

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

03-17-2023

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

**LakeRidge Falls 55+ Status** – LakeRidge Falls offers so many benefits to its members and residents. There is no doubt its amenities, maintenance-free landscape, peaceful scenery, community location, and safety & security are second to none. Above all, LakeRidge Falls' members and residents are what makes LakeRidge Falls a truly great and unique community to live in. One of the main reasons for this is the fact that LakeRidge Falls is a 55+ community. As one can reasonably assume, a community must comply with the rules established by the U.S. Department of Housing and Urban Development (HUD) and the Florida Statutes to be considered a 55+ status. And indeed, LakeRidge Falls' governing documents were drafted and recorded to ensure just that. More specifically, Article III is the main catalyst that allows the Association to restrict occupancy of Lots based on certain criteria thus allowing it to be a 55 and older community.

As we all came to know, lawmakers adopt and amend State and Federal laws mainly because they are constantly being challenged, among other things, by talented lawyers who find legal loopholes in outdated laws. Unfortunately, the same applies to LakeRidge Falls as the Association's governing documents were drafted in March of 2001. Therefore, failure to recognize and adapt to trends and legal changes may only mean the best interests of LakeRidge Falls members are in jeopardy. And indeed, the Association discovered a few legal loopholes through several events that took place in recent years, which may, if not corrected, jeopardize its 55+ status.

Therefore, the Board of Directors discussed this matter during its last meeting. Following a lengthy discussion, the Board approved a proposed amendment to Article III that will ensure and protect the Association against those who challenge its approval process and its 55+ status. Starting next week, you should start receiving a ballot in the mail asking for your vote on amending Article III. As you can imagine, your Board urges a "Yes" vote on the proposal to amend Article III of the Declaration. It is important to mention that this amendment is ***strongly recommended by the Association's attorney.***

Once complete, please make sure to mail your vote back using the provided envelope. Another option is to fill out the ballot and email it back to us at: [PropertyManager@LakeRidgeFalls.Org](mailto:PropertyManager@LakeRidgeFalls.Org). You can always drop your vote in one of the gray mailboxes located inside the clubhouse just outside our offices. Please make sure to submit your ballot by June 1<sup>st</sup>, 2023, at 5 pm. And remember, a no vote is a vote against the amendment as it requires  $\frac{2}{3}$  of the membership for approval.

**Solicitors** – This week we received a few reports that a man was walking door to door attempting to solicit business for a roofing company of some sort. Some even reported that they believed the individual was making a representation as to offering roof inspections on behalf of the Association. After further investigation, it was noted that two young men entered the community and thereafter were walking along Stirling Falls Neighborhood's homes. Once located, and needless to say, the two men were asked to leave without delay. With this in mind, please make a note of the following points:

- Door-to-door solicitation is not allowed in the community.
- The Association will never send a vendor to your door to offer products and services.
- People who knock on your door and offer products and services are most likely trespassers.

Therefore, LakeRidge Falls residents should call the Manatee County Sheriff's Office, the non-emergency number, which is 941-747-3011, to report such suspicious activity. If immediate assistance is warranted because of an injury or danger, please don't hesitate to call 911. Thank you to all who reported the incident above and please thank you for your attention and assistance on future incidents.

**The Power of Residents** – Every now and then, concerns are brought to our attention on issues that take place outside the walls of the community. These concerns can be related to garbage left along Lockwood Ridge Rd, homeless camps, objects that interfere with entering or leaving the community, broken street lights, etc. Because such areas are outside the community, they do not fall under the responsibility of the Association. As such, we direct and encourage residents to report such matters to Manatee County by calling 311, visiting Manatee County [311 website](#), or filing an online service request using the following [link](#).

In the vast majority of cases, Manatee County efficiently addresses such issues without delay. The following story can best emphasize this statement. Following Hurricane Ian, a large pile of landscape debris was left along Tuttle Ave. Of course, the Association submitted several requests for it to be removed. However, without much success. A couple of weeks ago, a member of the community inquired why the pile was still there. Of course, we shared that the matter was reported several times and that each time the answer was that the "pile is still on the list of the county's subcontractor to be picked up." We thereafter encouraged the resident, as we frequently do, to file a private service request with the county.

Thankfully, the member agreed and reported back to us that the county promised the pile would be removed within two weeks... well... we didn't have much faith in the county's report, but we hoped for the best. The lesson to be learned here is that residents should be aware that they have more power with the county as individual residents than they have as members of a homeowner association. You see, what took the Association months was solved by a simple submission by a member of the Association in less than two weeks...

Last week, we noticed that the landscape debris pile was removed! Of course, we wanted to recognize the member who assisted us on this matter, however, the member asked not to be publicly acknowledged, a request we respect. However, this incident is a great example of how important residents' satisfaction is in the eyes of Manatee County. For this reason, we encourage, actually urge, residents to address concerns that are outside the community's perimeter walls directly with Manatee County. We wish to take a moment and thank you in advance for your cooperation on this and similar matters.

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM  
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