

LakeRidge Falls

LakeRidge Falls
4200 LakeRidge Blvd.
Sarasota, FL 34243

05-26-2022

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

Personal Vacation – Please note that I will be out of the office for a personal vacation starting tomorrow, May 27th, and will return to work on Monday, June 13th. During the time I will be gone, 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](tel:941-951-4034).

Memorial Day – As we all know, Monday will mark a very special day in which we mourn and honor the brave women and men who have made the ultimate sacrifice for this country. For this reason, many of the vendors that provide services to the community will be off. One of those vendors is BrightView. Therefore, mowing next week will take place on Tuesday and Wednesday.

LakeRidge Falls Portal – You may recall that the Board of Directors conducted a membership survey back in March inviting homeowners’ input to better help guide 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. Once it was concluded, the results revealed that 55% of the members who answered the survey showed interest in having such a portal. Acting based on these results, the Board of Directors during its last meeting approved reinstating the SenEarthCo portal service, which was first offered to the Association by Argus Property Management Inc back in 2018.

For this reason, most of you have already gotten an email or will get a letter in the mail similar to the sample letter below. To access this new portal, 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, provide an email address, create a password of your choice, establish a security question, and use the unique 6-digit Security Key which appears at the bottom of the email/letter sent to you.



Homeowner Name
Mailing Address
Mailing Address2
City, State Zipcode

May 20, 2022

RE:Home Address Home Address 2
of "Association Name"

Dear Homeowner Name:

Argus Property Management invites you to login to the homeowner information portal portion of our website. There you can access your homeowner account balance, access association documents, view any compliance letters that have been mailed to you, submit architectural review forms, view meeting minutes and monthly financials, and much more.

Argus will also use this website to post and send important announcements of interest to your community, so be sure to sign up!

To access these services for the first time, go to: Argusmgmt.com and click on the "Homeowner Portal" link. Then click on the "Register Your Account" link, and enter your personal information--enter your email address (which becomes your User Name), the Password of your choice, pick a Security Question, and enter the Security Key (at the bottom of this letter).

You will then have immediate access to all kinds of information and services. Please take time to learn how the information and links can enhance your association lifestyle.

Respectfully,

Argus Property Management

Security key: XXXX

If you belong to more than one Association or own multiple units, please create an initial account with one security key, then go to the 'Manage Account' function to add your other unit(s).

Management Office – Argus Property Management

4200 Lakeridge Boulevard, Sarasota FL 34243 Phone: 941-360-1046

With the above in mind, a few important points need to be made.

- While encouraged, registration is NOT mandatory. Members who are unable or simply don't wish to utilize this tool are not required to do so.
- Some of the features offered by the portal may not be used by the Association as they don't meet the community's needs.
- Please understand that there will be a learning curve until we will fully learn how to utilize this new tool.

The hope is that the portal will allow members to be more informed while enjoying efficient and fast access to their accounts and Association-related documents. Please make sure to sign up!

Project Pond 8 – It is hard to miss the extensive work taking place near the pond located just in front of the back gate as you enter the community. Before we go any further about this work, let's start with some history. As with most of the retention ponds in the community, this pond is also experiencing a shoreline erosion issue. To better understand this matter, the Board of Directors established in 2017 a Long Term Pond Working Group (PWG). The PWG goal was "to study and make recommendations for remediation of current erosion problems as well as a long term plan to stabilize and or minimize future erosion in our stormwater drainage ponds." It took the group a few years, with a few unexpected delays, to conclude its work, but in 2020 the PWG produced a comprehensive, well-documented, and professional report. We encourage you to take a moment and read the report which is posted on the Association's website under the tab "Special Projects."

Based on this report and in an attempt to develop a community-wide comprehensive action plan to address this matter, the Roads & Grounds (R&G) Committee, with the blessing of the Board of Directors, initiated two test sites. The main goal behind the test sites was to evaluate the impact of the measurements taken and their effectiveness in combating pond erosion.

The first test site involved aquatic plants. Following the PWG reports, three sites were established to measure the effectiveness of aquatic plants in combating erosion caused by wave movement. Unfortunately, only one site survived. Therefore, one additional test site was established around April of last year along the east bank of Pond 3, which is the largest pond in the community. It is important to note that this test site was implemented at no cost to the Association thanks to Mr. Corey Smith, a long-time member of the community, who was able to obtain the plants from Manatee County.

The second test site required a little bit more planning because it was more complex. Last year, the R&G Committee worked extensively to draft an action plan to address two main known contributors to shoreline erosion: residential downspouts and natural drainage swales. The plan was named Pond Project 8. The chosen place, as the name indicates, was Pond 8 because of its visible location. It was presented to the Board of Directors last year and thereafter was approved and budgeted. In simple terms, R&G Committee noted through research and observation tests that water velocity originating from downspouts and natural swales plays a major role in eroding the banks of the ponds. Therefore,

one of the plan's main goals was to test the impact of reducing water velocity coming from these two sources. For this reason, the plan called for:

- Redirecting downspouts runoff directly into the retention pond.
- Installing catch basins between the buildings at the lowest point to direct the water directly into the pond.

Of course, the plan is a little more complex than described above, but the general idea is there. Going back to what we started with, on Monday ACI crews with the help of Mr. Victorino Martinez, BrightView Irrigation Technician, were working on executing part of the Pond Project 8. Below are just a few pictures taken during this project. It is important to mention once again that the issue of bank erosion is multi-dimensional and therefore requires a multi-layer solution. However and with the work that took place this week, we hope we are one step closer to getting there.



Pond Project 8

As always, have a healthy and safe weekend.

Sincerely,

--

Oded Neeman – Community Association Manager
Argus Managing Agent for LakeRidge Falls
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E-Mail: PropertyManager@LakeRidgeFalls.Org