

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

05-20-2022

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

Fire Safety – Last week we reported that Southern Manatee Fire Rescue District was on-site performing a routine fire inspection of the Association’s facilities. This week, the Inspector who performed the inspection, Mr. Chuck Moonen, stopped by our offices and asked us to share this very important information with the residents of 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 Lakeridge Falls are required to follow Florida State adopted NFPA codes shown below...:

2021 Fire Prevention Code – See attached

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 – See attached

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 just around the corner, i.e., June 1st. In preparation for it, members of the Board of Directors’ President, Dr. Paul Urbanick, and Director

at Large, Mr. Bob Storck, 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 on Wednesday of this week 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 which can be found by clicking [here](#).

Please also take a moment to go over LakeRidge Falls' Hurricane Preparedness Manual which can be found by clicking [here](#) and Manatee County's Disaster Planning Guide which can be found by clicking [here](#). 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!

Clubhouse Parking Policy – During its last meeting, the Board of Directors adopted a new policy to govern the practices of parking vehicles in the clubhouse parking lot. While the new policy is pretty straightforward, it is essential that we take a moment to discuss the rationale behind the policy and some of its main points. Without further ado, let's begin.

In recent weeks, the Association has been facing an increasing number of complaints. More specifically, residents protested the negative aesthetic appeal impact of the unregulated parking of a significant number of recreational vehicles (RV), boats, haul-like trucks, and commercial equipment in the clubhouse parking lot. These residents explained that the parking lot started to resemble a storage facility rather than a residential parking lot. Others complained that the increasing number of such vehicles makes it difficult for them to park and limits available spaces for parking during events that are taking place in the clubhouse. Attentive to residents' input on the matter, the Board of Directors decided to look into this matter.

Knowing that parking practices at the clubhouse are not regulated, the Board of Directors was determined to research the matter and provide a solution that would benefit the community as a whole. Therefore, a new policy was drafted, amended, and after much consideration approved. Here are the main points of the policy as they related to RVs, watercraft, trailers, and stored vehicles. A designated 8 parking spots area is now allocated for the parking of RVs, watercraft, trailers, and stored vehicles. Parking in this area is limited to 3-days and requires a temporary parking permit. Also, parking in the designated area is based on first come-first serve. Finally, parking of commercial vehicles/equipment is prohibited, unless approved by the Association.

With this in mind, we encourage all members and residents to take a moment and read the full policy, which is posted on the Association's website, by clicking [here](#).

Community Assistant – We are happy to announce that Mrs. Paula Murray, a former Community Association Assistant, has agreed to join our management team once again! Unlike in the past, however, Paula will assume the role of a community assistant with limited office hours. As we all know, COVID had a major impact on the business environment. With newly introduced technologies such as GoToMeeting and Zoom, a major shift took place in which

working remotely has become more prudent than working from the traditional office space. This is mainly because working remotely can be more efficient, i.e., less travel time, sickness, etc., and productive, i.e., work as needed rather than work based on a set schedule. Capitalizing on this trend, the Board of Directors proposed, and Paula accepted, to fulfill this position based on the notion of working remotely. Please join us in wishing Paula a warm welcome and we are happy to have her be part of our team once again!

Sincerely,

Oded Neeman - CAM

LakeRidge Falls Community Manager

4200 LakeRidge Blvd.

Sarasota, FL 34243

Email: propertymanager@lakeridgefalls.org

Tel: 941-360-1046

SOUTHERN MANATEE

2451 Trailmate Dr. PO Box 20216
Phone: (941) 751-7675



FIRE & RESCUE DISTRICT

Bradenton, Florida 34204-0216
Fax: (941) 751-7694

November 2, 2021

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

This department maintains responsibility for fire safety inspections of multi-family buildings of three or more units, two or more stories. As the responsible representative for the above facility, we would like to bring to your attention the following Fire Prevention Regulations which noted to be deficient at one of the multi-unit residential sites your company manages.

As adopted by Florida State Statute Chapter 633, National Fire Protection Association (NFPA) 1, *Fire Code*, Florida Edition, Chapter 10, General Fire Safety, Section 10.11.6: "For other than one – and two – family dwellings, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony, or under any overhanging portion or within 10 ft of any structure."

Section 13 of Southern Manatee Fire & Rescue District (SMFRD) Ordinance 2017-01 provides fire prevention regulations for residential communities. The Ordinance states:

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.

In summation, no one's allowed to store any grills, gas or propane tanks or anything else which may obstruct use of or access to any porches, balconies, or breezeway of any apartment building or for anyone to use any type of grill or heater on any porches, balconies, or breezeway or within ten feet of any part of any building.

If you need further assistance or have any questions, please contact this department.

Enclosures (3): SMFR Ord. 2017-01, Section 17, and NFPA 1, Section 10.11.6

C: Inspection File

2021 FIRE PREVENTION CODE

20.6 Other Water Supplies. Those water supplies approved for use with a fire protection system and standard fire hydrants are as follows:

- (1) Pressure tanks shall be installed in accordance with NFPA 22 and shall have a capacity of not less than 3,000 gallons. Such vessels shall have the capability to be refilled or topped off automatically at a rate of not less than 100 gallons per minute from a reliable water supply. A standard fire hydrant shall be installed on the system to allow for external use. Such hydrants shall be painted orange and the capacity of the tank stenciled on the barrel in black to indicate a limited water supply. A written water use agreement shall be entered with the District for the use of such water supply both on and off premises.
- (2) Elevated gravity tanks shall be installed in accordance with NFPA 22 and shall have a capacity of not less than 3,000 gallons. Such vessels shall have the capability to be refilled or topped off automatically at a rate of not less than 100 gallons per minute from a reliable water supply. A standard fire hydrant shall be installed on the system to allow for external use. Such hydrants shall be painted orange and the capacity of the tank stenciled on the barrel in black to indicate a limited water supply. A written water use agreement shall be entered with the District for the use of such supply both on and off premises.

Section 21 – Alternate Fire Extinguisher Placement

21.1 Application. This alternative to fire extinguisher placement shall apply to multi-unit residential buildings only.

21.2 Where, in the opinion of the AHJ, it is difficult or impractical to have fire extinguishers inside each residential unit inspected and tagged annually, as required by FFPC, and then verified by the District, the AHJ may require that the fire extinguishers be installed on the exterior of the structure.

21.3 All other requirements of NFPA 10 shall be maintained.

21.4 Penalty. See Section 17.

Section 22: Change of Use/Occupancy.

22.1 The District shall only conduct its inspection when there is a change of use/occupancy after the Manatee County Zoning Department and the Building Development Services have already inspected the premises to ensure the structure(s) is/are properly zoned and in compliance with applicable Florida Building Codes.