

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

03-10-2023

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

Roofs Informational Forum – This Monday, the Roof Task Force held its third informational forum session. This time around, the Roof Task Force hosted the Association’s attorney to discuss matters related to the governing documents and Florida Statutes regarding roofing. If you were unable to attend the meeting, please make sure to watch the recorded session as we are sure you will find it very interesting and most importantly informative.

To watch the meeting, and the first two sessions, please email me and I will be more than happy to send you the hyperlink to this session.

With the above in mind, please mark your calendar for the final Informational Forum meeting:

1. April 10th from 2:30 pm - 4:00 pm, a meeting focused on implementation challenges and draft plan, the 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.

Pool Phosphates Treatment – This week, a few pool users reported a few algae blooms at the bottom and walls of the pool. Following these reports, we informed LakeRidge Falls’ pool company, Smiley Pool Services, of this unpleasant condition. Based on their account, they were aware of the issue and therefore have already initiated a phosphate treatment a few days before our inquiry. As explained in the past, when a significant amount of organic matter, such as pollens from the oak trees surrounding the pool, is being introduced to a body of water such as the Association’s pool, the phosphate level in the water rises. This as a result promotes...well... algae growth. The good news is the treatment is working and this issue should be soon behind us. As a final note, please note that Smiley Pool Services ensured us that it is safe to use the pool.

On a related matter, Smiley Pool Services reported that the pool ladder, which we reported broke a few weeks ago, can’t be repaired and therefore would need to be replaced. In the next few days, we should receive a proposal to perform such work. Once received and approved, we will waste no time and make sure to replace the broken ladder. With both issues in mind, thank you in advance for your patience and understanding.
matter.

Cyclists Safely – This is yet another safety reminder for those who ride their bicycles around the community. This week we noticed a few cyclists who were riding on the wrong side of the road. Please, all residents, regardless of if they are riding a bike, driving a vehicle, or walking on foot, must obey all traffic laws and must be aware of their surroundings. Please, residents' safety can't be taken lightly.

On its website, The Florida Department of Highway Safety and Motor Vehicles (FLHSMV) provides great rules for bicyclists as part of its Bicycle Safety Awareness guidance. Here are some important rules appearing on this website:

- Obey all traffic controls and signals.
- Stay alert – do not text while biking or wear headphones or earbuds so you can hear everything around you.
- You may use the full lane when making a left turn, passing, avoiding hazards, or when a lane is too narrow for you and a car to share it safely.
- Use directional hand signals to show other drivers that you are about to turn.
- If you are riding on a sidewalk or crosswalk, you have all the rights and duties as a pedestrian. However, you must yield the right-of-way to pedestrians.
- Between sunset and sunrise, you must have a white light visible from 500 feet on the front of your bicycle and a red reflector and a red light visible from 600 feet on the rear. Be seen – wear neon or fluorescent colors and wear something reflective when riding at any time during the day.
- It is recommended that all bicycle riders wear a helmet, no matter your age.
- When riding with others, you may not ride more than two side-by-side unless it is part of a roadway reserved for bicycles; you must ride single file if you and the other rider are impeding traffic.

To read more about this important matter, please visit the FLHSMV's website by clicking [here](#).

Remember, together we can keep LakeRidge Falls a safe and enjoyable environment. Please help us by fulfilling your part. We wish to thank you in advance for your cooperation and assistance on this super-important matter.

Light Poles on Kariba Path – Those who walk regularly most likely are very familiar with the five globe light fixtures located along the sidewalk that connects the two sections of Kariba Lake Terrace. These light fixtures were installed years ago to promote a sense of security for those who choose to walk at night. If it is parts, such as in the case of broken plastic clips, outdated technology, such as in the case of fluorescent bulbs, materials, such as in the case of discoloring acrylic globes, and cleaning, such as in the case of bugs build up inside the globes, these fixtures required ongoing maintenance that at times proved to be challenging.

Therefore, the Board of Directors decided to consider alternate fixtures that will be easy to maintain while meeting the community-wide standard. However, because residents' security and safety are more important than maintenance and/or architectural considerations, the Board of Directors decided to test a potential fixture before making a final decision on the matter. Mainly, the Board of Directors wanted to ensure the prospective fixture provided the same, if not better, light spread as the ones currently used. Therefore, one light pole fixture was replaced and tested for the last couple of weeks.

Once determined the fixture meets the safety standard, and after further consideration, the Board of Directors voted today during its monthly Board of Directors' meeting on replacing the current globe fixtures. Please note that in the next couple of weeks, all five globe fixtures will be replaced with the newly approved fixture not before all poles be painted. Once the transition is completed, we are sure many will appreciate the fresh and new look and enjoy the benefits of these fixtures for years to come.



Daylight Savings Time – This is a reminder that this Sunday, March 12th, at 2 am Daylight Saving Time begins which will result in setting the time one hour forward. As a result, entry to the Association's amenities, i.e., clubhouse, pool, and club room, will be delayed by an hour. This is because we can't set the FOB system's hours until the time change takes effect. In other words, the pool will open at 7:30 am while the clubhouse and club room at 7 am. Rest assured, however, that we will update the hours of operation first thing Monday morning. Thank you in advance for your understanding on this matter.

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

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