



Falls Forum

J U N E 2 0 2 2

A message from your Board...

Paul Urbanick

Dear Member,

Your Board of Directors conducted a membership survey back in March inviting homeowners' input to better help guide our community planning. One of the questions presented in the survey was directed at measuring the level of interest in having an HOA information portal for accessing newsletters, community agendas, and meeting reports. The results of the survey revealed that 55% of the members who answered the survey showed interest in having such a portal. Acting based on your input, the Board of Directors approved during its last meeting to reinstate the SenEarthCo portal service, which was first introduced by Argus Property Management Inc to the Association back in 2018.

By now, all members should have received an email or a letter on the matter providing information on how to access the portal for the first time. In general, you will need to go to ArgusMgmt.Com and click on the "Homeowner Portal" link. Then, you will need to click on the



"Register Your Account" link. Once you reach this page, you will need to enter your personal information, an email address, a password of your choice, a security question, and the unique 6-digit Security Key which appears at the bottom of the email/letter sent to you.

Your Board of Directors wishes to advise all that it is NOT mandatory to register and/or use the portal. This service is provided to allow you to be more informed while enjoying efficient and fast access to your accounts and Association-related documents. For this reason, we encourage all to sign up!

Respectfully,
Your Board of Directors

LRF ASSOCIATION BOARD OF DIRECTORS

President, Dr. Paul Urbanic	President@lakeridgefalls.org
VP, Scott Sims:	VicePresident@lakeridgefalls.org
Treasurer, Stewart Sutin	Treasurer@lakeridgefalls.org
Secretary, Suzi Weinstein	Secretary@lakeridgefalls.org
Director, Bob Storc	Director@lakeridgefalls.org

www.lakeridgefalls.org

Committees

Architectural Review Board (ARB)

Bob Storc, Board Liaison
Mary Cochran & Lynn Gregg, Co-Chairpersons
Meetings: 2nd Thursday of the month at 10:00am

Budget Committee

Stu Sutin, Board Liaison
TBD, Chairperson
Meetings: As needed

Buildings Committee

Scott Sims, Board Liaison
Jim Tenant, Chairperson
Meetings: 3rd Tuesday of the month at 11:00am

Community Relations Committee (CRC)

Bob Storc, Board Liaison
Dan DeRoner, Chairperson
Meetings: 2nd Friday of the month at 10:00am

Landscape Committee

Paul Urbanick, Board Liaison
Jean Peres & Geri Stover, Co-Chairpersons
Meetings: 2nd Tuesday of the month at 10:30am

Roads and Grounds Committee

Paul Urbanick, Board Liaison
Dave Friedman & Carl Stover, Co-Chairpersons
Meetings: 4th Tuesday of the month at 10:00am

Pool Committee

Suzanne Weinstein, Board Liaison
Diane Pezzimenti/ & Chrissy Chergi, Co-Chairpersons
Meetings: 3rd Wednesday of the Month at noon

Security Committee

Scott Sims, Board Liaison
Don Dimmnick, Chairperson
Meetings: 3rd Tuesday of the Month at 11:00am

Hurricane Preparedness Group

Paul Urbanick, Board Liaison
Jim DuGranrut, Chairperson
Meetings: as needed

Social Committee

Jane Kintz & Leigh Selby, Co-Chairpersons
Meetings: 1st Monday of the month at 10:00am

Art League

Becky Stevens, President

VACATION

Please note that our Property Manager, Oded Neeman will be out of the office for a personal vacation starting May 27th, and will return to work on Monday, June 13th. During this time, Mr. Scott Sims, the Association Vice President, and Mrs. Suzi Weinstein, the Association Secretary, have graciously enough agreed to fill in the position for limited hours a week to address residents' concerns. Below are the office hours for the next two weeks:

- May 31st 10 am – 12 pm
- June 2nd 11 am – 1 pm
- June 7th 11 am – 1 pm
- June 9th 11am – 1 pm

While office hours will be limited, please feel free to contact any Board of Directors members with any concerns or need during the time I will be away. And as always, if you experience a situation that requires assistance during the time the offices are closed after hours, please call our "Emergency Only" line at 941-951-4034.

Office

Property Manager: Oded Neeman

Phone: 360-1046 Line #101

email: PropertyManager@lakeridgefalls.org

After hours Emergency Only - 941-951-4034

Guardhouse: 941-355-1328 / Security@lakeridgefalls.org

Virtual Assistant/ LRF Falls Forum: Paula Murray

Email: Paula@lakeridgefalls.org

Directory Ads: Clark McFall 941-351-9389

Property Manager Report

by Oded Neeman

Fire Safety – Last month, we reported that a Southern Manatee Fire Rescue District was on-site performing a routine fire inspection of the Association's facilities. While his inspection focused on the Association's buildings and gates, the Inspector, Mr. Chuck Moonen, asked to share very important information regarding residential homes, especially for Sandstone Neighborhood (i.e. residents who live in Cascade Falls Drive, Reynolds Falls Court, Ashford Falls Court, and Simpson Falls Court).

"Per National Fire Protection Association (NFPA) requirements, the multi-unit residential buildings in Lakridge Falls are required to follow Florida State adopted NFPA codes shown below....:

2021 Fire Prevention Code

This code requires buildings with multiple units, (more than 3) to have fire extinguishers that are annually inspected and tagged. The extinguishers need to be either installed on the exterior of the buildings so that they are no more than 75 feet of travel for any one unit, or each unit shall have one extinguisher inside.

Storage and Use of Gas Fired Grills, Hibachis, Charcoal or Wood Fired Grills

13.1 No person shall place or maintain gas or propane cylinders on porches, breezeways or balconies or attached garages in multi-unit, multi-story buildings

13.2 No person shall use or operate within any building or structure any unvented fuel or kerosene burning appliance, including those with woven wick, designed for heating purposes.

13.3 No person shall store or use a charcoal, gas or wood-fired heaters, grills, barbecues, or any other cooking appliance on porches, balconies, or breezeway in any multi-unit, multi-story building.

13.4 No person shall store or use any other heat-producing device or appliance which has been determined by the AHJ to be unsafe due to its application or use.

Smoke Alarms

Please also advise the residents to check their smoke alarms to ensure they are in working condition."

We ask all Sandstone Neighborhood residents to take a moment and ensure the above is followed. Remember, an action by one resident may have the potential to impact adjoining units in the building. Unfortunately, it is more likely than not that these safety guidelines were written by professionals based on past experiences. For your own and your fellow neighbors' safety please make sure to follow these important directives. Thank you in advance for your attention and cooperation on this very important matter.

Hurricane Preparedness – On a somewhat related matter, the 2022 Atlantic Hurricane Season is here. In preparation for it, members of the Board of Directors' President, Dr. Paul Urbanick, and Director at Large, Mr. Bob Storc, met with Commissioner Misty Servia, District Four, which is the new district this community falls under (i.e. this is due to the latest census and the redistricting that followed).

Thanks to Commissioner Servia's assistance, the Association was able to obtain the assistance of Mr. Steve Litschauer, Deputy Director of Public Safety for Manatee County Emergency Management. Besides reviewing and providing useful suggestions for amending the Association's Hurricane Preparedness Manual, Mr. Litschauer also agreed to meet with LakeRidge Falls' members and residents to provide vital information regarding hurricane preparedness.

And indeed, the meeting took place last month and was organized by Mr. Jim DuGranrut, head of LakeRidge Falls' Hurricane Preparedness Group. Also honoring the community with her presence was the Honorable Commissioner Servia. During the meeting, Mr. Litschauer provided a detailed and well informative presentation regarding the subject matter. We urge all members and residents to take a moment and watch the presentation. Please email the LakeRidge Falls' offices and to request the link to the presentation.

Please also take a moment to go over LakeRidge Falls' Hurricane Preparedness Manual which can be found by using this link:

<http://www.lakeridgefalls.org/wp-content/uploads/2021/05/Hurricane-Prearedness-Manual.pdf>

Continued on Page 4

and Manatee County's Disaster Planning Guide which can be found by clicking [here](#) or visiting Manatee County's website. Remember, we hope for the best but prepare for the worse. Please make sure you are prepared.

With the above in mind, the Hurricane Preparedness Group is always looking for volunteers! We appreciated all who step forward to help one of the most important groups in the community!

Driving and Riding Safely – Unfortunately, an incident took place last month which involved a vehicle and a bicycle. Sticking to the facts as known to us and without establishing blame, a member of the community, who was driving a car, turned into LakeRidge Blvd from one of the Association's streets. At about the same time, another member of the community, who was riding a bicycle, attempted to enter the street from which the vehicle was driving. The result was a collision between the vehicle and the bicycle at an intersection located along LakeRidge Blvd. Thankfully, no one was severely injured.

This incident **MUST** draw everyone's attention to the importance of **PERSONAL SAFETY**. Endless articles were written, many actions were taken, and several policies were implemented to promote this matter. However, these efforts are meaningless if we, every single one of us, do not participate in these efforts. Please, residents' safety can't be taken lightly. Again, residents, regardless if they are riding a bike, driving a vehicle, or walking on foot, must obey all traffic laws and must be aware of their surroundings.

Therefore, please take a moment to read the following safety guidelines:

- Please drive/ride slowly and carefully around the community.
- Please do not use your phone or any other electronic device while driving a car or riding a bicycle.
- Please be aware of your surroundings while walking or while operating a motorized vehicle and/or a non-motorized vehicle.
- Please give the right-of-way to any vehicle, bicycle riders, and pedestrians already traveling on the road/sidewalk.
- Please exercise caution when riding a bicycle by using safety equipment such as helmets, gloves, and knees and elbow pads.

Remember, together we can keep LakeRidge Falls a safe and enjoyable environment. Please help us by fulfilling your part. We wish to thank you in advance for your cooperation and assistance on this super important matter.

Coyote Sighting – Also last month, we received a couple of reports of a coyote roaming around the preserve area located in the Stirling Falls neighborhood. On its website, the Florida Fish and Wildlife Conservation Commission advises that “[c]oyotes are not large animals and rarely pose a threat to people, especially adults. They can be curious but are also timid and generally run away if challenged. If a coyote approaches too closely, there are methods you can use to deter and frighten it away. Hazing the animal by making loud noises and acting aggressively will typically cause a coyote to leave an area, but you may need to increase and continue hazing efforts until the coyote is effectively deterred and leaves the area for good.” With this in mind, we encourage all to visit the Florida Fish and Wildlife Conservation Commission's website to read more about coyotes in Florida. You can also gain access to the website by using this link: <https://myfwc.com/conversation/you-conserve/wildlife/coyotes/>

Thank you for your attention on this important matter.

Snakes in the House – Staying with the topic of wildlife, a resident reported recently that he discovered not one, not two but three **black racer snakes** hiding in his kitchen. The University of Florida states that black racers are **non-venomous** and “are not dangerous to people or pets, but they will readily bite to defend themselves. Racers are not aggressive and avoid direct contact with people and pets. Virtually all bites occur when the snakes are intentionally molested.” To learn more about black racers in particular, and snakes in Florida in general, we encourage all to take a moment and visit the Florida Fish and Wildlife Conservation Commission's website and explore the page called Living with Snakes: <https://myfwc.com/conversation/you-conserve/wildlife/snakes/>

What did the resident do to remove the non-venomous snakes from his home one may ask? Well, he followed the instructions as outlined in the at-

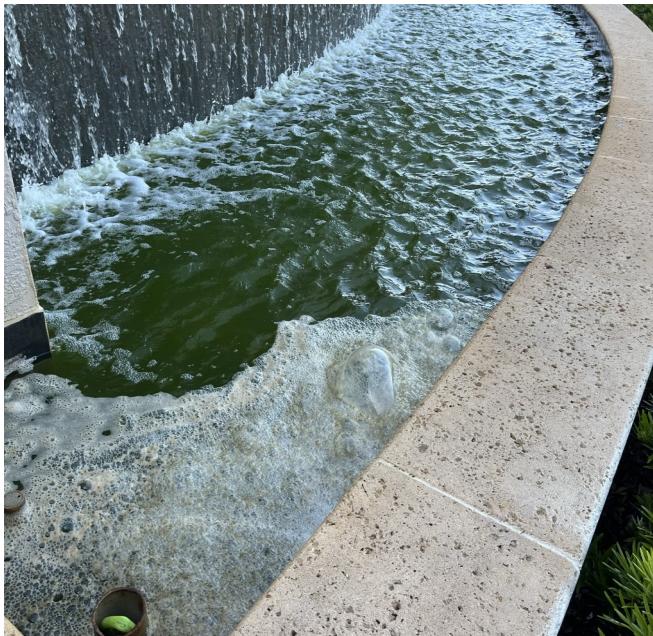
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tached document titled “Snakes: Removing from Dwellings” by Ruthe Smith and Joe Schaefer of the University of Florida. In the article, Smith and Schaefer recommend using glueboards. Please take a moment and read the article as it could come very useful in case you would also encounter a black racer or two, or three, in your house. A link to the Article is just below:

<https://ufdcimages.uflib.ufl.edu/IR/00/00/59/74/00001/UW03700.PDF>

However, it is always a good idea to call a wildlife removal professional in case you are uncertain about what snake you are facing and/or are not willing/capable to perform this task yourself. After all, it is always better to be safe than sorry.

Waterfall – Following a routine inspection, we expressed to Smiley Pool Services, the Association’s pool and waterfall maintenance company, our concerns regarding the quality of the waterfall’s water. As can be seen in the picture below, the water was green and foam was very apparent. These signs were a clear indication that the chemical balance of the water was not perfect. Following our report, Smiley Pool Services determined that “due to phosphates being so high” they had no other choice but to drain the fountain and refill it to get it looking better again.



Without going into too many details, phosphates are organic chemicals that could be introduced to the waterfall’s water by organic matters such as oak leaves and twigs. If you recall, we reported recently about a significant amount of oak leaves droppings that find themselves inside the waterfall’s basin from the three large oak trees located behind the waterfall monument. When the phosphate level in the water is too high, as reported by Smiley Pool Services, then it promotes algae growth. When the algae organism dies, it releases more phosphates into the water leading to new algae growth. The result is captured in the picture above. After a couple or so days in which the waterfall was down, Smiley Pool Services turned the waterfall back on not before ensuring all are working up to par.

A week passed and we had Water Equipment Technologies of Southwest Florida (WET), the local vendor the Association uses for all its pump-related maintenance and service matters, onsite installing two brand new Variable Frequency Drives (VFD) for each of the two waterfalls’ pumps. But before we go into what VFDs are and what is their significance, here is a little history. A year or so ago, the Roads & Grounds (R&G) Committee presented a comprehensive report that included a few recommendations related to the efficient and cost-effective operation of the Association’s waterfall. Acting on some of the recommendations made, the Board of Directors at the time replaced the waterfall’s leaking pump/motor, reinstated the quarterly preventive maintenance visits, and approved the reinstallation of two new VFDs, which were eliminated years before. Because funds had to be raised for this endeavor and because of a global shortage in electrical supplies, the work took place months after it was approved.

Now, let’s take a second to explain what are these mysterious VFDs. A VFD is an electronic device that controls the frequency and voltage of the power that is being supplied to, in our case, the waterfall’s motor that operates the pump. While this is not the most accurate way to look at it, let’s use a simple-to-understand example. The VFD is like a vehicle’s gas pedal. When “pushing on,” it would release more power to the motor that is operating the pump making it work faster. When “taking the leg off of it,” this device would slow down the motor. Until recently, the waterfall pumps worked at full force, i.e. the gas pedal was floored. With the VFD in place as the “driver,” the

Continued on Page 6

gas pedal will be used per demand. Therefore, the main benefits of the VFDs are 1) improving the system efficiency and thus saving electricity, and 2) reducing the mechanical stress on the system thus extending the life expediency of the motors/pumps.

This is a great time to thank all those who worked on this project. We are certain the entire community will enjoy the fruits of these efforts in the near future.



Gates – During one of last month's Saturdays, we received a report that the back entry gates located on Lockwood Ridge Rd were not working. After further inspection, it was noted that the arms were stuck open while the gates themselves would not open. We of course placed a service call with Moss Integration Solutions (MIS), the Association gate maintenance company. Unfortunately, they were unable to send a technician for a couple of days. The good news, however, is that once the technician arrived the issue was resolved within a few minutes. Apparently and for an unknown reason, there was some sort of power overload which caused a fuse to blow. Nevertheless, the technician replaced the fuse, tested the gates, and ensured all is working up to par.

On a somewhat related matter, and as mentioned earlier on in the segment, Manatee Fire & Rescue District performed a routine fire inspection of the Association's facilities. They examined all the emergency exit lights, the extinguishers and the extinguisher systems, the fire alarm system, and some electrical components. While no discrepancies were found in the Association's facilities, the inspector reported that the back and front gates' Knox Box switches are not working. As reported in the past, the Knox Box is a small box located near the Association's gates. Inside the box, there is a switch. To gain access to the community in case of an emer-

gency, first responders use a special key to operate the switch to open and close the gates. Following this report, and back to our story, an MIS technician was on-site the following day to address this matter. Based on his report, the wire connections on both of the gates were loose and had to be resecured. Thereafter, the technician corrected the issue and ensured all Knox Boxes are working properly.

Pool Pump – Mrs. Carol Hoffman, a member of the Pool Committee, informed us a few weeks ago that it came to her attention by one of Smiley Pool Services' technicians that there might be a leak in the pool pump. Following this report, we contacted Smiley Pool Services' owner as the Association had no knowledge of this issue nor did it appear on Smiley Pool Services' service reports, which we receive three times a week. During the discussion with the owner of the company, we learned that there was an insignificant leak from the shaft seal, which was confirmed when we inspected it. While the owner didn't feel this should be of any concern at this time, it was decided to be proactive rather than reactive to a future situation that may require closing the pool for a few days. Therefore, a service call was placed with WET. We are happy to say that WET came a few days later replacing the pump's mechanical seal. After they were done, they primed and tested the pump, and all was said to be working up to par. With this in mind, paying attention to a comment one makes and/or observing what could be a potential maintenance concern can make a big difference. For this reason, we wish to thank, and actually encourage, all community members and residents to bring such matters to our attention.



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Wine and Fiction

Book Club News

We have had some very interesting books and some very lively discussions in the past few months. After reviewing the recommendations of members, our selections for the remainder of the year are:

June 28: [Klara and the Sun](#) (Kazuo Ishiguro)

July 26: [The Seven Husbands of Evelyn Hugo](#) (Taylor Jenkins Reid)

August 23rd: [The Lost Apothecary](#) (Sarah Pennere)

September 27: [The Second Mrs. Astor](#) (Shana Abe)

October 25: [Oh William!](#) (Elizabeth Strout)

November 29: [The Night Watchman](#) (Louise Erdrich)

As we look ahead to potential book selections for 2023, think about works of fiction that YOU have enjoyed. They do not need to be best sellers or currently popular books, just ones that you think others would enjoy too. We will assemble the list of recommended books and make our selections for the new year during our November meeting. As always, new members are welcome. Bring your favorite wine or beverage and a snack or dessert to share and be ready for an evening of conversation, spirited discussion and friendship: 7:00 - 9:00 PM in the Activities Room of the LRF Clubhouse.

Barb Weigand

317-385-3697

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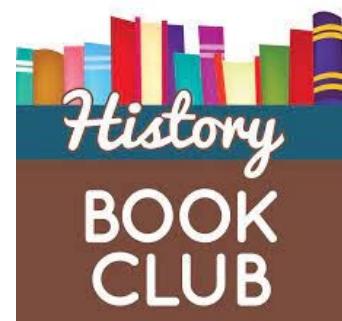
Signup sheet is on the Clubhouse Bulletin Board

*If you are interested
in joining, contact*

Stu Sutin at:

sutindoc@gmail.com

The history book club has been formed for anyone with an interest in discussing American and global history. Monthly 1 hour meetings from 2:00pm to 3:00pm EDT via “Zoom” will normally be held on the third Tuesday of each month. Everyone is encouraged to recommend history books and facilitate our discussions on those books. Participants will receive a “Zoom” link about two days prior to the meeting. Anyone interested in joining should contact **Stu Sutin at: sutindoc@gmail.com**.



Scheduled discussions for 2022 are:

- September 20 - Margaret MacMillan. **The War That Ended Peace: The Road to 1914**, Paul Urbanick, facilitator
- October 18 - Jon Meacham. **His Truth is Marching On; John Lewis and the Power of Hope**, Mary Lynne Collins, facilitator
- November 15 - Simon Baker, **Ancient Rome: The Rise and Fall of an Empire**, Stu Sutin, facilitator
- December 20 - Will & Ariel, Lessons **of History**, Marty & Mary Lynne Collins, facilitator



LRF Book Club

Meets the 2nd Tuesday of each month at 11:15.

The 2022 selections are:

June 14th - *"The Songbook of Benny Lament"* by Amy Harmon

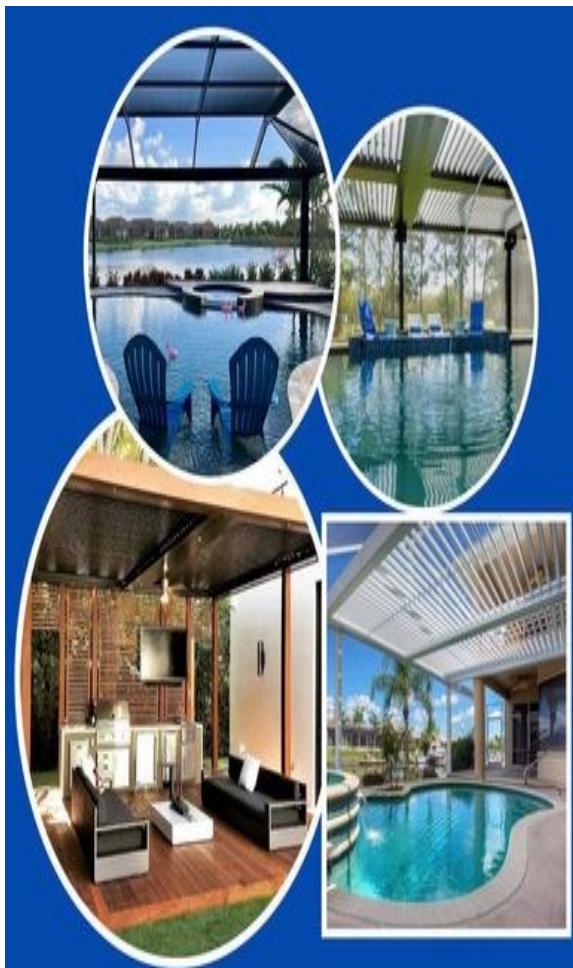
July 12th - *"The Authenticity Project"* by Clare Pooley

August 9th - *"A Long Petal of the Sea"* by Isabel Allende

September 13th - *"The Chelsea Girls"*, by Fiona Davis

October 11th - *"The Only Woman in the Room"* by Marie Benedict

November 8th - *"The Fire Keepers Daughter"* by Angeline Boulley

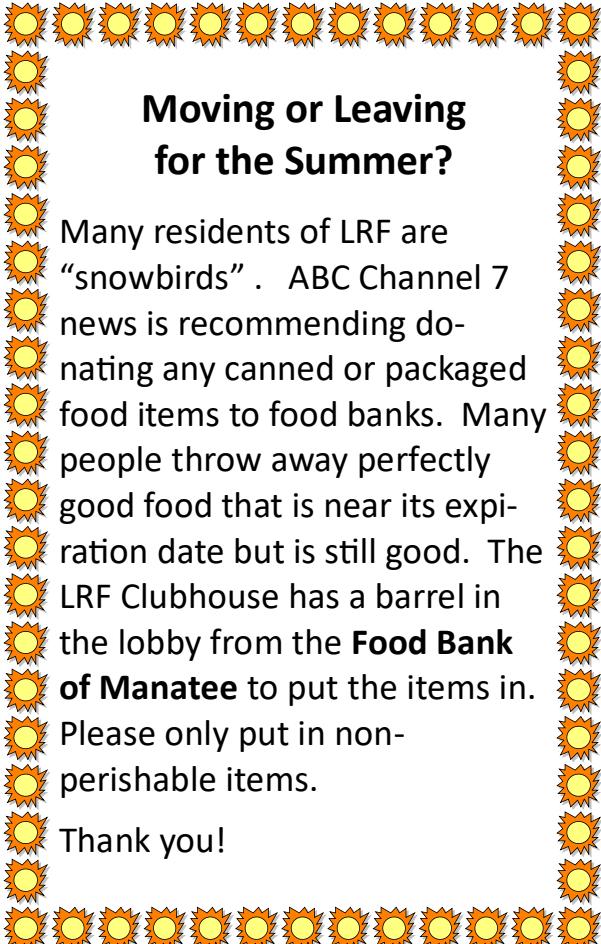


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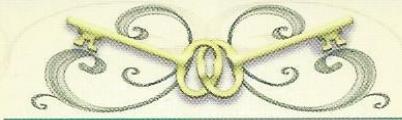


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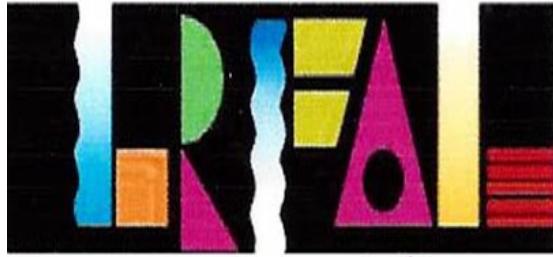
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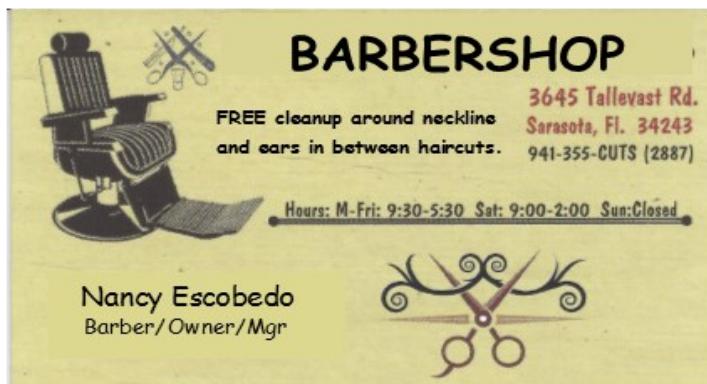


LakeRidge Falls *Art* League

June Art League Exhibition/Reception

By Becky Stevens

The Art League invites you to attend the opening of our exhibition "Artists' Choice". Each Artist will select several of their own favorite artworks to display. A reception will be held on **June 26th** in the Multipurpose and Activity Rooms from 4:00pm to 6:00pm. We look forward to seeing you!



Every Thursday at 6:30

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Romeo Luncheon

Friday, June 3rd at 12 noon



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Please meet in the Clubhouse for rides at 11:30 AM or come to the restaurant. All men from Lakeridge Falls are invited - great food, lively conversation, no politics, no religion.

John Signorelli 941-536-2116



Social Committee News

By Jane Kintz

Thanks to the many residents who attended our TGIF on Thursday, April 28. It was a huge success with good food, good friends & good music. Many thanks to “DJ Spindat” our very own guard at the gate, Tony Morrison for providing the tunes that got us up and dancing!



Save the date for these fall & holiday activities:

- ⇒ Monday, June 13 - 6:30 Bingo
- ⇒ Thursday, October 27 - Halloween/Pizza Party
Catered by St Pizza - Music by DJ Spindat - Costumes encouraged but not required.
- ⇒ Sunday, December 4 - Catered holiday brunch in the Grand Salon - more details to follow.

June 2022						
GS – Grand Salon		AR – Activities Room			MPR – Multi Purpose Room	
Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
			1 8:30 WA 8:30 Bocce 9:00 Ladies Chat 10:00 WA 10:00 Women's Bible Study 1:00 Mahjong	2 12:30 Mahjong 1:00 Mexican Train 2:00 WVB 3:00 Table Tennis 6:00 Poker 6:30 Hearts	3 8:30 WA- Instructor \$5 8:30 Bocce 10:00 Social Stitchers 10:00 WA <i>11:30 Dining Divas</i> <i>12:00 Romeo Luncheon</i> 6:30 Texas Holdem	4
5	6 8:30 WA 8:30 Bocce 10:00 Social Committee 10:00 WA 1:00 500 Bid 3:00 Table Tennis	7 10:00 WA 10:00 Men's Coffee 1:00 Bridge 2:00 WVB	8 8:30 WA 8:30 Bocce 9:00 Ladies Chat 10:00 WA 10:00 Women's Bible Study 1:00 Mahjong	9 12:30 Mahjong 1:00 Mexican Train 2:00 WVB 3:00 Table Tennis 6:00 Poker 6:30 Hearts	10 8:30 WA-\$5 8:30 Bocce 10:00 Social Stitchers 10:00 CRC 10:00 WA	11
12	13 8:30 WA 8:30 Bocce 10:00 WA 1:00 500 Bid 3:00 Table Tennis 6:30 BINGO	14 10:00 Men's Coffee 10:00 WA 10:30 Landscape Committee 11:15 Book Club 1:00 Bridge 2:00 WVB	15 8:30 WA 8:30 Bocce 9:00 Ladies Chat 10:00 WA 10:00 Women's Bible Study 12:00 Pool Committee 1:00 Mahjong	16 10:00 ARB 11:00 Security Committee 12:30 Mahjong 1:00 Mexican Train 2:00 WVB 3:00 Table Tennis 6:00 Poker 6:30 Hearts	17 8:30 WA - \$5 8:30 Bocce 10:00 Social Stitchers 10:00 WA 6:30 Texas Holdem	18
19	20 8:30 WA 8:30 Bocce 10:00 WA 1:00 500 Bid 3:00 Table Tennis	21 10:00 WA 10:00 Men's Coffee 11:00 Buildings Committee 1:00 Bridge 2:00 WVB 2:00 History Book	22 8:30 WA 8:30 Bocce 9:00 Ladies Chat 10:00 WA 10:00 Security Committee 10:00 Women's Bible Study 1:00 Mahjong	23 12:30 Mahjong 1:00 Mexican Train 2:00 WVB 3:00 Table Tennis 6:00 Poker 6:30 Hearts	24 8:30 WA- \$5 8:30 Bocce 10:00 Social Stitchers 10:00 WA	25
26 Art League Reception 4:00 – 6:00	27 8:30 WA 8:30 Bocce 10:00 WA 1:00 500 Bid 3:00 Table Tennis	28 9:30 Womens Breakfast 10:00 Roads & Grounds 10:00 Men's Coffee 10:00 WA 1:00 Bridge 2:00 WVB 7:00 Wine & Fiction	29 8:30 WA 8:30 Bocce 9:00 Ladies Chat 10:00 WA 10:00 Women's Bible Study 1:00 Mahjong	30 12:30 Mahjong 1:00 Mexican Train 2:00 WVB 3:00 Table Tennis 6:00 Poker 6:30 Hearts		



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