

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

11-12-2021

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

First and foremost, thank you to all those who have served and protected this country. This Weekly Report is dedicated to all of LakeRidge Falls' veterans. I am sure all will join me in thanking our wonderful veterans for their service.

Walking Behind Lots – This week we received two complaints from residents, in two different parts of the community, interestingly enough, regarding people who were walking behind their homes with pets. These residents advised that besides the uncomfortable feeling, they regarded it as an invasion of their privacy. And indeed, walking into someone else's Lot is a violation of the homeowner association rules. Please refer to Lakeridge Falls' Declaration of Covenant, Conditions, and Restrictions, Exhibit "C" Initial Restrictions, and Rules, 2. Restricted Activities, paragraph (n):

"The following activities are prohibited within the community ...: Entry onto any Lot or maintenance or other easement to access any lake, pond, preserve, wetland or similar area within the Community, except that the Owner and occupants of a Lot abutting any such area may access such area at points along the common boundary between such Owner's Lot and such area ..."

The above rule is clear and states in simple terms that entry onto any Lot is prohibited. Now, a question must be raised, what is the definition of the word "Lot" in the context of the rule? For this, we need to dig once again into the Lakeridge Falls' Declaration of Covenant, Conditions, and Restrictions. A quick look at Article II, Concepts and Definitions, reveals that a Lot is:

"A portion of the Community, ... which is improved with an attached or detached single-family residential dwelling... The boundaries of each Lot shall be shown on a Plat;..."

In other words, each homeowner in the community, regardless of whether it is a single-family home, a paired villa, or a unit in a four/six-plex, owns the portion on land on which the dwelling is built. Now, it is understandable that some fail to distinguish between a private Lot and a Common Area. After all, the fact that the Association assumes some of the responsibilities of maintaining private Lots, such as landscape, is a major contributor to such confusion. However, the fact of the matter is that all homeowners own some portion of land behind their homes. Therefore, all members and residents must respect their fellow neighbor's right to privacy. As explained in the past, rules are not established or created arbitrarily. They are established based on a rationale. Please help us by making sure to follow the rule above for the benefit of the community as a whole. Thank you in advance for your understanding and assistance on this matter.

Scam Alert – Now and then, we attempt to share alerts regarding scams, which are brought to our attention by residents and/or vendors. This time around, a long-time member of the community shared with us a local scam involving individuals who pretended to be with the Sarasota Police Department or the Sarasota County Sheriff's Office. In this scam, an individual calls claiming to be an Officer, Sargent, or Deputy with the Sarasota Police Department or with the Sarasota County Sheriff's Office. The scammer then advises that there is a warrant for the arrest of the person who answers the call, i.e. the victim. Thereafter, the scammer tells the victim to get a pre-paid debit card and call back with the card's information. Finally, the scammer asks the victim to turn himself/herself in. Needless to say, the Sarasota Police Department, the Sarasota County Sheriff's Office, or even the Manatee County Sheriff's Office will never call

residents and demand payment over the phone in the form of pre-paid debit card and/or money order. If you receive a phone call from a person who claims to be from a law agency with a demand to provide payment over the phone involving such payment methods, please HANG UP and call without delay Manatee County Sheriff's Office to report the incident. Together we can keep LakeRidge Falls a safe place to live in.

Mowing/Landscape – Please note that this week was the last week of the weekly mowing schedule, which means we are transitioning into the bi-weekly mowing schedule. Therefore, the next time BrightView will be on-site to cut the grass will be on November 22nd. The reason for the change in mowing schedule has to do, generally speaking, with the drop in temperatures. As we enter into the winter season, as we have started to experience recently, temperatures drop. In such conditions, the various type of grasses, such as Bahiagrass, Bermudagrass, and St Augustine, tend to go dormant and/or grow at a slower rate. Because there is no real need to mow grass that does not grow and to avoid actual damage to the turf, best practice calls for every other week mowing. This practice will continue until springtime, around the end of March or the beginning of April, when the temperature changes.

On a somewhat landscape-related matter, BrightView will be here next week to remove the vincas and install a combination of red geraniums and dusty millers. The University of Florida states that “geranium is a popular and attractive flower” and that “their bright red... flowers can be used to fill a bed or combined with other plants for colorful accents.” As far as dusty miller goes, the University of Florida states that “its silvery, fern-like foliage makes dusty miller perfect for pairing with other plants. It looks especially nice when contrasted with colorful flowering plants like petunias or geraniums.” These two annuals are installed to dress the community just before the holidays.

Tree Trimming/Sidewalk Cleaning – Here is a quick update. ACI, the Association’s tree maintenance company, completed the trimming of all the hardwood in the community. They are now trimming the various species of palms. To date, they completed the trimming of all palms in the Sandstone Falls neighborhood. They are currently working in the Stirling Falls neighborhood with hopes to complete it by the end of the day. Also today, they hope to finish the Victoria Falls neighborhood and all the Model Homes, which are the homes the Association assumed the responsibility of maintaining all landscape materials around the house. While it is not for certain yet, they are scheduled to be on-site next week to complete the remaining along Tuttle Ave and behind the waterfall.

On the sidewalk front, H2O Cleaning Systems (H2O), the vendor that was hired by the Association to perform the project of cleaning the Association's sidewalks, driveways, and curbs, is one day away from completing the Stirling Falls neighborhood. H2O also started cleaning the Sandstone Falls neighborhood with hopes to complete it by the end of next week.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
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