

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

08-13-2021

**Pool Temperature** – As was reported in the past, the Association's pool and spa temperatures are regulated by a geothermal system. This system is built out of seven units. Six units are designated for the pool and one unit is designated for the spa. With this in mind, pool users started reporting recently that the pool was not cooling to the desired temperature. We, of course, placed a call with Symbiont Services, LakeRidge Falls' pool/spa geothermal system maintenance company. The technician who was sent focused his efforts on the pump that controls the units. After some maintenance work, he advised us that all is in working order. However, reports continued to come that the pool is a little too warm. At that point, we remembered that the same issue occurred last year at about the same time frame.

Therefore, we once again contacted Symbiont. Like last year, they sent their most senior technician who bypassed two of the pool heating/cooling units, i.e. out of six, so the system could cool the pool. As explained in the past, this is not an ideal situation, but an essential one to keep the system going without replacing all units. Here is why. The principle behind the pool heating/cooling units is the same as residential air conditioning units. While a residential air conditioning unit uses air to cool/heat the house, the geothermal heating/cooling units are using underground water to do the same. In the winter, the heating mode is turned on. During the summer, it is turned to cooling mode. However, the units are old and their coils are not as efficient as they used to be. As a result, they are unable to lower the pressure to create lower temperatures. Therefore, Symbiont bypassed two units allowing more water to flow in the system which helps the condensers to release more heat. Then physics kicks in with the second law of thermodynamics and most of us would likely fall asleep by the end of this extensive sentence. So in simple terms, the geothermal units are reaching their useful life.

Regardless, the pool should be at the desired temperature, which we are not allowed to share for trademark reasons. Jocking, of course. We wish to thank all who brought this matter to our attention and encourage all residents to report maintenance concerns without delay.

**Pool Rules** – On a related matter, a couple of minor incidents took place this past week in the pool. One incident involved a guest bringing their dog inside the fenced area. The other incident involved a guest who was smoking a cigar, again, inside the fenced pool area. We, therefore, kindly ask that all members and residents remind their guests or invitees to follow the rules that govern the Association's amenities. LakeRidge Falls is a smoke-free community and therefore smoking is not allowed at any amenity. Furthermore, LakeRidge Falls' Pool Rules, which are based on Florida Department of Health regulations, prohibit animals from entering the fenced pool area (i.e. trained and approved service animals may be allowed). Please assist us in keeping LakeRidge Falls' pool and spa one of the best amenities in this area by asking your guests and invitees to follow the Association's rules. Let's keep it as an enjoyable feature for all.

**Annuals** – Today, West Bay Landscape replaced the Association's annuals, i.e. pentas, and installed a combination of pink and purple vincas. The University of Florida describes the vincas as prolific throughout the warm months as they tolerate the heat and flower in the hottest weather. These annuals should carry LakeRidge Falls through the summer and be replaced around November. With this in mind, West Bay Landscape noticed that some of the vincas suffer from a fungus. Therefore, new ones were ordered with the notion that some of the annuals will not make it. There is a good chance, therefore, that you will see some dead ones by the end of the weekend. However, West Bay Landscape ensured us they will be replaced under warranty. Days will tell.

**Emergency Pedestrian Gate** – We reported a couple of weeks ago that a couple of residents informed us that their key FOBs didn't work on the emergency pedestrian gate located at the end of Kariba Lake Terrace. If you may recall, we reported that Moss Integration Solutions (MIS), the Association's gate maintenance company, determined that the gate operating system's motherboard malfunctioned and had to order a new one. We are happy to announce that the part arrived this week. Following this, MIS was on-site to replace this component and the gate is now working without any apparent issue. Please note that the Emergency Pedestrian Gate is once again fully operational.

Have a 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