

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

05-13-2022

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

**Community Assistant** - It is with mixed feelings that we announce Mrs. Andrea Householder is now officially no longer working for the Association. Mrs. Householder advised the Board of Directors a couple plus weeks ago that she has decided to pursue another opportunity with a different company. On behalf of the LakeRidge Falls family, we wish to take a moment and thank Mrs. Householder for a productive and joyful year. We also wish Mrs. Householder all the best and luck in her new endeavor. With this in mind, please note that some delays should be expected in providing some of Mrs. Householder's previously provided services. We hope to fulfill this vacancy shortly. Until then, thank you in advance for your patience and understanding on this matter.

**Gates** – Last Saturday in the afternoon, 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 before Monday. The good news, however, is that once the technician arrived on Monday 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, Southern Manatee Fire & Rescue District was on-site on Wednesday performing 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 emergency, 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 yesterday 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.

**Coyote Sighting** – This week we received a couple of reports of a coyote roaming around the preserve area located in the Stirling Falls neighborhood. Below is a picture that was taken by Mrs. Sharon Rosenthal, a long-time member of the community. 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 clicking [here](#). Thank you for your attention on this important matter.



**Decorative Objects** – Most residents wish to enhance the exterior of the properties at one point or another. Some may want, for example, to add garden statues to enhance their landscape bed appeal while others may want to install hurricane shutters to better protect their homes against a potential hurricane. As one may imagine, however, what may appeal or be important to one may be an eyesore or negatively impact another. Please consider this made-up example that was used several times in the past to emphasize this point. A resident of the community places a 6-foot pink elephant lawn sculpture that shoots water from its trunk. As in most cases, some would argue this is an interesting choice while there would be others who would argue it is unsightly.

It would be, therefore, impossible to please all because at the end the Association shall please none. To address this matter, the Association’s governing documents established the notion of the Community-Wide Standard, which is extremely important to understand. The governing documents define the Community-Wide Standard as “{t}he standard of conduct, maintenance, or other activity generally prevailing throughout the Community, or the minimum standards established pursuant to the Architectural Guidelines, Use Restrictions, and Board resolutions, whichever is the highest standard.” It is important to understand such a notion because it prevents controversy and disagreement regarding what is an acceptable alteration or addition and what is not.

With this in mind, it was brought to our attention that several residents throughout the community placed exterior decorative objects over the allowed number. Article 8, Exterior Decorative Objects, of LakeRidgeFalls’ Architectural Guidelines states that “Homeowners in Stirling and Victoria Falls Neighborhoods are allowed to place up to three exterior decorative objects. Sandstone Neighborhood homeowners may place up to two exterior decorative objects. These objects may include garden statues, garden flags, plant pots and water features without prior approval by the ARB provided that those objects are within the permitted size... are placed only in the front landscaping bed and are not vulgar, offensive and or obscene in nature as judged by the ARB.” Remember, while you may think that having five items is not a big deal, others may feel it clutters the community.

For this reason, we are asking for your assistance on this matter by making sure you follow this ARB Guideline. Please make sure you have no more than 3 or 2 decorative items in your front landscaping beds and/or along the front walkway. Thank you in advance for your understanding and cooperation on this matter.

Sincerely,

Oded Neeman - CAM

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