

ODED'S WEEKLY REPORT

10-17-2025

POOL UPDATE – As reported in late August and early September, Symbiont Service Corp, the Association's geothermal system maintenance company, discovered that the pond pump that feeds the geothermal system was clogged with tiny shells. Also, as explained, the geothermal system uses the water of Pond #8 to heat/cool the pool water. Therefore, if the pump is clogged and not working, then there is no flow. No flow means the system can't cool the water during the summer or warm it during the winter.

Following this event, the Board of Directors accepted a proposal from Symbiont Service Corp for installing a cast iron filter to stop shells from jamming the check valve and clogging the pond's impeller. Following the acceptance of the proposal, a Symbiont Service Corp technician was on site on October 6th to perform the work. However, as may happen now and then, the technician realized the proposal omitted a small, but important, part: a flange adapter. To make a long story short, the part had to be ordered, which delayed the work until next week.

In the meantime, Murphy's Law decided to throw a curveball. Soon after the technician was supposed to perform the approved work, we received reports that the pool was cold... well, once again, the Association contacted Symbiont Service Corp, which once again discovered that the pond pump was clogged with tiny shells. Once again, they cleaned the pump, and once again, they had to bypass a unit or two until a full blast maintenance on the entire system was conducted.

The good news is that Symbiont Service Corp is one of the leading geothermal companies in Florida. Adding to the mixture, the outstanding professional relationship we have with them, then all could rest assured that this minor bump in the road will be addressed sooner rather than later.

WATERFALL – Staying with large bodies of water that run on pumps, this week we had a small repair work taking place at the Association waterfall. During a routine landscape maintenance that took place behind the large entrance monument, the waterfall's filter pressure gauge broke, as can be seen in the picture. Now, and before we continue, some may wonder why a large waterfall, as the Association has, needs a filter. After all, a waterfall is not a designated swimming area for people to use, right?! Well, this is mainly because such filters assist greatly in the maintenance of the waterfall. You see, the waterfall's filter clears dust and pollen, which would otherwise clog the system and/or promote algae growth. Speaking of algae growth, filters reduce dependency on chlorine, which promotes equipment wear and tear and, above all, is very costly. Back to our story, PoolWerx, the Association's pool and waterfall maintenance company, was on-site this week to replace the damaged part. But to perform the work properly, they installed a new lid, air relief valve, and pressure gauge. Once completed, they reported that the system was tested and everything was said to be in good working condition



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ALGAE IN THE PONDS – Speaking of algae, it would be hard not to notice the algae bloom in a couple of the Association's ponds, but most noticeably in Pond # 15, which is located behind the waterfall. While most would see it as a negative thing, the reality is that moderate algae blooms are beneficial to any pond ecosystem. While I am far away from being an ecologist, here is a short explanation of why.

In general, algae are formed when there is an imbalance in the water. Such an imbalance can be the result of excess nutrients, mainly nitrogen and phosphorus. After all, about 78 percent of the air we breathe is composed of nitrogen, and phosphorus can be found in the fertilizer used in landscaping. At this point, algae will feed on these nutrients, thus serving as a filter. To better understand this notion, consider this analogy. To some extent, an algae bloom is like a vulture on the side of the road prying on roadkill. We can get rid of it and have to deal with the carcass ourselves, or let the vulture eat the dead animal and then scare it away. This is why, as a side note, Eco-Logic Services would not treat algae the moment it appears. Nevertheless, it is important to note that the overgrowth of algae can lead to some negative results and, therefore, must be treated.

For this reason, Eco-Logic Services will be here next week to make sure to treat the ponds as many times as needed to ensure it is being contained. Hope you find this information useful.



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SIDEWALK MAINTENANCE UPDATE – As reported last week, the Sandstone Neighborhood was prepared for sidewalk maintenance work as part of the routine preventive maintenance program. After we submitted the Roads & Grounds Committee's findings to Mr. Ron LaCivita, the owner of a local concrete company, and after he provided his professional opinion on what work should take place, he completed grinding all the areas identified in the report and a handful of extra ones that were identified during the follow-up walk. In total, Mr. LaCivita and his crew grinded 90 sections of sidewalk, as can be seen in the large picture on the right.

With this in mind, he is scheduled to be on-site next week to replace 5 sections. These sections were identified with a large and bright paint, as shown in the picture, so the crew would know which section to remove, and above all, caution walkers of the raised or broken slabs.

As asked before, please make sure to be careful when walking along these marked areas. Thank you in advance for your cooperation and understanding in this matter.

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

