

# LakeRidge Falls

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4200 LakeRidge Blvd.  
Sarasota, FL 34243

02-09-2024

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

**Pool Hours** - As you may know, the pool operation hours are from dawn to dusk. We can go into great detail and explain that dawn is when the center of the sun is 6 degrees below the horizon while dusk is the moment when the center of the sun is 6 degrees below the horizon. But it is irrelevant. What is relevant, however, is that based on the current dawn to dusk the pool hours are 6:45 am to 6:40 pm.

**New Gate Access System** – Back in August of last year, we reported that due to a lightning incident, the computer at the gatehouse crashed, which prevented accessibility to electronically stored data. As one can imagine, this had an impact on administration procedures as security officers at the gatehouse had to manually admit vendors and guests as opposed to electronically doing so. While purchasing a new computer is not a major task, shopping for a cloud computing application that allows the Association to store information on a remotely secured server was not an easy task for several reasons.

First, availability. While there are several software programs designed to administrate vendors and guests for a wide variety of businesses, there are not many out there that were developed to address the needs of homeowner associations. Secondly, cost. As one can reasonably assume, a software application for a niche market is something that could not be an inexpensive endeavor. Finally, demand. Because of the limited supply of products, there is a high demand for such software applications.

Of course, the Security Committee and the Board of Directors wasted no time and started looking into alternatives and possible solutions to this matter. Following comprehensive research, the Board of Directors approved back in October of last year a recommendation by the Security Committee to enter an agreement with Applications by Design, Inc. (ABDI), a leading company in this niche industry. We are happy to announce that after a long waiting period, the Association is in the last stages of implementing this new gate access system.

During the first stages of using the ABDI software, the Association will use the same methods it used in the past. That is, security officers will be directed to look up information and log in visitors based on an approved list of guests or a phone call authorization. The exciting news regarding the new software is that it is based on different modules. In other words, the Association can add, and remove, features to the software based on the needs of its members. For example, one of ABDI's more popular modules is GateAccess.net. This allows residents to modify and view their approved guest list and information, which can come with apps for iPhone and Android.

With the above in mind, we kindly ask for the assistance of all residents. Mainly, residents are asked to provide our offices with an updated RESIDENT SECURITY FORM, which is attached to this communication. Please make sure to fill this form out and drop it or email it to our offices. The sooner, the better. This way we can ensure

we have the most recent and up-to-date information on each resident which will tremendously assist in the seamless administration of vendors and guests.

Thank you so much for your attention and assistance on this important matter.

**Residents Directory** – Everything will go according to plan, on Tuesday we will send the 2024 Residents Directory to production. This means that this is indeed the last opportunity for residents to add or update (no need to submit a form if you don't wish to make a change from last year's directory) any piece of information, i.e., name spelling, phone number, and/or email address, before the directory is sent for printing.

If you wish to make any additions and/or updates, please fill out a new Residents Directory and Mass Email Distribution Information Form, which can be found on the [Association website](#). After obtaining the form and filling it out, please return the form to the LakeRidge Falls office no later than **Monday, February 12<sup>th</sup>, at noon.**

As before, thank you so much for your attention and assistance on this matter.

**Smoke Detectors** – Recently, one of LakeRidge Falls' residents shared with us that according to the National Fire Protection Association (NFPA) smoke detectors must be replaced every 10 years. Acting on a very important point, we urge all residents to inspect, and if needed replace, their smoke detectors. Below are two important safety tips by NFPA regarding smoke alarms. Please take action on this important matter.

## Smoke Alarms at Home

SMOKE ALARMS ARE A KEY PART of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly.

### SAFETY TIPS

- Install smoke alarms in every bedroom. They should also be outside each sleeping area and on every level of the home. Install alarms in the basement.
- Large homes may need extra smoke alarms.
- It is best to use interconnected smoke alarms. When one smoke alarm sounds, they all sound.
- Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.
- Current alarms on the market employ different types of technology including multi-sensing, which could include smoke and carbon monoxide combined.
- Today's smoke alarms will be more technologically advanced to respond to a multitude of fire conditions, yet mitigate false alarms.
- A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove.
- People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers.
- Replace all smoke alarms when they are 10 years old.



### FACTS

- ❗ A closed door may slow the spread of smoke, heat, and fire.
- ❗ Smoke alarms should be installed inside every sleeping room, outside each separate sleeping area, and on every level. Smoke alarms should be connected so when one sounds, they all sound. Most homes do not have this level of protection.
- ❗ Roughly 3 out of 5 fire deaths happen in homes with no smoke alarms or no working smoke alarms.



## Smoke Alarms

Working smoke alarms save lives. However, people who are deaf or hard of hearing may not be able to depend on the traditional smoke alarm to alert them to a fire.

## for People who are Deaf or Hard of Hearing

Install smoke alarms in every bedroom. They should also be outside each sleeping area and on every level of the home. For added safety, interconnect all the smoke alarms. If one sounds, they all sound. This gives people more time to escape.

### SAFETY TIPS

- Smoke alarms and alert devices are available for people who are deaf or hard of hearing.
- Strobe lights flash when the smoke alarm sounds. The lights warn people of a possible fire.
- When people who are deaf are asleep, a pillow or bed shaker can wake them so they can escape. The shaker is activated by the sound of a smoke alarm.
- When people who are hard of hearing are asleep, an alert device that uses a loud, mixed, low-pitched sound can wake them. They may find a pillow or bed shaker helpful. These devices are triggered by the sound of the smoke alarm.
- Research the products and select the ones that best meet your needs.

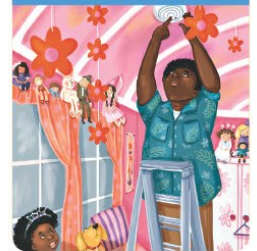
### WHERE TO FIND EQUIPMENT

Search home improvement store websites or use a general search engine to look for strobe light smoke alarms. BRK/First Alert, Gentex, and Kidde brands offer this type of smoke alarm. Find smoke alarm accessories such as pillow or bed shakers, transmitters, and receivers at [lifetonesafety.com](#), [safeawake.com](#) and [silentcall.com](#). Choose devices that have the label of a recognized testing laboratory.

### FACT

Home fire sprinklers keep fires small. This gives people more time to escape in a fire.

**AND DON'T FORGET...**  
Test all smoke alarms at least once a month using the test button.



Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM

LakeRidge Falls Community Manager

4200 LakeRidge Blvd.

Sarasota, FL 34243

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

Tel: 941-360-1046



## **RESIDENT SECURITY FORM**

*Use this form to provide initial or updated visitor and vehicle community access information*

Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Additional Phone: \_\_\_\_\_

### **OTHER OCCUPANTS LIVING AT HOME**

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

### **PERMANENT VISITORS LIST**

(Visitors and/or relatives - who may enter without security calling you for approvals)

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

### **CONTRACTORS**

(Lawn and pool services, housekeepers, maids, others - who may enter without security calling you for approval)

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

### **EMERGENCY CONTACTS**

(Names - Phone numbers - Relationships)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Relationship: \_\_\_\_\_

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### **YOUR AUTOMOBILES**

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Tag#: \_\_\_\_\_ Color: \_\_\_\_\_

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Tag#: \_\_\_\_\_ Color: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**THIS FORM MUST BE SIGNED OTHERWISE IT WILL NOT BE PROCESSED AND ENTRY WILL BE DENIED**

# Smoke Alarms at Home

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## SAFETY TIPS

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**NATIONAL FIRE  
PROTECTION ASSOCIATION**  
The leading information and knowledge resource  
on fire, electrical and related hazards



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