

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

12-30-2021

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

Happy New Year – On behalf of my family and myself, I want to wish to all the wonderful and amazing people of LakeRidge Falls a happy and more importantly a healthy new year!

Payment Reminder – A few homeowners asked that we attempt and include a note in the weekly reports reminding homeowners that a payment is due to the Homeowners' Association. Acting on these requests, please note that the next payment is due between next Friday and October 10th, 2021. Here are all the payment options available for homeowners to use:

- **Coupon Payment Booklet.** The booklet you received in the mail includes 4 payment stubs. When the time comes, please make sure to detach the payment stub for that payment period, write a check for the amount on the stub, fill out the information required on the stub, and mail it to the address as appears on the booklet.
- **Drop a check in my office.** You can always drop a check in my office. If you don't have your booklet, simply make sure to write your unit number on the check and make it payable to Lakeridge Falls Community Association Inc.
- **Join the Automatic Debit Service.** You can request Centennial Bank to automatically debit your account. The necessary form is available in my office, inside the booklet mailed to you, or by clicking [here](#). Please take into consideration that Centennial bank requires 5 days to set up an enrollment.
- **Pay Online.** Please note that this service may have fees involved with it. If you wish to do so, you will need to visit Centennial Bank's website by clicking [here](#).
- **Use Your Bank Online Payment Services.** Most banks offer a service that allows clients to pay their bills online. Please contact your bank for more information.

We hope you find this information useful and thank you in advance for your attention to this matter.

Pool – As every year at this time, we had Symbiont Services, LakeRidge Falls' pool/spa geothermal system maintenance company, on-site performing the bi-yearly maintenance on the heating/cooling system. Unfortunately, their technicians found a laundry list of issues with the units:

- One unit had a bad capacitor, which was replaced.
- One unit had a rats nest the size of New York City. The rats were chased away and new bait traps were installed in the vicinity by the Association's Pest Control company, Pest Armor.
- One unit had a burnt contactor and dead capacitor which caused the breaker to trip all the time. The unit had to be turned off.
- One unit had a bad thermostatic expansion valve (TXV) that caused a fluctuation in the suction pressure. The unit had to be turned off.

The end result of the semi-jargon laundry list above is that the pool's heating system is now operating with four units instead of six. Once Symbiont Services submits proposals for the repairs, the Board of Directors, with the help of the Pool Committee, will review them and act as needed without delay. For now, please note that the fact that two out of the six heating units are down should NOT have any effect on the normal operation of the pool and/or the desired temperature.

Spa – On a related matter and brighter side, we also had an unannounced visit from the Florida Department of Health. This unannounced inspection was part of a semi-annual routine check of LakeRidge Falls' pool and spa. During this inspection, the inspector examined the pool and spa areas, the safety and sanitary conditions, the temperature of the spa and pool, the water quality of these two bodies of water, and the equipment area. As reported in the past, the Department of Health's inspections are very valuable and important to the community. Mainly, these inspections ensure Smiley Pool Services are performing their job properly, which helps to ensure we are operating based on the updated regulations and codes.

While the inspector didn't find anything significant during the visit, she did advise the Association is required to replace the currently displayed spa rules sign. If you recall, a month or so ago we reported that the Florida Building Code was recently amended to include new verbiage on the pool signage. Following this change, the Association ordered new signs and installed them in the pool area. Unknown to us, however, this change also included the verbiage on the spa signage. Thereafter, we made sure to order the new sign and it will be installed soon. To make life easier, the following are the four additions to the current directives on the required signage:

- Maximum water temperature 104 F (40 C).
- Children under twelve must have adult supervision.
- Pregnant women, small children, people with health problems and people using alcohol, narcotics or other drugs that cause drowsiness should not use spa pools without first consulting a doctor.
- Maximum use 15 minutes.

We ask all to pay close attention to these new changes as they were amended for a reason. Following the pool and spa rules ensure safe usage of LakeRidge Falls' great amenities. We thank you in advance for your attention and cooperation on this matter.

Trash Collection – There should be no changes in the scheduled pickup days due to New Year's Day.

Office Closed – Our offices will be closed tomorrow, and we will open again on Monday, January 3rd. Please note, if you experience a situation that falls under the scope of responsibility of the Association and which requires our assistance during the time the offices are closed, please call our "Emergency Only" line at 941-951-4034.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
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