

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

04-05-2024

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

Mowing Schedule – We were recently advised by BrightView Landscape, the Association’s landscape maintenance company, that weekly mowing will resume starting next week. With this in mind, we would like to remind residents that bed edging, also known as soft edging, and weed whacking around the ponds are done in alternate weeks. That is, next week BrightView Landscape is scheduled to perform bed edging, i.e. cutting grass that grows towards the edges of landscape beds and the following week weed whacking the edges of the ponds. Yes, we are aware that BrightView Landscape’s last weed-whacking job around the ponds was less than satisfactory, but we were ensured it would be corrected on the next scheduled rotation. With this in mind, we wish to thank all residents who bring such matters to our attention as it assists greatly in ensuring the community is looking its best.

Yard Waste – Also starting next week, BrightView Landscape will NOT pick up yard waste they produced, such as pruning materials. Instead, they would leave them in front of the property curbside where the work is taking place for a few days. This is being done in an attempt to reduce costs related to hauling away the debris to the nearest landfill. Thereafter, the responsibility of the yard waste collection will be shifted from BrightView Landscape to Manatee County/Waste Management. Of course, the Association would make sure BrightView Landscape bundles and prepares all yard waste neatly...

Sounds unreasonable, right?!

Well, you are correct. This is simply a hypothetical and made-up scenario created to help us better explain the following matter.

In recent weeks, we noticed residents and private vendors, which are hired by residents to perform a job on their lots, placing yard waste at the curbside days before Wednesday, which is Manatee County’s designated yard waste pickup day.

First, Manatee County’s garbage, recycling, and yard waste pickup schedule are designed for residential purposes, not commercial. Now, you are correct to think that there is no issue for a vendor who works on a lot and produces, let’s say, two large bags of debris to leave on the curbside for Waste Management to pick up on Wednesday. After all, it is not important if the garbage was produced by a resident, a relative of a resident, or a privately hired vendor. However, the slippery slope issue begins with the definition of residential vs. commercial. Remember the hypothetical example above? What if there is one vendor who provides services to 40 residents in the community? Even then, can the Association prevent other commercial entities from placing their produced waste on the curbside if it allows another entity to do the same? Do you see how unsightly the community will look when piles of waste are lying throughout from Sunday to Friday?

Secondly, Lakeridge Falls' Initial Restrictions and Rules, Exhibit "C", section (j), prohibits the "accumulation of rubbish, trash, or garbage except between regular garbage pickups, and then only in approved containers." Past Board of Directors established the "regular garbage pickups" to be 6 pm the day before the scheduled pickup day. For example, residents can put their blue recycling bins outside after 6 pm on Wednesday because the recycling collection day is Thursday. The rationale behind the 6 pm time frame is pretty much straightforward. Communities wish to avoid the unsightliness of garbage/waste lying on the streets for a prolonged time. Then, there is the issue of it interfering with the daily community maintenance operation, such as mowing, and the potential damage to sod when a pile of yard waste is left on for some time. The bottom line is that leaving yard waste, or any other type of garbage as a matter of fact, before 6 pm of the night before the scheduled pickup day is considered a violation of the governing documents.

Please understand that the Association is required to enforce its rules. This is not to make people's lives difficult but to simply promote what is considered to be the best interest of the community as a whole. Therefore, please make sure to place waste on the curbside not before 6 pm of the day before the scheduled pickup day and then only in accordance with Manatee County and LakeRidge Falls collection guidelines. Also, please advise your vendors to dispose of their produced waste at the designated locations instead of placing it on the curbside. We wish to thank you for your help and understanding on this matter.

Sidewalk Cleaning – As many know, Mr. Tamas Pataki and his crew started a couple of weeks ago cleaning the Association's sidewalks, driveways, and curbs. Currently, they are working in the Sandstone Neighborhood, i.e. Ashford, Cascade, Reynolds, and Simpson. With this in mind, please note that Mr. Pataki's method of cleaning is a little bit different than what some may be used to. That is, Mr. Pataki first cleans the surfaces using water and thereafter cleans them with a compound of sodium hypochlorite and water. Therefore, it may appear after the first step that Mr. Pataki performed a less than satisfactory job. However, this is not the case because after the second step is implemented the results are superb.

In addition, we kindly ask residents to cooperate with the Association's efforts in cleaning the driveways by removing the vehicles once the vendor is working in their area. Please note that failure to cooperate with this request may cause delays, which may increase the cost of this project. As one can reasonably assume, there is no reason why 398 members would absorb the costs associated with revisiting one's property because a resident failed to move her/his vehicle from the driveway. Please note that the Association reserves the right to charge any additional costs to those members who fail to comply with this request. As always, thank you so much for your understanding and assistance on this important matter.

Pool Hours – Please note that the current dawn to dusk hours are 6:50 am to 8:15 pm. This means that the pool hours were adjusted accordingly.

Raccoons – We received a report this week from a resident stating that a raccoon was spotted behind her house a couple of times. Therefore, it is important to once again advise residents of some important safety tips related to raccoons in particular and wildlife in general:

Do not feed them – artificially feeding wildlife may result in larger animal families that their natural food supply can't support. Therefore, they become more and more dependent on humans. As a result, they may lose their natural fear of humans which may lead to property damage and endangers surrounding neighbors.

Do not leave your garbage outside unsecured – raccoons are pretty smart animals as they can figure out a way inside an unsecured garbage container. Therefore, please make sure to use a garbage container that has a locking/clamping lid.

Do not leave pet food outside or in the lanai – this also means not to leave your pet outside unattended as raccoons may attack dogs or cats if they feel threatened by them.

Do not handle raccoons yourself if you feel threatened – instead, please immediately contact nuisance wildlife professionals. A nuisance animal may be removed from the property as long as the professional follows Florida Administrative Code (F.A.C.) 68A-9.010.

For more information about raccoons, please take a moment to read the attached pamphlet by the Florida Fish and Wildlife Conservation Commission called “[Living With Raccoons](#).” We kindly ask for residents’ cooperation on this matter. Please help us to protect LakeRidge Falls’ wildlife.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
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