

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

01-20-2023

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

Roofs – Back in March of last year, the Board of Directors established a Roof Task Force. The main reason behind the decision was the will to be proactive and well-prepared for the future when members need to replace their roofs. After all, replacing a roof can be a costly endeavor and may involve some administrative challenges. Therefore, as a first step, a charter was established providing the group with a clear roadmap of what is to be achieved. The following is a synopsis of the charter:

1. Explore the feasibility of extending the useful life of current roofs.
2. Examine alternative roof replacement solutions.
3. Identify criteria to select top choices for new roofs.
4. Recommend a measurable expense allocation methodology for homeowners with shared roofs to assure equitable treatment, while defining homeowner compliance processes to assure that work is completed on all homes.
5. Draft project completion plan.
6. Clarify the legal rights and obligations of our Association and individual homeowners concerning roof replacement.
7. Share insights into financing options available to homeowners, without recommending any specific bank or loan program and for informational purposes only.
8. Provide periodic updates or progress reports at the board of director meetings.
9. Host periodic open forum meetings for homeowners to share information gathered to date, while inviting outside experts such as contractors, county officials, and other professionals with expertise.

We are happy to announce that after almost a year of extensive work that involved many hours of research, endless meetings, and consultations with many professionals and experts in the field of roofs, the Roof Task Force is ready to share its findings with the community. However, before we share the meeting dates, times, and topics, we wish to take a moment and thank all who were involved with this project: Mr. Barry Starkell, Mr. Bill Smith, Mr. Blake Killin, Mr. Charlie Peck, Mr. Chuck Wilson, Mr. Ed Grood, Mr. John Frazer, Mr. John Riley, Mr. Marty Collins, Mr. Rod Hayden (Group's Co-Chairperson), Mr. Stu Sutin (Board's Liaison), Mrs. Mary Cochran, Ms. Charlotte McAleer, Ms. Lori Klein (Group's Co-Chairperson) and Ms. Lynn Gregg. We are sure all

will join us in thanking these dedicated residents who invested endless hours for the betterment of the community.

With the above in mind, the following is a message from Ms. Klein regarding the upcoming Informational Forum meetings:

“The Roofing Task Force will have several informational forums, all providing an opportunity for questions. The meetings will be in the Grand Salon and also be virtual; we encourage all owners to participate. The sessions are:

1. January 26th from 1 pm - 2:30 pm, a report from the Tile Selection Subgroup, which has researched different tile materials (and shapes), and an opportunity for questions.
2. February 6th from 2 pm - 3:30 pm, meeting with roofers to provide information and answer questions.
3. March 6th from 12 pm - 1:30 pm, meeting with the Association’s attorney, responding to questions already sent to him and any additional questions.
4. April 10th from 2:30 pm - 4:00 pm, a meeting focused on implementation challenges and draft plan, final opportunity for questions to Task Force before drafts are revised and submitted to the Board of Directors and the Architectural Review Board (ARB).”

Your attendance is important as these sessions provide a great opportunity to greatly enrich your knowledge thus allowing you to be better prepared for the future roof replacement project.

Driving Safely – A resident brought to our attention a concern regarding residents backing out of their driveway. As in the past, this is a great opportunity to remind residents regarding the concern of drivers who fail to notice and/or give the right-of-way to vehicles, cyclists, and pedestrians as they back out of their driveways. So you will know, Florida Statute 316.125, Vehicles entering a highway from a private road or driveway or emerging from alley, driveway or building, states that: “the driver of a vehicle emerging from an alley, building, private road or driveway within a business or residence district shall stop the vehicle immediately prior to driving onto a sidewalk or onto the sidewalk area extending across the alley, building entrance, road or driveway, or in the event there is no sidewalk area, shall stop at the point nearest the street to be entered where the driver has a view of approaching traffic thereon and shall yield to all vehicles and pedestrians which are so close thereto as to constitute an immediate hazard.” In simple terms, all residents must give the right-of-way to any vehicle, bicycle riders and pedestrians already traveling on the road/sidewalk. Therefore, please make sure to follow the directive above while driving safely around LakeRidge Falls. Thank you in advance for your attention on this matter.

Using Association Dumpster – During its last meeting, the Board of Directors brought up, during the Directors Reports segment, the issue of residents and/or other invitees, such as guests and vendors, who are using the Association’s dumpster (i.e. the green dumpster located at the garbage enclosure next to the north entrance to the pool) to dispose of their own residential/commercial garbage. In the interest of the community as a whole, please refrain from doing so. Please understand that the Association pays a great deal of money to Manatee County/Waste Management for dumpster rental and collection services. Any additional pick-up day outside the scheduled weekly routine requires additional payment for the extra trip. This cost is

everyone's cost. In the simplest terms possible, it is unfair to expect fellow neighbors to pay for the disposal of one's private garbage. Therefore, the Board of Directors urges all residents to refrain from using this dumpster. Please note that the Association reserves the right to fine residents who fail to follow this request simply because it will need to cover the costs associated with the additional pick-up services. We wish to thank all residents in advance for their attention and cooperation on this matter.

Maintenance Updates – At the end of the day, the Association is like a living organism that requires maintaining a stable internal environment. Here are a few ongoing works and projects, some of which we may expend on in the near future, that are taking and will take place:

- Globe Lights on Kariba Path – During routine maintenance, BrightView Landscape, the Association landscape maintenance company, cut the electric wire for the globe lights along the Kariba path. As a result, three light poles are not working. An electrician was called.
- Pool Umbrellas – On a good note, BrightView Landscape agreed to donate a couple of new patio umbrellas similar to the ones used at the pool. They were ordered last week.
- Landscape Enhancement – Staying with BrightView Landscape, they are scheduled to redo a large landscaping bed on the corner of Victoria Falls Cir and LakeRidge Blvd in the next week as part of the Long-Term Landscape Plan.
- Irrigation Station -
 - The irrigation station display stopped working. WET, the Association irrigation station maintenance company, is working on locating a new part.
 - WET is also scheduled to perform two accuracy tests, which are performed every five years, in the next few weeks as part of the requirement under the Southwest Florida Water Management District (SWFWMD) permit.
- WET performed last week preventative maintenance on the irrigation and waterfall systems.
- Sidewalk Maintenance – Ron LaCivita, the Association concrete maintenance contractor, is near completion of grinding/replacing sidewalk sections throughout the community.

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

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