilities Department - Cross Connection Program
Mailing Address: PO Box 25010, Bradenton, Florida 34206-5010
PHONE: 941-792-8811 * FAX: 941-795-3457
www.spmmanatee.org

Looking into this matter, The WaterWorks, the company the Association hired this year to perform the certification for all members, discovered the following:

- 12 addresses have passed the certification process but for some reason, the information was not received and processed on Manatee County's computerized reporting system.
- 14 addresses failed the certification process, but The WaterWorks failed to report this finding to us.
- 4 addresses failed the certification process, but the homeowner has yet to make sure to correct the issue.

Here is some great news. The WaterWorks made sure to resubmit the 12 addresses that for some reason didn't get logged into the Manatee County's system. The WaterWorks also took ownership of their shortcomings and therefore will be here next week to fix at no charge the 14 backflows that failed. Once completed and certified, they will make sure to log the information into the Manatee County's system. Finally, the 4 homeowners whose backflows failed the certification process and who we informed of this result need to take action to correct the matter. Please note that you

can use The WaterWorks, (941) 794-6668, or any other certified tester plumbing company you wish to correct the problem. Please act within the next couple of weeks to avoid Manatee County charging you for this work.

However, and with the above in mind, please contact me if you received a Final Notice from Manatee County Utilities Department. This way we can ensure nothing is left to chance. Thank you in advance for your attention and help on this matter.

Water Heaters – More and more residents are now replacing their water heaters, which have reached their expected useful life. Therefore, it is a good opportunity to remind all homeowners that TECO, the gas company which services the community, offers a rebate program in which consumers can enjoy significant rebates when purchasing gas appliances. For example, members of the community can get up to \$350 when replacing a gas water heater or up to \$550 for installing a new tankless water heater. For a complete list of appliances and rebates offers please visit TECO's Conservation Rebates website page or click [here](#).

This is also a good opportunity to remind residents that it is a good idea to contract with a professional and licensed plumbing company to flush your water heater. As reported in the past, sediment builds up overtime at the bottom of the water heater tank. As the sediment builds up, it takes more and more space in the tank. As a result, a water heater works harder causing it to overheat the water, which may cause a couple of issues. The first is the popping noises some may hear coming from the water tank. These popping noises are because the overheated water pushes the sediment at the bottom of the tank causing it to...pop. The second issue is that once the water is overheated it expands. Expansion creates more pressure in less room and therefore the pressure relief valve starts leaking. Therefore and to avoid sediment build-up, it is always a good idea to hire a professional and licensed company to flush the water heater regularly. At times an overlooked maintenance practice, but nevertheless an important one.

Alligator – A resident stopped in our offices today to inform us that a small alligator was spotted around Lake # 14, the long-starched lake located between the Tuttle Ave wall and uneven homes along Stirling Falls Circle. Following the report, both the resident and us placed a call with the Nuisance Alligator Hotline, a Florida Fish and Wildlife Conservation Commission program designed to protect the alligator population while keeping public safety in mind. We were informed that a certified and licensed nuisance alligator trapper will be sent on-site. As we learned from previous alligator incidents, it may take a few visits before the trapper will be able to locate and catch the small alligator. This is mainly because smaller alligators are hard to trap using the preferable method of baits. We of course will continue and report on the matter as we learn more of it.

With that in mind, please take a moment and read the brochure called [Living with Alligators](#), which is published by the Florida Fish and Wildlife Conservation Commission. It provides safety tips and other important information. Remember, please don't attempt to handle the alligator by yourself if you spot it. Furthermore, don't attempt to feed alligators as it is both dangerous and illegal. Please make sure not to leave pet food in the lanai nor leave your pet there unattended. Thank you for your attention on this important matter.

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