

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

01-27-2023

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

Roof Cleaning – Next week it is happening! Starting Monday, H2O Cleaning Systems will start posting door hangers advising residents of their arrival before cleaning the roofs, which is scheduled to start on Wednesday. With this in mind, here is some important information to consider:

- H2O will inspect each roof before working on it. If they find any problems with a roof, they will report it to the owner and/or association and will move to the next house until the matter is resolved.
- H2O will use what is known as soft cleaning, which is a low-pressure method that is just a little bit stronger than a common garden hose spray nozzle.
- H2O will ensure not to damage the landscaping surrounding the house by using tarps and watering it while working on the roofs. For this reason, H2O may need to use residents' spigots.
- H2O may offer residents additional services, such as cleaning gutters, for an additional fee. Please note that residents are NOT obligated to purchase these extra services, but if you choose to do so, please contact H2O directly while on-site.

With the above in mind, this is a good time to remove all decorative items, plants, and/or outdoor furniture that may get damaged by the chemicals. Please also remember to close all your windows and doors while they are working on your roof. Thank you in advance for your cooperation on this matter.

Roofs Informational Forum – Staying on the topic of roofs, the Roofing Task Force held its first informational forum session titled "Tile Selection" yesterday. During this session, which was well attended with well over 100 members/residents present in person or online, Mr. Rod Hayden and Ms. Lori Klein, the Group's Co-Chairpersons, presented the extensive research and conclusion of the Tile Selection Subgroup. If you were unable to attend the meeting, please make sure to watch the recorded session as we are sure you would find it very interesting and most importantly informative. This is a great time to thank the members of the Tile Selection Subgroup, Mr. Bill Smith, Mr. Charlie Peck, Mr. Ed Grood, Mr. John Frazer, Mr. John Riley, Ms. Lori Klein, Mr. Rod Hayden, and Mr. Stu Sutin, who did an amazing and professional job in bringing you this information.

You can watch the meeting by going to the Homeowner Portal under:

- Association Business
- Meeting Minutes
- Roof Task Force - Informational Forum Session

- View 
- View Meeting Minutes File

Then simply click on the Hyperlink Informational Forum Session.

With the above in mind, please mark your calendar for the upcoming Informational Forum meetings:

1. February 6th from 2 pm - 3:30 pm, meeting with roofers to provide information and answer questions.
2. 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.
3. April 10th from 2:30 pm - 4:00 pm, a meeting focused on implementation challenges and draft plan, final opportunity for questions to the 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.

Landscape Enhancement on LakeRidge Blvd – As reported last week in short, BrightView Landscape, the Association landscape maintenance company, redid a large landscaping bed on the corner of Victoria Falls Cir and LakeRidge Blvd as part of the Long-Term Landscape Plan. Because we all love history, here is a short recap of this work.

Back in 2017, a Long-Term Landscape Group was established to develop “a long-range plan for the Community landscaping infrastructure.” That is, the Group was to create a long-vision landscape architecture design to achieve a unified environmental and aesthetic look for LakeRidge Falls' common landscape areas (i.e. as opposed to members' Lots). The Group's first task, thereafter, was to establish a core set of guidelines for its vision, which are:

- Establish a 10-Year-Plan;
- Use Florida Friendly and Tropical Plants;
- Utilize easy-to-maintain plant material;
- Create a Park Like Setting;
- Avoid Queen Palms while using more Foxtail and Pygmy Palms;
- Acknowledge that Oak Trees are here to stay;
- Follow the notion that Less is Better;
- Ensure the Tier Effect continues throughout.

Following the establishment of the plan's pillars, the Group went to work. Over four years the Group worked closely with West Bay Landscape, which is now, as we all know, BrightView Landscape, Architectural Landscape Designers, Account Managers, and Arborists on a detailed and comprehensive plan. Once concluded, the Group presented its final report to the Board of Directors, which adopted it thereafter. We also

encourage, yet again, all to take a few minutes to read the full report which is posted on the Association's website under the tab "Special Projects." You can also gain access to it by clicking [here](#).

Back to the work performed this week, BrightView did an amazing job, as can be seen in the before & after pictures below, boosting the total appeal of the community. More importantly, it is yet another clear step toward where the Association wants to go while following a responsible fiscal approach.



Wildlife / Raccoons – A few residents recently reported that they spotted raccoons roaming around their property, and a couple of reports stated sightings of raccoons digging into garbage cans. Here are a couple of safety tips related to raccoons in particular and wildlife in general:

Do not feed them – artificially feeding wildlife may result in larger animal families, which their natural food supply can't support. Therefore, they become more and more dependent on humans. As a result, they may lose their natural fear of humans which may lead to property damage and endangers surrounding neighbors.

Do not leave your garbage outside unsecured – raccoons are pretty smart animals as they can figure out a way inside an unsecured garbage container. Therefore, please make sure to use a garbage container that has a locking/clamping lid.

Do not leave pet food outside or in the lanai – this also means not leaving your pet outside unattended as raccoons may attack dogs or cats if they feel threatened by them.

Do not handle raccoons yourself if you feel threatened – instead, please immediately contact nuisance wildlife professionals. A nuisance animal may be removed from a property as long as the professional follows Florida Administrative Code (F.A.C.) 68A-9.010.

For more information about raccoons, please take a moment to read the attached pamphlet by Florida Fish and Wildlife Conservation Commission called “Living With Raccoons.” We kindly ask for residents’ cooperation on this matter. Please help us to protect LakeRidge Falls’ wildlife.

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

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