

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

09-16-2022

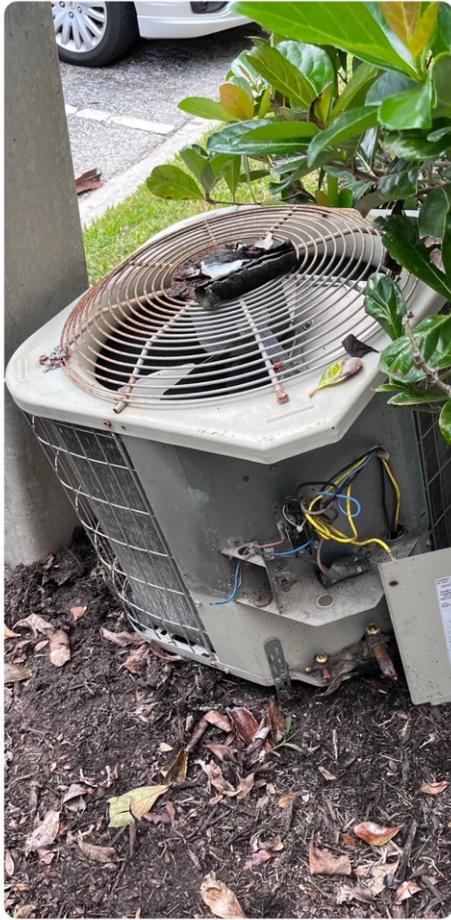
Here are the more important stories we had this past and upcoming weeks:

Reminder - Clubhouse Closed - Carpet Cleaning – This is a final reminder that MDS Carpet and Tile Cleaning, a local carpet, tile, grout, and upholstery cleaning company, is scheduled to clean the carpets in the Grand Salon, Activities Room, Club Room, and the two Offices on **Monday** of next week. Therefore, these rooms will be closed from 9 am until noon that day. Again, please help us keep the clubhouse clean by handling food and drink with care. If you spill something, please make sure to clean it up. If you are unable to do so, please inform us of the issue and location and we will make sure this area will be treated by our cleaning company, Wee Kleen, during one of the days they are on site. Thank you in advance for your understanding and cooperation on this matter.

New Air Conditioning at the Club Room – In recent weeks, we received a few complaints that the air conditioning in the club room, the building that was formerly known as the annex, was not reaching the desired temperature set on the thermostat. Of course, the issue was examined by a licensed air conditioning company which determined the unit's coil was leaking. At this point, it was determined the unit reached its useful life expediency because of its age. i.e. installed in 2008, and the cost associated with the repair. Knowing that the HVAC industry is expecting a significant price increase for 2023 with the adoption of new efficiency regulations, the recommendation was to replace the 14-years-old air conditioning unit.

Following this recommendation and based on the request of the Board of Directors, the Buildings Committee obtained a couple of bids, reviewed them, and thereafter presented the Board of Directors with its recommendation. Acting on this recommendation, the Board of Directors during its September 9th meeting accepted a proposal from Bahama Breeze Heating & Cooling, a local upcoming licensed air conditioning company. Wasting no time, Bahama Breeze Heating & Cooling was on-site yesterday to perform the work.

In the pictures below you can see the old rusted ac condenser, on the left, after it was replaced with the new one, on the right. Below that, you can see Mr. Tony Cruz, the owner of Bahama Breeze Heating & Cooling, working on installing the air handler.



We are happy to announce that the work was completed yesterday and all it was said the new system is up and running as expected.

Alligator – This week, a 2-3 feet long alligator was noted roaming lake number 3, which is the biggest pond in the community. In case you wonder, the Florida Fish and Wildlife Conservation Commission states that “an alligator may be considered a nuisance if it is at least four feet in length and is believed to pose a threat to people, pets or property.” Why might one ask? Well, the Commission explains that “alligators less than 4 feet in length are not large enough to be dangerous unless handled. They eat fish, frogs, and other small animals. Typically, they are not large enough to be a threat even to small pets. The mere presence of a small alligator is not cause for concern.” So by definition, the alligator is not considered a nuisance and therefore is not required to be removed. Another issue is the trap. Small alligators are not big enough to catch on the hook used to catch them. This means the only way to catch a small alligator is to visually locate it and trap it. Obviously doing so requires lots of hours, which trappers are not being compensated for.

With that in mind, please take a moment and read the brochure called [Living with Alligators](#), which is published by the Florida Fish and Wildlife Conservation Commission and posted on the Association's website. It provides safety tips and other important information. Remember; please don't attempt to handle an alligator by yourself if you spot one. Also, please make sure to follow LakeRidge Fall's guidelines to never feed wildlife and make sure your pets are on a leash and directly attended to whenever outside your home.

Security – This week, LakeRidge Falls' Security Committee held a meeting. During its meeting, the committee once again examined ways to be proactive in ensuring residents' homes and vehicles are secured. Therefore, the committee asked that all residents be reminded of some of the steps they can take to secure their vehicles and homes.

- Never leave your keys or valuables in your car.
- Never leave your home and car unlocked or alarm off.
- Never leave your garage door open if you are not there.
- Never leave your doors or windows unlocked including your lanai sliding doors.

Regarding the last point above, the committee encouraged residents to consider a second locking mechanism for their glass lanai sliding doors. More specifically, the committee recommended using a Sliding Patio Door Double Bolt Lock because it is easy to operate. It can be found in most home improvement stores and/or online retailers, by Googling “Sliding Patio Door Double Bolt Lock.” Of course, you may need the assistance of a handyperson to install it, which should not be too complicated or expensive, but at the end of the day, should be easy to operate. Most importantly, it should provide you with an extra layer of security.

Regarding trespassers, the committee made the following recommendations:

- Urging all residents not to confront trespassers,
and instead...
- Report any suspicious activity to 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.

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

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