

# ODED'S WEEKLY REPORT

06-21-2024

**Backflows** – We are happy to report that The WaterWorks concluded the certificating process of all backflows in the Association. Results should all be submitted to Manatee County's new system by Monday of next week. Unfortunately, however, this time around there were a total of 51 backflows that failed the certification test which is just under 13%. We were advised that this is above the average of 10%. Notifications will be sent by the Association to those members whose backflow failed. Unlike previous years, however, also Manatee County will send notifications to those whose backflows failed. Therefore, we encourage those who receive a notice to correct the matter without delay.

**Note:** Members can use any certified plumbing company they wish to perform the repair identified with their backflow.

It is important to note that failing or passing a backflow may be a subjective matter. Some situations are not clear-cut and are open for interpretation. This usually happens when wear is discovered in one of the backflow's elements. While one company may feel this wear warrants a repair (i.e. fail certification) another may suggest waiting a little bit longer before performing the repair (i.e. pass certification) and vice versa. In these situations, residents might be left uneasy, thinking the vendor might have provided them with a false report. However, please understand that this is not the case. The WaterWorks' goal was to ensure residents' satisfaction while meeting Manatee County requirements.

**Architectural Guidelines** – During its last meeting, the Board of Directors approved a revision to the Appendix in the Architectural Guidelines regarding Gutters & Downspouts. If you may remember, the Board of Directors acting on the recommendations presented by the Roads & Grounds Committee passed a resolution back in April which requires:

***“To require Owners whose Lots were identified in the Pond Survey Summary Report to connect their downspouts to underground drainage piping according to the community-wide standard and Association procedures as appears on the Architectural Guidelines and this without releasing say Owners from any obligation and/or responsibility under LakeRidge Falls' governing documents, specifically Articles VI and IX, for costs incurred as a consequence of the conduct of the Owner or occupants of the Lot, their agents, contractor, employees, licensees, invitees, or guests, and under the Association responsibility as outlined in Article VIII.”***

Following the first wave of applications by homeowners who asked to follow the directive above, the Architectural Review Board (ARB) accepted a suggestion by a member of the community to further clarify the specs. Mainly, it was suggested to use precise technical terms to avoid confusion among professional installers. Following it, Mr. David Danilowitz, a member of the Board of Directors, Mr. Bernie Pezzimenti, the R&G chairperson, Mr. Dick Dorn, a member of the Ponds Crew, and Mr. David Hoecker, a member of the community with extensive professional experience in engineering, and facility maintenance, volunteered to assist the ARB in drafting a more comprehensive specs sheet. And indeed, and within a short period of time, the group presented their suggested technical revision to the ARB during its last meeting. A revision that as mentioned above was accepted by the ARB and approved by the Board of Directors.

# ODED'S WEEKLY REPORT

06-21-2024

To better serve the community, please see the revised specs section for the Gutters & Downspouts as it appears in the Appendix of the Architectural Guidelines:

APPENDIX

**Gutters and Downspouts**

All downspouts shall be connected to underground drainage piping that drains directly to the pond and is constructed in compliance with the following specifications:

- Connect downspout to an HDPE downspout adapter.
- Connect 90-, 45-, or 22-degree PVC elbows and 2-way clean-out fittings as necessary to a 4-inch diameter SDR35 green pipe and run underground to the retention pond behind the house.
- OPTIONAL in the case of 2 downspouts draining into the pond, connect each of the two (2) 4-inch diameter pipes into a 6-inch diameter Y-connector and a 6-inch diameter pipe from that point to the pond.

**Example of some the material needed**



400-35-PVC-18  
PVC Sewer and Drain Pipe 4 in. x 10 ft. SDR35 Bell End (Sold per ft.)

400-35-PVC-18  
PVC SDR 35 90 Deg. Elbow HUB x HUB White 4 in.

400-35-PVC-18  
HDPE Downspout Adapter Black 2 in. x 3.25 in. x 2.6 in.

Ensure installer has identified all irrigation pipe and heads and any other buried utilities in the path or nearby to it prior to beginning work.

Ensure the trench in which the pipe is laid is at least 18 inches deep and 16 inches wide, or per pipe manufacturer's installation recommendations.

Ensure the pipe has a minimum downward slope toward the pond of ¼ inch for each 10 feet length.

Ensure the pipe in the trench is resting on gravel or pea stone.

Ensure at least 3 ft of the pipe is exposed in the pond and resting on riprap so that the pipe is a minimum of 6 inches off the bottom of the pond.

OPTIONAL: install an animal guard at the open end of the pipe in the pond.

Before filling the trench after the pipe and fittings are installed, present photos of the work to the owner.

Re-sod the area once the piping project is completed.

With this in mind, and as always, we encourage all members to read the latest revision of the Architectural Guidelines. A copy of the Architectural Guidelines is posted on the Association's portal and available on the Association's website.

**Gatehouse Refresh** – During its May meeting, the Board of Directors approved a recommendation by the Buildings Committee to undertake a small renovation project at the gatehouse. A project that was named Gatehouse Refresh. Knowing that the last interior renovation work took place almost ten years ago, the Buildings Committee examined fiscally and reasonable ways to improve the interior of the gatehouse making it more enjoyable for the gatehouse officers and presentable for those who pass by it. After some research and leg work, the decision was made to replace the toilet, sink, vanity light fixture, and all recess light fixtures (i.e. LED) and trims. In addition, it was decided to install a vanity in the bathroom and steam clean the floor. We are happy to report that all of the above was completed on Monday of this week. What is left to be done is to paint the interior of the building, a task that will take place later this year. If you need yet another proof of the importance of the role committees play in the efficient operation of this community, then this latest refresh project is just the latest example of it.

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - LakeRidge Falls Community Manager