

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

10-21-2022

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

Ian's Opportunists - Consumer Alert – This week we received the following report from a long-time member of the community:

“While walking along Lakeridge Falls Blvd with a friend, we saw a gentleman who was parked at the corner of LakeRidge Blvd and Cascade Falls Dr. He was setting up a drone and began videotaping over our HOA. We walked up to see what he was doing and he told us that he was authorized to do it to see the condition of our roofs after the storm. He couldn't remember who he personally talked to. Then he asked us questions i.e. if any roofs here had been replaced since we were built. Did many people have roof damage due to the storm, etc. He gave us his business card...”

Now, this is a great opportunity to remind residents to be very careful when it comes to vendors who solicit business, especially ones related to Post-Ian's damages.

In a Consumer Alert News Release, Florida's Attorney General Ashley Moody warns Floridians of opportunists who may use the aftermath of Hurricane Ian to practice price gouging, perform disaster scams, and commit fraud. In the Consumer Alert News Release, Attorney General Moody advises that

“Following a disaster like Hurricane Ian, qualified contractors are usually in high demand and become booked up for months. Scammers or unqualified out-of-state workers may flood in to take advantage of Floridians in need of expert service.”

She then continues to say:

“Many contractors may ask consumers to complete an Assignment of Benefits [AOB] that allows the homeowner who holds the insurance policy to sign over insurance rights or benefits to the contractor or other third parties. The contractor or third party can then file an insurance claim, make repair decisions and collect on benefits without the homeowner's involvement. While AOBs can offer convenience to policyholders attempting to navigate the insurance claims process, unscrupulous individuals and companies may seek to take advantage of the power an AOB provides. If a home is damaged, keep the following in mind when seeking repairs:

- Be wary of any company that requires an AOB in order to do repairs;
- Read the entire contract carefully to ensure that benefits are not being signed over unknowingly; and
- Do not sign an AOB if there are blank spaces in the document.

With the above in mind, all members and residents must exercise caution when dealing with vendors, especially at this time. Hope you find this information useful.

Post-Ian Debris/ Yard Waste Pick-Up – As many may have figured out by now, Manatee County is slammed. So slammed that on its [website](#) it states:

“In just 10-days... an estimated 122,788 cubic yards of post-storm debris has been transported from curb lines and rights of way to debris-management sites. That much debris—spread over a football field would produce a stack... some five-and-a-half stories high. Residents who worked through the post-Irma clean-up five years ago may remember that it took almost three months to remove debris from that storm. An earlier start and quicker response this time have county leaders optimistic that they can collect an estimated 250,000 to 300,000 cubic yards of debris—sooner than later.”

Attempts to call the County to better understand the matter were fruitless. What does it all mean? Well, it means that it may take a long time before the County will be able to come around to pick up the hurricane-related yard waste piles in front of your house. Or in the words of Manatee County, “the collection process is long and tedious. please be patient.”

While the Association with the grateful assistance of BrightView Landscape took a proactive approach by removing most of its piles itself, we started noticing more and more piles that are being created by residents who are maintaining the landscape beds that fall under their responsibilities. However, please notice, Manatee County will NOT pick up piles that are not storm-related. In these cases, residents must can, bag, or tie the yard waste for Manatee County to pick it up. Therefore, please don't assume that leaving a yard waste pile in front of the lot would be automatically picked up by the County. Thank you in advance for your attention and assistance in keeping the community clean.

Power Outage – On Monday around noon time, we lost power at the clubhouse and pool area. Upon further investigation, we learned that 53 residential properties also lost power. Thankfully, FPL was able to restore power to all customers by the following day. While this is not much of a piece of news, besides of course the fact we didn't have internet/phone for a day, two matters surfaced that are much more story worthy.

One issue was with the pool gates. As many know, the fenced area of the pool has three access gates. Unfortunately, we came to learn that all three of them got locked once power was lost. Apparently, the emergency exit button, the green rectangular button located near the west pool gate, i.e. the one closest to the clubhouse, which its sole designation is to unlock the gate in such cases didn't work. As one can imagine, pool users who were in the pool at the time... well... were “pool prisoners” for a few minutes until we were able to manually bypass the matter.

Wasting no time, and once power was restored, Moss Integration Solutions (MIS), the Association gate maintenance company, was on-site to ensure similar incidents will never repeat themselves. This is a great opportunity to remind all residents that if for some reason you lose the FOB while inside the pool area, left behind by a family member who took the FOB with him/her, and/or find yourself inside the pool area after hours/power outage to please use the west pool gate by pushing the green “Push To Exit” button which is located near the gate.

The second issue was the air conditioning at the clubhouse. Right after power was restored, we learned that one of the two larger air conditioning units in the clubhouse was not working. As with the issue above, we wasted no time and placed a service call with Bahama Breeze Heating & Cooling, the Association's new maintenance air conditioning company. Upon further review, the owner of Bahama Breeze, Mr. Tony Cruz, noticed that the air conditioning blower/fan belt came off its pulley. In super simple and unprofessional terms, the air conditioning blower pushes the cool/warm air, i.e. depending on the settings, throughout the building. If the blower does not turn, therefore, the cold/warm air is not pushed toward the vents.

Recognizing the belt is new, i.e. was replaced recently by the previous air conditioning maintenance company, Mr. Cruz suspected something was not right. After all, as he explained, a new belt should not come off the pulley without a good reason. Soon thereafter, he discovered the pulley keyway, a small flat metal bar that is responsible to ensure the pulley is locked. i.e. not shifting, on its axle, was missing. While this is a little bit too much HVAC 101 information, the following video taken by Mr. Cruz can best emphasize this matter – please see the attached video.

As can be seen, the pulley was wobbling from side to side, hence the reason why the belt eventually came off. The bigger problem, however, was that the wobbling movement damaged the pulley, i.e. ground its center hole, and thus it had to be replaced. Thankfully, Mr. Cruz was able to pull some strings and obtain a replacement pulley the same day. After the new pulley was installed/secured and the belt was placed back, the unit was up and running again and up to par.

The most important part of this article, especially when considering the opportunistic vendors mentioned before, is that trustworthy vendors, such as MIS and Bahama Breeze Heating & Cooling, make a big difference between creating a problem and solving one.

Holiday Decorations – During the last Buildings Committee meeting, the issue of decorating the community common areas came up. Right off the bat, it was noted that to execute this festive transformation the assistance of community volunteers are warranted. As you can imagine, the community needs your help.

Therefore, we are asking all who can help set up holiday decorations to please join us in this effort which will take place on Monday, November 28th, at 10 a.m. Decorating efforts will be limited to the inside of the clubhouse and will include hanging ornaments, tying ribbons, putting up wreaths, etc. So, no hard labor, no picking up heavy boxes, and/or no climbing on ladders. If you wish to be part of a group that makes a difference in our community, builds camaraderie and community spirit, assists in beautifying the amenities for the holiday season, and most importantly spread joy during this special time of the year then please make sure to sign up on the signup sheet located at the clubhouse.

Thank you in advance for your help!

As always, have a healthy and safe weekend.

Sincerely,

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