

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

02-17-2023

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

2023 Board of Directors – We were informed this week that Mr. Bob Storc decided, unfortunately, to step down from his position on the Board of Directors due to personal reasons. I am sure all will join me in saying a big thank you to Mr. Storc for his dedication and hard work during the past year serving this community! Please note that the Board of Directors will continue with its four members until an appropriate candidate is located.

The Story of Bariloche & Fire Safety – Years ago, which is more like decades ago, I backpacked throughout South America. One of the places I visited was Bariloche (i.e., San Carlos de Bariloche), a picturesque and charming town in western Argentina. Besides its mesmerizing scenery, extreme outdoor activities, and delicious pastries/ice creams, Bariloche offers one special thing. Meat. Lots of meat. You see, Argentinians love their asado, aka barbeque. How much do they love to barbeque one may ask? Well, consider the following interaction I had with a three-year-old boy of a local restaurant owner.

While having lunch, the owner's boy found the group of travelers who I dined with fascinating. I mean, who would not be by a group of six middle eastern, long-hair, hippie-looking group?! Well, at some point, one of the girls in our group asked the little boy, in Spanish of course, what noise the cow makes. Without any hesitation, the boy answered by making sizzling noises while pretending to flip an imaginary steak...

With this silly prologue in mind, we know many of our residents love to barbeque. However, it is crucial to remember that safety comes first. This is especially true when it comes to multi-unit residential buildings, similar to the 33 buildings located in the Sandstone Falls Neighborhood, i.e., Ashford Falls Court, Cascade Falls Drive, Reynolds Falls Court, and Simpson Falls Court.

Per National Fire Protection Association (NFPA) requirements, the multi-unit residential buildings in LakeRidge Falls are required to follow Florida State-adopted NFPA codes shown below:

2021 Fire Prevention Code

This code requires buildings with multiple units, (more than 3) to have fire extinguishers that are annually inspected and tagged. The extinguishers need to be either installed on the exterior of the buildings so that they are no more than 75 feet of travel for any one unit, or each unit shall have one extinguisher inside.

Storage and Use of Gas Fired Grills, Hibachis, Charcoal or Wood Fired Grills

13.1 No person shall place or maintain gas or propane cylinders on porches, breezeways or balconies, or attached garages in multi-unit, multi-story buildings.

13.2 No person shall use or operate within any building or structure any unvented fuel or kerosene burning appliance, including those with woven wick, designed for heating purposes.

13.3 No person shall store or use charcoal, gas, or wood-fired heaters, grills, barbecues, or any other cooking appliance on porches, balconies, or breezeways in any multi-unit, multi-story building.

13.4 No person shall store or use any other heat-producing device or appliance which has been determined by the AHJ to be unsafe due to its application or use.

Smoke Alarms

Please also advise the residents to check their smoke alarms to ensure they are in working condition.

We ask all Sandstone Falls Neighborhood residents to take a moment and ensure the above is followed. Mainly, make sure to have a fire extinguisher and smoke alarms and at no circumstance store a propane tank in the unit, not even in the garage. Remember, an action by one resident may have the potential to impact adjoining units in the building. Unfortunately, it is more likely than not that these safety guidelines were written by professionals based on past experiences. For your own and your fellow neighbors' safety please make sure to follow these important directives. Thank you in advance for your attention and cooperation on this very important matter.

Parking on the Streets – Staying on safety-related matters, residents must understand that parking on the Association's narrow roads can be hazardous especially when parking on both sides of the road and/or parking at night. Now, we can restate the rule, but at times a picture is worth a thousand words, or in this case, a picture taken this week can best emphasize the potential risk of parking on the streets.



Therefore, and with the safety of all in mind, we kindly ask you and/or your invitees to park all vehicle/s in your driveway in a way that does not block pedestrians from safely using the sidewalks, or in the clubhouse parking lot according to the parking lot policy. If you have a construction or service vendor working on your Lot, please ensure they don't park on the street for longer than reasonably necessary and in a way that does not interfere with traffic, such as parking on both sides of the road. Following such a simple direction will greatly assist us in eliminating potential hazardous and safety incidents such as the one mentioned above. Thank you in advance for your cooperation and understanding on this matter.

Irrigation Meter Accuracy Tests – This week, Water Equipment Technologies of Southwest Florida (WET), LakeRidge Falls' irrigation and waterfall equipment maintenance company, performed meter accuracy tests on

the irrigation station and irrigation well. These tests were performed per the permit requirements to ensure the meters that record the Association's water usage are calibrated and thus provide accurate readings. While the test that took place at the irrigation well, i.e. the well that "feeds" the irrigation lake, is not that exciting of news, the one conducted at the irrigation station is a little bit more fascinating. To perform this test, a five-to-six ft pit had to be dug revealing a main irrigation pipe. Thereafter, a WET tech mounts testing equipment on the main pipe and performs the required test as can be seen below. With this in mind, we hope to get the results indicating the meters are working as expected by no later than next week. Once received, we will submit the required paperwork with SWFWMD thus complying with the requirements under the permit.



As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
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