

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

03-03-2023

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

Roofs Informational Forum – As reported in recent weeks, the Roof Task Force is holding informational forums sharing information that was obtained 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.

With the above in mind, we are happy to announce that the next session titled “Legal” is scheduled for this upcoming Monday at 12 pm at the Association’s clubhouse. During this session, the Association's legal counsel will provide general clarification regarding the governing documents and Florida Statutes regarding roofing, address questions presented to him by the Roof Task Force, and be available to answer residents’ questions. As before, 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.

Please join my meeting from your computer, tablet, or smartphone.

<https://meet.goto.com/LakeRidge/rooftaskforce>

You can also dial in using your phone.

Access Code: 144-321-709

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Residents Directory – We are happy to announce that the 2023 Residents Directory is now available. As every year, residents are invited to pick up their directory at the LakeRidge Falls offices. This year, you will not be required to sign your name when picking up a copy. Please remember that each household is eligible to receive one copy of the directory. If you take more than that, we may need to print more copies which many would agree is an unnecessary expenditure. Lastly, we wish to take a moment and say a huge thank you to Mrs. Paula Murray, LakeRidge Falls’ Association Assistant, Mr. Dan DeRoner, and Mr. Mike Byrnes, members of the community, for all their hard work in recruiting advertisers for this year directory thus helping to provide it to you at no cost to the Association.

Walking Behind Lots – As reported last week, members of the newly elected 2023 Roads & Grounds (R&G) Committee started surveying a variety of areas and issues affecting the community. Also as reported, one of those crews, i.e., a team composed of a few committee members, is tasked with surveying the issue of pond shoreline erosion. Therefore, you may start noticing in the next week or so a group of three or more people wearing yellowish/greenish reflective pinnies/vests walking in the easement segments behind your house. Please don’t be alarmed as they are members of the R&G Committee who act on behalf of the Association.

On a related matter, this will be a great opportunity to speak about the difference between a private **Lot** and a **Common Area**. Based on the Association’s Declaration, Article II, Concepts and Definitions, **Common Area** is

all "... property, including easements, which the Association owns... or use for the common use and enjoyment of the Owners." A **Lot**, on the other hand, is defined as a "portion of the Community... which may be independently owned... The boundaries of each Lot shall be shown on a Plat..." In super simple terms, a Lot is owned by a member, i.e., the homeowner, while a Common Area is for the use/enjoyment, within limitation, of all members/residents.

As far as maintenance, generally speaking, a **Lot** is being maintained by the homeowner while **Common Areas** are being maintained by the Association. Because a) it is prohibited, per the governing documents, to install fences, b) some homeowners' maintenance responsibilities were assigned to or assumed by the Association, for example, mowing of the grass, and c) the unique building layouts, i.e., a mixture of single-family homes, paired villas, and multi-plex dwellings, distinguishing between a **Common Area** and one's private **Lot** can be challenging.

While there are several ways to ensure boundaries between the two are visually noticeable, there is a much easier way to ensure one does not "invade" a fellow neighbor's privacy. It is a simple rule of thumb that says: if there is any doubt, there is no doubt. Simple as that. If you walk your pet, for example, in an open area in proximity to a residential dwelling and are not 100% sure if it is a common area, then implement the rule above and simply walk your pet in a different direction. After all, it is always better to be a good neighbor who respects one's privacy because it promotes a healthy environment which in return makes for a friendly community. Thank you in advance for your understanding and assistance on this matter.

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
LakeRidge Falls Community Manager
4200 LakeRidge Blvd.
Sarasota, FL 34243
Email: propertymanager@lakeridgefalls.org
Tel: 941-360-1046