

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

08-26-2022

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

**Capital Contribution** – By now, you should start receiving a ballot in the mail asking for your vote on amending the cap on the capital improvement fee for homeowners who are buying into the community. Copies of the cover letter and ballot can be emailed to members upon request.

Your Board of Directors urges a **“Yes”** vote on the proposal to amend Article IX. The truth of the matter is that each dollar the Association fails to collect from capital contribution fees is a dollar that would be collected from LakeRidge Falls’ homeowners.

Once complete, please make sure to mail the ballot back using the provided envelope that came in the mailing. Another option is to fill out the ballot and email it back to us at: [PropertyManager@LakeRidgeFalls.Org](mailto:PropertyManager@LakeRidgeFalls.Org). You can always drop the ballot in the gray mailbox located inside the clubhouse just outside our offices (i.e., see picture below). Please make sure to submit your ballot by November 1<sup>st</sup>, 2022, at 5 pm. And remember, a no vote is a vote against the amendment as it requires  $\frac{2}{3}$  of the membership for approval.

**This proposal still exempts title transfers between spouses, children, and family trusts.**

**Mowing Schedule** – Please note that mowing in the next two weeks will be pushed by a day. Due to an internal HR inspection, BrightView Landscape informed us that the mowing next week will be held on Tuesday, August 30<sup>th</sup>, and Wednesday, August 31<sup>st</sup>. The following week, the nation is celebrating Labor Day, and therefore mowing will be held on Tuesday, September 6<sup>th</sup>, and Wednesday, September 7<sup>th</sup>. The normal mowing schedule will resume thereafter.

**Back Exit Gate** – On Sunday, we received a report that the back exit gates located on Lockwood Ridge Rd were opening and closing constantly. Upon further inspection, it was noticeable that someone had run into the right-side gate and the motion reflective photo eye, i.e., besides the video footage, which we later retrieved, and the banned gate parts, the hitting driver left a part of the vehicle’s highlight on the scene. As a result of the hit, the right-side gate closed further than programmed tricking the safety motion reflective photo eye (a safety feature designed to prevent the gates from closing on people and/or vehicles). For this reason, and as communicated, we had to close the gate. Thankfully, Moss Integration Solutions (M.I.S), LakeRidge Falls’ gate maintenance company, received the needed part for the Mi Pueblo pedestrian gate, i.e. please see the report from last week, during the weekend. Therefore, M.I.S was able to “kill” two birds with one stone by fixing the two gates on Monday morning. This is a great opportunity to thank all for their understanding and patience during the short-lived ordeal.

**Wildlife Sightings** – We are still getting reports of wildlife, mainly coyotes and bobcats, who are roaming around the community, please see below a couple of pictures sent to us by members of the community.

On its website, the Florida Fish and Wildlife Conservation Commission (FWC) 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](#).



Regarding Bobcats' presence, the FWC advised us in the past that these wild creatures are most likely in the community hunting for their favorite food sources which are wild rabbits. The FWC also shared with us that they suggest that once a bobcat is spotted attempt to scare it away by yelling or making a loud noise. This way, they explained, a bobcat would feel less comfortable near humans. Otherwise, they explained, a bobcat can adapt and become more comfortable around humans. Finally, the FWC cautioned residents to ensure that their pets and/or pet food are not left outside in the lanai unattended. As always, we urge all residents to read FWC’s “Living with Bobcats” pamphlet attached to this email or by clicking [here](#).



As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

LakeRidge Falls Community Manager

4200 LakeRidge Blvd.

Sarasota, FL 34243

Email: [propertymanager@lakeridgefalls.org](mailto:propertymanager@lakeridgefalls.org)

Tel: 941-360-1046