

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

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

Annuals – Yesterday, BrightView Landscape replaced the annuals, i.e. pentas, and installed a combination of pink and white vincas. The University of Florida describes the vincas as prolific throughout the warm months as they tolerate the heat and flower in the hottest weather. These annuals should carry LakeRidge Falls through the summer and be replaced around November.

Clubhouse – During one of its recent meetings, the Board of Directors approved several recommendations by the Buildings Committee aimed at improving the experience of those using the Association’s facilities. One of the more significant decisions was to improve a proposal from Shutter Shop, a local window treatment company, to install roll-up solar shades at both the Fitness Center and Activities Room. As many residents and guests came to experience, the usage of these rooms can be challenging at times, especially in the morning when the sun is rising from the east. The purpose of the new solar shades, therefore, is to offer light filtering by reducing glare and heat while allowing those inside the building to enjoy the outside view. We were notified that the shades are expected to be delivered by next week. This means that installation will take place sometime in mid-August.

Another recommendation by the Buildings Committee that the Board of Directors reviewed and approved was to hire a new maintenance company for the Fitness Center. As some know, the Association obtained its fitness equipment from Gym Source. As part of this deal, Gym Source was obligated to perform bi-yearly preventive maintenance on the equipment, which was later extended by an additional year. Because Gym Source's main business is sales rather than maintenance, the Buildings Committee decided it is time to look into companies that are more tailored toward such services. After further research and considerations which included several companies, it was recommended and accepted to rehire Fitness Logic. We say rehire because Fitness Logic used to maintain the Association’s old fitness equipment before the renovation project took place. As in the past, they will service the fitness equipment four times a year to ensure flawless and safe use. We are happy to say that the first service call took place a week ago and it was said that all equipment is in good operating order.

Finally, the Board of Directors approved the purchase of a new credenza for the Activities Room. The new credenza was delivered last week and was placed under the large TV. Its main purpose is to hold computer equipment, which will allow the broadcasting of committees’ meetings over the Go-To-Meeting platform, and to offer storage space for the various activities groups, such as the poker players, who utilize the room. Below is a picture of the new credenza.



Trespassers – Every now and then, we receive reports from residents of individuals who are walking door to door attempting to solicit business for a window product or pest control service. Of course, these individuals entered the community illegally without permission and without going through the gatehouse. While the most recent incident took place a couple or more months ago, we came across an interesting news article related to this subject matter. The news article, which a link to it you can be found below, reports about the arrest of two people in Bradenton who are accused of stealing jewelry while posing as pest control technicians.

<https://www.wfla.com/news/local-news/manatee-county/fake-pest-control-workers-steal-3k-in-jewelry-from-manatee-resident-deputies-say/>

Therefore, this is yet another great opportunity to remind all residents to not hesitate to call Manatee County Sheriff's Office to report any person who attempts to solicit business from you. It is more likely than none, as past experiences taught us, that such individuals are trespassers. With this in mind, we urge all residents not to confront trespassers and instead to please call the Manatee County Sheriff's Office. Together we can keep LakeRidge Falls a safe place to live in. We wish to thank you in advance for your cooperation and understanding on this matter.

Riding Bikes – While most cyclists use the community roads, some choose to use the community sidewalks as they don't feel comfortable and/or safe enough to use the roads. Similar to Newton's third law, the action of riding the sidewalks has an equal and opposite reaction by pedestrians who feel unsafe sharing the path with cyclists. As a result, the Association is asked by members to take action against those who ride their bicycles on the Association's sidewalks.

The first thing all must understand is riding a bicycle on a sidewalk is permissible per Florida Statute 316.2065. Lipcon & Lipcon, P.A., a legal firm out of Miami, on its website (<https://www.lipconlawfirm.com/is-it-illegal-to-ride-your-bike-on-the-sidewalk-in-florida/>) that “Florida law states you can ride your bike on the sidewalk. Even though a bike is considered a vehicle on the road, they have the same rights and responsibilities as pedestrians. Yet, the biker must yield to the other people using the sidewalk. They must audibly let them know when they are turning or stopping, as well as use hand signals and lights. When they come to a crosswalk, they obey the same rules as pedestrians, and other automobiles must yield to them. Pedestrians and cyclists always have the right of way.”

Therefore, cyclists must always remember that while riding on the sidewalk is permissible they must exercise caution to make sure no one would get hurt. To better assist all on the matter, here are a few safety guidelines gathered from several blogs and websites:

- **Use safety equipment** – Helmets, gloves, knee and elbow pads, lights, and reflective materials are only a few of the safety measures cyclists can use to protect themselves.
- **Go Slow** – Seems pretty obvious, but you be amazed how many times people ignore this basic rule. The general rule of thumb says that one should never ride faster than a relaxed jog.
- **Yield to Pedestrians** – Always remember to be courteous and always give pedestrians the right to walk freely on the sidewalk. When seeing people walking or if you approach them from behind, be polite and ask them to let you pass. Never come up behind residents yelling or ringing the bell.
- **Walk Your Bike** – Sometimes, you may be forced the get off your bike and walk it for a little bit. At times you may see a group of daily walkers. Your best bet would be to just get off your bike and walk it while they pass you. It is not worth the risk of hitting someone for something that takes a few moments.

So in sum, all should know that cyclists have the right to use the Association’s sidewalks. However, all should also know that cyclists must yield to the other people using the sidewalk while exercising care. To avoid the risk of getting hurt or hurting someone else, please follow the suggested steps mentioned above.

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
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