



# Falls Forum

November 2023

## *A message from your Board...*

*Suzanne Weinstein, President*

This past month has been very quiet, with no new storms or other weather events. The landscapers are preparing to plant new flowers and we are preparing to welcome back the snow-birds.

As you know, LakeRidge Falls has many committees to help it run smoothly. At the present time, there is no Buildings Committee. This presented a problem when the Social Committee asked the Board to okay putting up holiday decorations. Who will do it? Yes, we have the decorations, lots of them. Luckily, members of the Community Relations Committee Sue Selvidio-Stanley and Carol Brantley and LRF resident Jolene D. Ruffo have generously offered to spearhead this project. Please look for the sign up sheet on the



Clubhouse bulletin board and sign up to help with this fun event on November 21st at 3:00pm in the Grand Salon.

As I write this article, I am preparing to go to visit friends and family in New Jersey and New York. I am looking forward to a Broadway show and the Manet/Degas exhibit at the Metropolitan Museum of Art. It is a much needed break after the horrific news of the past ten days. So take care my friends, hug your family and friends and pray for peace.

## LRF ASSOCIATION BOARD OF DIRECTORS

President, Suzi Weinstein, President@lakeridgefalls.org  
Vice-President, Scott Sims, VicePresident@lakeridgefalls.org  
Treasurer, Stewart Sutin, Treasurer@lakeridgefalls.org  
Secretary, Rod Hayden, Secretary@lakeridgefalls.org  
Director, Diane Pezzimenti, Director@lakeridgefalls.org

### Committees

#### **Architectural Review Board (ARB)**

Suzi Weinstein, Board Liaison  
Lynn Gregg & Mary Cochran, Chairpersons  
Meetings: 2nd Thursday of the month at 10:00am

#### **Budget Committee**

Stu Sutin, Board Liaison  
Mitch Matte & Dick Dorn, Co-Chairpersons  
Meetings: As needed

#### **Buildings Committee**

Scott Sims, Board Liaison  
Arnold Wallenstein, Chairperson  
Meetings: As needed

#### **Community Relations Committee (CRC)**

Diane Pezzimenti, Board Liaison  
Barb Weigand, Chairperson  
Meetings: 3rd Friday of the month at 10:30am, as needed

#### **Landscape Committee**

Diane Pezzimenti, Board Liaison  
Betty Curry-Johnson, Chairperson  
Meetings: 1st Tuesday of the month at 10:00am

#### **Roads and Grounds Committee**

Rod Hayden, Board Liaison  
David Danilowitz & Dick Dorn, Co-Chairpersons  
Meetings: As needed

#### **Pool Committee**

Suzanne Weinstein, Board Liaison  
Mark Lucas, Chairperson  
Meetings: Last Wednesday of the month at 11:00am

#### **Security Committee**

Scott Sims, Board Liaison  
Bernie Pezzimenti, Chairperson  
Meetings: 3rd Tuesday of the Month at 11:00am

#### **Hurricane Preparedness Group**

Scott Sims, Board Liaison  
TBD, Chairperson  
Meetings: as needed

#### **Social Committee**

Jane Kintz & Leigh Selby, Co-Chairpersons  
Meetings: 1st Monday of the month at 10:00am

#### **Art League**

Becky Stevens, President  
Alice Dorn, Co-President  
Meetings: 2nd Monday of the month at 1:30pm

4200 Lakeridge Blvd. Sarasota, FL 34243

[www.lakeridgefalls.org](http://www.lakeridgefalls.org)

## Property Manager Report

by Oded Neeman

**Possible Roofing Scam Alert** – In the last couple of weeks, we received a few inquiries from residents about a roofing company the Association apparently referred to them.

Please note: the Association didn't contract, permit, or direct any roofing company to contact its members and/or residents.

While we can't attest to the reason why residents are getting such calls, just be on the alert, it may be a scam.

In an article titled "[4 Most Common Roofing Scams And How To Avoid Them](#)," which is published on Forbes Advisor's website, Mr. Jason Metz, a former claims handler and fraud investigator, provides a detailed review of how to avoid roof repair scams, common types of roof repair scams to be aware of, and tips to avoid being scammed. Here is the web address for the article:

<https://www.forbes.com/advisor/homeowners-insurance/roof-repair-scams/>

Please make sure to take a minute and read this important article. And remember, together we can keep LakeRidge Falls a safe place to live in.

*Continued on Page 3*

### Office

**Property Manager:** Oded Neeman

Phone: 360-1046 Line #101

email: [PropertyManager@lakeridgefalls.org](mailto:PropertyManager@lakeridgefalls.org)

After hours Emergency Only - 941-951-4034

**Guardhouse:** 941-355-1328 / [Security@lakeridgefalls.org](mailto:Security@lakeridgefalls.org)

**Virtual Assistant/ LRF Falls Forum:** Paula Murray

Email: [Paula@lakeridgefalls.org](mailto:Paula@lakeridgefalls.org)

**Unkempt Landscaping Beds** – Recent inspections revealed a significant number of incidents in which residents fail to maintain resident-installed landscape beds at the side and/or back of the Lot. LakeRidge Falls' Declaration of Covenant, Conditions, and Restrictions, page 20, Article VI Maintenance and Repair, section 6.I Maintenance of Lots (a) states: "Each Owner must maintain his or her Lot, including all structures, landscaping, and other improvements comprising the Lot, in a manner consistent with the Governing Documents, the Community-Wide Standard, and any other applicable covenants..."

In regard to landscaping, this rule means that residents who obtained approval from the Architectural Review Board (ARB) to install additional landscape at the side and/or back of their homes are responsible, and therefore agree, to maintain them in the same manner the Association maintains the landscape beds in the front. In other words, these residents must ensure to maintain these landscape beds regularly by periodically trimming the plant material, treating weeds, and mulching the beds at least once a year. Following the inspection, a few non-compliance letters were sent.

Now, not many like to receive a non-compliance letter. Believe me, I understand the feeling. After all, I have personally received a few of these for a variety of reasons. Like most, each violation notice received got me upset. I never really seemed to accept that wrongdoing occurred and at most times thought it was the sender and not the receiver who was at fault. However, years passed and I found myself on the other side of the equation, i.e. Board of Directors and Community Management. At that point, I understood that violation notices are not sent arbitrarily and without cause but rather to correct a condition and/or behavior that affects neighboring residents or the community.

To better understand the notion above, one needs to understand first that the governing documents are a set of legally binding core principles used by the members of the community to govern all aspects of the Association. These core principles help in administering and maintaining the community through the understanding by members that they are legally binding

covenants and restrictions. Using a super simple example, members are obliged to pay quarterly dues, and the Association, which is the collective of all members, is obligated to provide services. For this reason, members who buy into LakeRidge Falls sign that they agree to abide by all applicable restrictions, rules, and regulations governing the Association, and LakeRidge Falls agrees to fulfill its fiduciary duty to the members by fulfilling its writing duties and enforcing its rules to preserve the value of the community.

With the above in mind, some people have suggested we find a friendlier way to inform members of a potential non-compliance matter, mainly placing a phone call before a letter is mailed. Although it is a good idea, it is unfortunately unimplementable. Here is why. As mentioned above, the Association governing documents are a set of legally binding documents. As with all legally binding contracts, one must follow specific steps to ensure remedy in the case of a breach. In the case of homeowner associations, as explained over the years to the Association by its legal counselors, such steps must be in writing and must be implemented equally to all members of the community, i.e., avoid selective enforcement.

If the Association would call Homeowner A to inform of a violation, how should the Association act in the case of Homeowner B who does not have a phone? How would the Association place an international call in the case of Homeowner C who is a foreign national? What happens if all these Homeowners, i.e. A, B, and C, fail to correct the violation, can the Association prove due process was followed in their non-compliance matters without written documents? Do you see where we are going with this?

With all of the above in mind, please, please, and once again please, don't get upset when receiving a non-compliance letter. In these incidents, never let anger or bad mood cloud your judgment or act before understanding

*Continued on Page 4*

the matter at hand. Instead, please put the notice aside for a day or two. Then, revisit it and try to understand the rationale behind the letter. Try to understand what is trying to be achieved. If you still can't understand why such a notice was sent to you, please feel free to communicate with us at any time. We will be more than happy to explain the issue and even be happy to assist, if possible, in resolving it. Hope this information is useful and as always thank you for your understanding and cooperation on this matter.

**Street Light Clearance** – Last month we reported on the Roads & Grounds (R&G) Committee's sub-groups, i.e., crews, and put a spotlight on the crew that surveyed Street Lights. In that report, we informed that the crew was tasked with surveying the community's street light poles, which are leased from Florida Power & Light (FPL), identify maintenance issues, and provide suggestions for improvements. A few weeks ago, and following the crew's identified list of illumination problems, i.e., tree branches that interfere with the light spread, extensive work was performed to trim tree branches around 17 street light poles throughout the community.

This was also a great opportunity to continue the roadway clearance that started a few months ago. If you may recall, back in May we reported that ACI, the Association Tree Maintenance Company, performed roadway clearance in the Stirling Falls Neighborhood while performing a routine oak tree trimming in the community. Just in case you are unaware of what roadway clearance means, please note that the Association is required, and per the Florida Fire Prevention Code, to have an unobstructed vertical clearance of not less than 13 ft 6 in of its road to ensure safe passage to southern manatee fire rescue trucks. This time around, the work took place in the Victoria Falls Neighborhood.

**Annual Fire Inspections & Testing** – Also, a couple of weeks ago, Piper Fire Protection, LakeRidge Falls' Fire System Service Company, was onsite performing the annual sprinkler, alarm, extinguishers, emergency/exit lights, and fire backflow inspections and testing. In addition, and per the National Fire Protection Association requirements, Piper Fire Protection conducted a five-year internal inspection. It should go without saying, but the main goal of these inspections and testing were to detect, correct, and ensure the effectiveness of the Association's fire protection systems. For this reason, as a side note, this was the reason why some residents may have heard loud alarm noises, saw flashing lights, and smelled sulfur odor coming from the clubhouse and annex buildings during. Of course, we made sure to address all the issues mentioned in the reports Piper Fire Protection provided.

With the above in mind, this is a great opportunity, like each year, to take a moment to speak about the importance of fire extinguishers. Being the most commonly used tool for fire protection in many households, fire extinguishers are extremely important as they are the first line of defense against fires. While you are not required to know how to operate one, it was noted in the past that it would be wise to encourage all residents to familiarize themselves with the usage of a fire extinguisher. First, please note that there are several fire extinguishers throughout the clubhouse, club room/annex, and gatehouse buildings. For today's purpose, please be aware of the five more accessible extinguishers:

1. Clubhouse Hallway 1 – near the fitness center
2. Clubhouse Hallway 2 – near the activity room
3. Kitchen
4. Grand Salon – near the north double exit doors
5. Club Room – near the double exit doors

Keeping the following in mind, here are the guidelines for using a fire extinguisher based on the Occupational Safety and Health Administration (OSHA) as it appears on its [website](#):

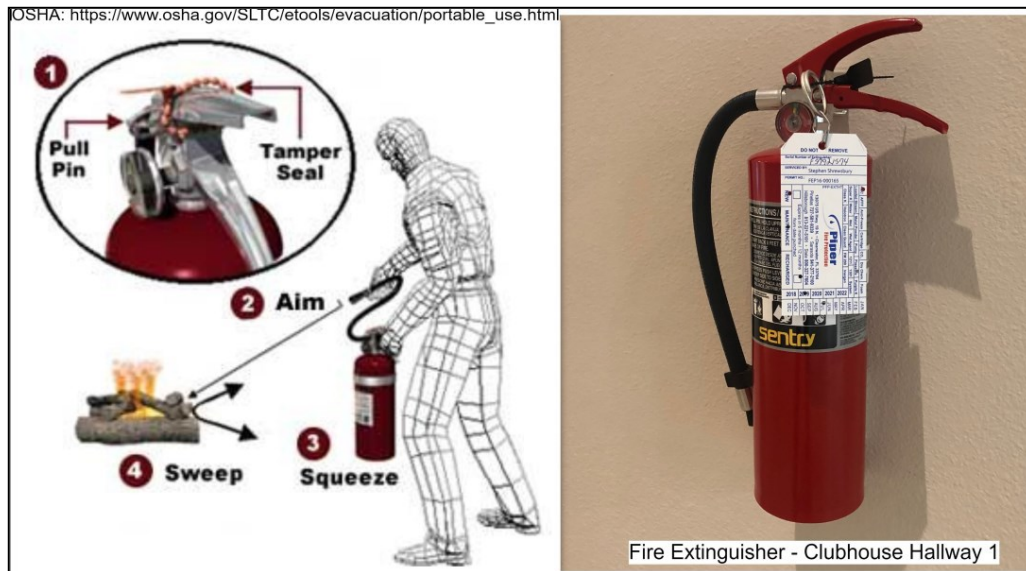
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"Most fire extinguishers operate using the following P.A.S.S. technique:

1. **PULL...** Pull the pin. This will also break the tamper seal.
  2. **AIM...** Aim low, pointing the extinguisher nozzle (or its horn or hose) at the base of the fire.
  3. **NOTE:** Do not touch the plastic discharge horn on CO2 extinguishers, it gets very cold and may damage skin.
  4. **SQUEEZE...** Squeeze the handle to release the extinguishing agent.
- SWEEP...** Sweep from side to side at the base of the fire until it appears to be out. Watch the area. If the fire re-ignites, repeat steps 2 - 4.

If you have the slightest doubt about your ability to fight a fire - **EVACUATE IMMEDIATELY!**"



### **Spa Landscape Enchantment –**

Back in 2019, the Association undertook a major renovation project, remodeling its amenity centers, i.e., clubhouse, annex, and pool. As part of the project, significant work was done to improve the landscaping in these areas based on the outstanding work and recommendation of the Long-Term Landscape Group. Recently, however, some felt the specific area around the spa looked bare. Following the request of a handful of pool users and after further review, the Board of Directors assigned the Landscape and Pool Committees with the task of executing a reasonable plan to improve the appearance of the landscape beds surrounding the spa. It took a couple of months of planning, but we are happy to announce the work was completed last month. Above is a picture of the spa with its newly installed landscaping. This will be a great opportunity to thank all who were involved with this project.



*Continued on Page 6*

**Clubhouse Roof Cleaning** – Mr. Tamas Pataki, who needs no introduction, was on-site a few weeks ago cleaning the roofs of the clubhouse and annex buildings. Because a picture, or two, is worth a thousand words, please see below the before and after pictures.



**Service Animals** – Due to recent complaints by a few members of the community, we wish to remind all residents of the rules that govern the Association regarding service animals. While service animals are allowed within the Association's clubhouse and club room, pets are not. Under Florida Law 413.03, a service animal is defined as "an animal that is trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability." Furthermore, the law states that a "service animal is not a pet." Therefore, and out of respect for those who feel uncomfortable being in the presence of animals, please refrain from bringing your pets inside the clubhouse and/or club room. We would greatly appreciate your understanding and cooperation on this matter.

**Street Wildlife Sightings** – On a positive note, we received a few reports of wildlife, mainly coyotes, roaming around the community, please see the picture below sent to us by a member of the community.

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On its website, the [Florida Fish and Wildlife Conservation Commission \(FWC\)](https://myfwc.com/conservation/you- conserve/wildlife/coyotes/) advises that “[c]oyotes are not large animals and rarely pose a threat to people, especially adults. They can be curious but are also timid and generally run away if challenged. If a coyote approaches too closely, there are methods you can use to deter and frighten it away. Hazing the animal by making loud noises and acting aggressively will typically cause a coyote to leave an area, but you may need to increase and continue hazing efforts until the coyote is effectively deterred and leaves the area for good.” With this in mind, we encourage all to visit the Florida Fish and Wildlife Conservation Commission’s website to read more about coyotes in Florida. You can gain access to the website by using this web address: <https://myfwc.com/conservation/you- conserve/wildlife/coyotes/>



Another report of a wildlife we received was bald eagle. As mentioned before, we will simply let Ms. Judy Kasten’s, a member of the community, amazing picture of the majestic bald eagle to speak for itself.





# Join us for a Holiday Brunch

**Saturday, December 9<sup>th</sup> at 11am**

**Omelets to made to order by St. Pizza Catering plus fruit, pastries, & juices**

**In the Grand Salon - \$18 per adult – seating capacity limited to 90**

**Tickets on sale (Paula's office) between 10 & 2 on 11/13, 11/15, 11/17,  
11/20,11/21 – checks only payable to LRF Social Committee**



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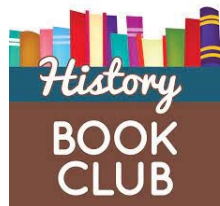


## Anna Maria Oyster Bar

5405 University Parkway

**November 3rd at 11:30am**

*Signup in the Clubhouse*



## History Book Club: Reading List & Discussion Schedule

A history book club is open anyone with an interest in discussing American and global history. Monthly 1-hour meetings are held from 2 to 3pm East Coast Time. Our "Zoom meetings" will normally occur on the third Tuesday of each month. Everyone is encouraged to recommend history books and facilitate our discussions. Members are encouraged to pursue their interests and curiosity. Participants will receive a Zoom link about two days prior to the meeting. The zoom invitations will include phone numbers for dial in purposes, which is helpful for anyone who encounters an internet connection problem. Anyone interested in joining should contact Stu Sutin at: [sutindoc@gmail.com](mailto:sutindoc@gmail.com).

Scheduled discussions for the remainder of 2023 include:

- **November 20** - Arthur Herman. **The Viking Heart**. Karen Futurnick, facilitator
- **December 19** - David Brown. **The First Populist : The Defiant Life of Andrew Jackson**. Hilda DeRoner, facilitator

## LRF Book Club

**Meets the 2nd Tuesday  
of the month at 11:15.**



<u>Month</u>	<u>Book</u>	<u>Author</u>	<u>Discussion Leader</u>
November	Lessons in Chemistry	Bonnie Garmus	Alida
December	Select Books for 2024		





## **Holiday Lights Trolley Tour of Sarasota Neighborhoods for those of you who purchased tickets previously**

**Saturday, December 16<sup>th</sup> at 6:00 pm.** The trolley company will pick us up at the Clubhouse parking lot (arrive at Clubhouse by 5:45 for boarding at 6). After the tour, refreshments will be served in the Grand Salon.

We have created a waitlist for this event in case there are last minute cancellations. You can add your name during any of the Brunch ticket sale times.

**We look forward to seeing you on December 16<sup>th</sup>.** And don't forget to wear your best ugly Christmas sweater since National Ugly Christmas Sweater Day is the day before our tour!!!







### Calling all bakers!!!

Interested in livening up your holiday cookie selection? Come to the LRF cookie/recipe swap!

**Saturday, December 2<sup>nd</sup> at 2 pm**

#### Requirements

- **\$5 cash entry fee per attendee**
- **Homemade** cookies/bar cookies
- Cookies cannot need refrigeration
- Bake 4 dozen cookies per attendee
- Sign-up & pay at upcoming social committee events or on 11/13 & 11/15 during ticket sale hours (see sign on Paula's office door)
- Provide printed copy of recipe by 11/15 for sharing

Please note: this is not an event for store bought/bakery made items & may not be a good idea for anyone with nut allergies. Guests are welcome provided they are adults & follow the guidelines above.

Light refreshments, conversation, & cookie sampling at 2pm on the 2<sup>nd</sup> in the Grand Salon.

Sign-up sheet on bulletin board – entry fee must be received by 11/15



The Community Relations Committee (CRC) would like to encourage you to participate in our traditional U.S. Marine Corps Reserve

### Toys for Tots Campaign

again this year. A large cardboard box is located at the entrance to the Clubhouse, where you can drop off an unwrapped toy or toys.

The cut off date for donations is **December 13th**.

*Thanks in advance for your generosity!*

Senior is looking to purchase precious metals, coins, antique and estate jewelry, diamonds, time pieces, antique firearms, and some collectors plates.

*Personal and confidential appointments available.  
Over 60 years experience.*

**Please call Marc at 941-321-0707**



**Seasoned Singles Monthly  
Monday Mixer  
will NOT be held in November.**

### Wednesdays in the Grand Salon

Stretch-Balance-Yoga - 10:30-11:15 (\$5/class)

Gentle Yoga - 11:30-12:15 pm (\$10/class)





# Four Florida **FOODIES** Restaurant Ratings

(Episode #4)

*Ratings by Fern & Bob Rouleau and Linda & Gunner Lorenz. These are our opinions which might change with different chefs and/or servers on a different day. In fact we HAVE found that the food has varied and would get different grades on different days, even ones we loved.*

- 41- **Miller's Ale House** - 3800 Kenny Dr, Sarasota - B+  
Steaks, seafood, pastas, wings  
Good food & service
- 42- **Wheat+Water Italian Kitchen** - 7303 52<sup>nd</sup> Place East, Bradenton - A-  
Service great - very fast  
A little salty with spicy meat  
Pizza, pasta, grilled specialties
- 43- **3 Keys Brewing** – 2505 Manatee Ave E, Bradenton - B  
Good service  
Very fast  
Pub food
- 44- **Alpine Steakhouse**- 4520 S Tamiami Trail, Sarasota – A once /B another time  
Good food and service  
Has turducken, steaks, burgers,  
Reuben's, wiener schnitzel
- 45- **Pascones Restaurant** - 5239 University Pkwy, Sarasota - A  
Dine in and curbside pickup with no delivery  
Voted #1 Italian restaurant in Sarasota  
Good food & service  
Nice Ambience  
Italian and vegetarian meals
- 46- **Longhorn Steakhouse** 4502 14<sup>th</sup> St W, Bradenton B+  
A good standby with food predictable  
Food is good but meat is heavily seasoned. You can always ask for it without seasoning.  
Good service  
Dine in, curbside pickup, no delivery  
Can be noisy
- 47- **Brick's Smoked Meats** 1528 State Street, Sarasota - B+  
Barbecue  
Good service  
Lots of choices for sides  
Meat was good  
Food put on a tray
- 48- **Outback Steakhouse** - 6390 North Lockwood Ridge Road - B  
Good service  
Food predictable  
Meat is heavily seasoned by default
- 49- **SOB Burgers** – 5866 14<sup>th</sup> St W, Bradenton - B+  
SOB stands for South of Bradenton  
Excellent service  
Burgers were very good  
Home made fries  
Lots of sides  
Small place
- 50- **Tarpon Bay Grill** – 7150 N Tamiami, Sarasota - D  
Noisy  
Food not too bad but it is better to go for a drink or just salad  
Can be smoky.  
Very casual dining with nice view  
If you want to have a drink outside you can watch the sunset  
There was a drunken bunch of people screaming at another in the parking lot  
Bingo

## FIRST WATCH

4324 53rd Ave E  
SR70

### Women's Breakfast

November 28th at 9:30

Signup in the Clubhouse



### Wine and Fiction Book Club

***The Personal Librarian* by Heather Terrel & Victoria Christopher Murray**

Young Belle da Costa Greene is hired by J.P. Morgan as a curator for a collection of rare books, manuscripts, and artwork for the newly built Pierpont-Morgan Library in New York. As a young woman, she rose to become one of the most astute and powerful people in the art and book world, while building a world-class collection. But Belle has a secret, one she must protect at all costs. Her light complexion which allowed her to pass as white, she alleged was due to her Portuguese heritage. This permitted her access to the rich and famous of New York society. However, she was born *not* Belle da Costa Green but rather Belle Marion-Greener, the daughter of Richard-Greener, the first Black Harvard graduate and a well-known advocate for equality.

Join us as our facilitator, Barb Weigand, leads us in a discussion of this extraordinary woman who goes to great lengths to protect her carefully crafted white identity in the racist world in which she lives:

**Tuesday, November 28<sup>th</sup>  
7:00 PM in the Grand Salon**



## Art League News

By Becky Stevens

The Art League's Fall exhibit with the theme of **"Autumn"** is on the walls of the Multipurpose Room. The Challenge Project **"My Favorite Dessert"** is on view in the Activities Room. Both exhibits will be on view for the next several months. Stop in and take a look.

The next Art League meeting is Monday, November 13th. It is open to all who are interested.

## SATURDAY INFO GROUP

**Saturday, November 18th**



### Circus Art's Conservatory

Aaron Watkins, Director of Volunteers will be here to discuss the **Circus Art's Conservatory** and the need for volunteers to help support their fund raising efforts.

**Volunteers are needed to work at Benderson Park when Circus Sarasota Under The Big Top returns in February 2024**

Coffee & danish at 9:00am  
Presentation at 9:30am

***Signup sheet in Clubhouse***

[illegible]





## The Rothschild Team

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## CLASSIFIED ADS

Classified Ads are to be submitted by  
Lakeridge Falls Residents only!

**All American Handyman**, Home Repair, Honey-do list,  
House Sitting, Free Estimates!  
Call Donnie, LRF Resident at **941-320-3268**

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Price negotiable **303-638-7741**

Only \$1.00 per line, five line limit. Deadline is the 20th of  
each month. Email [Paula@lakeridgefalls.org](mailto:Paula@lakeridgefalls.org)



4200 Lakeridge Blvd.  
Sarasota, FL 34243

Tracey Edwards, LLC dba

## PHILLIPS PLUMBING

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[joe@phillipsplumbinginc.com](mailto:joe@phillipsplumbinginc.com)  
[dispatch@phillipsplumbinginc.com](mailto:dispatch@phillipsplumbinginc.com)



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Sarasota, FL 34237  
License # CFC1428059

## Kris Cafiero

Office: 941-552-9279  
[PestArmorServices.Com](http://PestArmorServices.Com)  
[Info@PestArmorServices.com](mailto:Info@PestArmorServices.com)

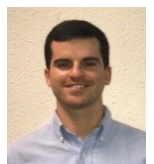


## STILL DEALING WITH PAIN? WE CAN HELP!



Tony Teresi, PTA, CPT

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Felipe Carbonell, PT, DPT

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