

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

12-02-2022

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

Home Security – Although it seems that we live in a very safe environment, now and then, we get a sad reminder, or two, that crime can “hit” LakeRidge Falls. Here are a couple of incidents that took place recently.

One incident took place last week. A member of the community was mugged behind Publix around one o’clock in the afternoon while walking home from the shopping plaza. Based on the member’s report, a man jumped behind her, stole her purse after a short struggle, and thereafter ran away from the scene with a vehicle. The member sustained minor injuries and is recovering from this traumatic event. Thankfully, Manatee County Sheriff’s Department, as reported, has potentially identified the suspect and we are certain he will be apprehended sooner rather than later.

The other incident, which we reported this week, took place a few weeks ago. Apparently, an individual entered a house from a side garage door taking advantage of a defective door lock. The offender seemed to know the homeowner was not at home that morning and took some jewelry but knew nothing else. The homeowner advised a police report was filed.

Regarding the mugging incident, please make sure to follow these simple steps to better protect yourselves:

- Stay in groups or walk in crowded areas,
- Pay attention to your surroundings,
- Walk towards populated areas if followed,
- Consider carrying valuables such as cash, wallet, car keys, and/or phone separate from your purse,
- Never place a purse strap around the neck or wrap it around the wrist as forcible removal may result in injury.

Regarding burglary attempts, please make sure to follow these steps to better protect yourselves and your properties:

- Never share your plans with people you don’t trust and especially with your vendors,
- Always make sure to use your home’s alarm system even if you go for 30 minutes to Publix,
- Make sure all door locks are working and installed properly,
- Use timers while you are on vacation, out to dinner, or even while you are at work maintaining an appearance of occupancy,

- Install a second locking mechanism for your windows and doors such as an extra lock, pan head top screws, and/or bracing devices.

Following such steps will help keep LakeRidge Falls a safer place to live in and hopefully reduce the possibility of being a victim of crime. With this in mind, no one chooses to be a victim of a crime. As many would agree, it could be a very traumatic experience. Therefore, we please ask that residents respect the privacy of their fellow neighbors by avoiding spreading speculations. Thank you in advance for your attention and understanding on these matters.

Riprap and Pond 15 – As many have noticed, some extensive work took place this week near the front entrance to the community. But before we dive into the reason why we had piles of rock in front of the waterfall and why heavy machinery was present, here is some history.

Not many know, but behind the Association's waterfall monument there are terrace gardens. This was done, as a commonsense guess, to hide the back of the waterfall monument from the view of the properties along pond 15 using some architectural elements. After all, it is always nice to look at lush landscapes than bare structures and equipment. To establish the terrace landscape beds, the developer used retaining walls made out of brick pavers that were placed one on top of the other. However, this design had one significant flaw.

The lowest retaining brick paver wall was constructed along the bank of pond 15, which is located behind the waterfall. The problem was, as explained by professionals over the years, when the water level in the pond rose it would penetrate between the brick pavers and saturate the soil behind the retaining brick paver wall. With nowhere to drain, the soil behind the retaining brick paver wall would remain saturated. Because wet soil is heavier than dry soil, pressure against the wall from the inside toward the outside was established. Because the design of such a retaining wall called for the brick pavers to be placed one on top of the other without proper footing and/or bonding agent, it should not come as any surprise that the pressure from the wet soil eventually caused the retaining wall structure to collapse.

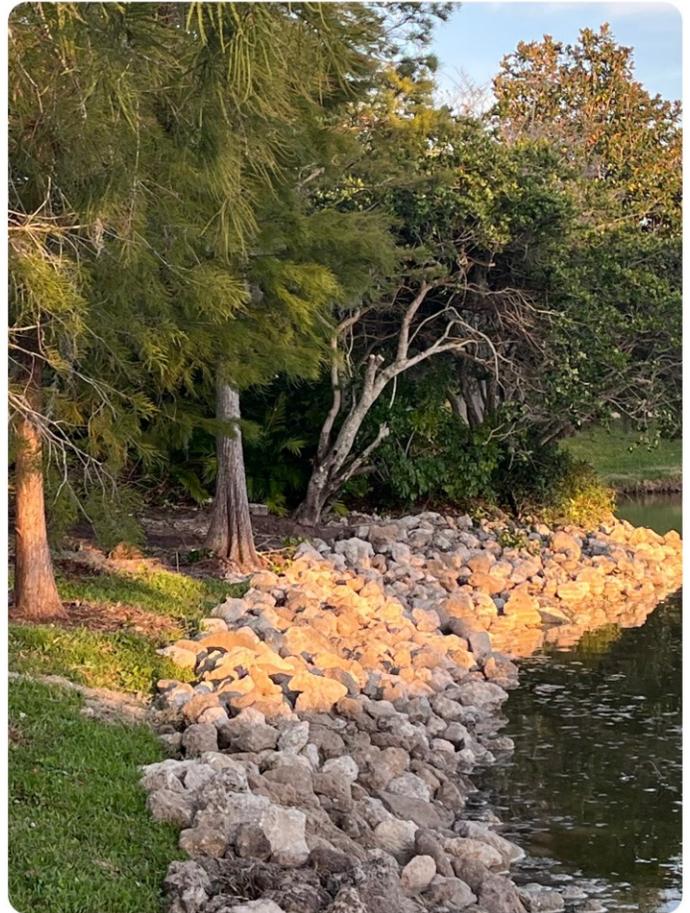
Now, this issue is not new. A few years back, the Board of Directors sought the advice of a structural engineer to understand if the bottom retaining wall has a structural value to it. After it was advised it is a decorative structure in nature and no immediate action is required, the Board of Directors directed the Roads & Grounds Committee to examine potential solutions to address this matter. The main question faced before the committee at the time was should the wall be repaired or replaced. After much consideration, it was determined that repairing the wall, even with some modification, with the hope of getting a different result would be an unwise investment of Association funds. Therefore, the committee recommended, and later on, the Board of Directors approved, a plan to replace the retaining brick paver wall with a wooden seawall similar to the ones used in golf courses. However, as the famous Yiddish expression goes, "man plans and God laughs."

With all of the economic turmoil caused by COVID-19, costs and availability of materials dramatically changed. When the time came to execute the plan of replacing the retaining brick paver wall, the Association learned that the cost of doing so increased by 48%. Taking into consideration that it would take at least a couple more years to collect enough funds to execute such a plan, not to mention the financial impact on membership dues, and its fiduciary duty to the members to address maintenance concerns, the Board of Directors was determined to find a reasonable solution sooner rather than later.

It took a few more months of research and work, but eventually, it was concluded that a riprap solution, i.e., an infrastructure shoreline support made out of rocks, similar to the one used at pond 8 should be a reasonable (i.e., third the cost), not to say a more beneficial, alternative to the original wooden seawall plan. Therefore, bids were collected, and after further consideration, the Board of Directors approved during its October meeting a proposal by ACI, the same company that did the work along pond 8, to install riprap along where the retaining brick paver wall had collapsed.

Following the approval, going back to our story after this long history lesson, ACI crews were on-site this week to construct the riprap. Below are the before and after pictures. As can be seen, they did a nice job. Thankfully, they were able to conclude the work in one day, which saved the Association a couple of thousands of dollars, and stretch the installation further than planned, which should assist greatly with bank erosion in general. With the above in mind, some damage was caused to the sod near the waterfall by the semi-trucks and excavator used in this project. However, new sod will be installed in the next week or so. We wish to take a moment and thank all who were involved in this long-lasting project and appreciate the patience of those who were waiting for this matter to be addressed.





Palm Trees – On a somewhat related matter, ACI, the same company that did the riprap work, will be here next week with their tree division to finish the trimming of the palms along Stirling Falls Cir, Mackay Falls Terrace, and Bowen Falls Place. As you may recall, their work was interrupted by Hurricane Ian and the recovery efforts that followed. With this in mind, and as a reminder, the crew will only trim trees that are 15 feet tall and will only remove dead fronts/seed pods. They will not address Foxtail and Royal palms as they are considered self-pruned palms. Thank you once again for your patience on this matter.

Lost and Found – The following is a message from the Pool Committee.

“To Pool Users at Lakeridge Falls. Christmas is coming! Snowbirds are returning! So the time has come! Please check the Lost & Found items in the cabinet under the clock!!!! Some of those items have been

there for a year. Please, if it's yours, take it home ASAP. Next week all unclaimed items will be taken to Goodwill (assuming they might make a good Christmas present)."



Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

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