

ODED'S WEEKLY REPORT

05-30-2025

BACKFLOWS – As explained a couple of weeks ago, Manatee County Utilities Department (MCUD) requires all homeowners in the county to conduct an annual certification test of the backflow prevention device. For those who may not be aware, the backflow prevention device is the standing C-shaped pipe next to the sidewalk in front of the house. The backflow is designed to protect the drinking water from being polluted by contaminated water due to reduced pressure in the county water system. For this reason, MCUD requires performing this yearly test to ensure the backflow prevention device is operating properly.

As it does every year, the Association contracts with a Certified Backflow Prevention Assembly Service Provider to perform this task for you. We are more than happy to announce that this year the work will be conducted by Green Coast Backflows, which was highly recommended by at least a dozen members of the community. Here is a quick recap of how the work would take place:

- Green Coast Backflows will inspect all 399 backflows in the community.
- Once completed, Green Coast Backflows will submit the proper forms to the MCUD on behalf of the homeowners.
 - If passed, Green Coast Backflows will install a tag on the backflow. The tag indicates the month the certification took place and more importantly that the backflow passed the certification test.
 - If a backflow fails inspection, Green Coast Backflows will place a door hanger notification at the residence with their contact information.
 - Homeowners may contact/hire Green Coast Backflows directly to discuss the type of repair needed/hire them to perform the repair. Green Coast Backflows' prices should range from \$259 to \$289, please see below, depending on the backflow's model. Or,
 - Homeowners may choose any Certified Backflow Prevention Assembly Service Provider to correct the matter.
- Regardless of the vendor selection, the Certified Backflow Prevention Assembly Service Provider should submit the proper forms with MCUD once the repair work is completed.



We wish to thank you in advance for your attention to this important matter.

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FLUSHING WATER HEATER TANK – Staying with plumbing maintenance matters, this is a great opportunity to remind everyone of this important maintenance matter, which at times is being overlooked. Flushing a hot water heater tank, i.e., not to be confused with a tankless water heater, once a year is an essential home maintenance practice in ensuring that the water heater works properly. A simple Google search “Why Does a Water Heater Need Flushing?” would reveal many articles by professional companies and individuals on this matter.

Reading through these materials, it seems there is one main reason why one should flush a water heater regularly: sediment. In an article titled “How to Drain a Water Heater,” HGTV, a leading home improvement tv channel, explains that “[o]ver time, naturally occurring minerals in the water, as well as sand and grit flushed from municipal water lines, can settle in the bottom of the tank. This sediment buildup can potentially reduce the efficiency and capacity of your water heater.”

As far as efficiency goes, the article explains, the “[s]ediment can interfere with burner efficiency in a gas water heater and can cause cracking and popping noises during heating cycles.” As far as capacity is concerned, well, common sense leads one to conclude that sediment buildup reduces the volume of water in the tank. When water is heated, it expands. Expansion creates pressure. With less filled volume, overheated water can lead to an excess pressure buildup, engaging the pressure relief valve and hence causing it to leak.

For the reason above, please make sure to hire a professional and licensed company to regularly flush your water heater tank. It would extend the life of the water heater while ensuring continuous and efficient use of it. Thank you for your attention and cooperation on this matter.

FRIDGE USAGE – This is a quick request to please avoid leaving leftovers in the fridge. While we do appreciate those who leave some leftovers with the hope they will be used by others, the reality is that the vast majority of the time they are not. As such, these items are left in the fridge for a long period. With no one to clean the fridge regularly, some items may expire, which at times creates unpleasant smells. Therefore, to ensure the shared refrigerator remains clean for the use of everyone, we kindly ask that you avoid leaving leftovers in the fridge. Period. Please make to use the fridge ONLY for upcoming events and once concluded please make sure to take with you all leftovers, whether it is dishes, soft drinks, etc, and/or properly dispose of them. Thank you for helping maintain a pleasant and hygienic environment for all!

Have a quiet and safe weekend,
Oded Neeman - LakeRidge Falls Community Manager