

ODED'S WEEKLY REPORT

03-27-2026

TOO COLD TO TAKE A SHOWER – Those who used the pool in the past week, surely notice that it takes a long time until the hot water at the pool shower comes on. Here is the full story and how it will be resolved.

As one can imagine, the hot water to the pool shower is being supplied by a tank water heater that is located in the Fire Alarm Control Panel (FACP)/Utility Room located at the Annex Building. As can be seen in the picture, this electric water heater with the thermal expansion tank mounted on top was demonstrating signs of wear. The green layer on the copper pipe is Patina, similar to the layer on the Statue of Liberty, which forms when moisture, oxygen, and copper are mixed. The significant layer, we were told, indicated that water was leaking down at a very slow rate from the fitting or maybe the copper line itself, i.e., a pinhole. The rusted fitting at the bottom of the copper line going to the water heater, well, does not need much explanation.

Because this condition meant that the tank could fail at any moment, the Board of Directors took immediate action by obtaining two quotes and thereafter selected Professional Plumbing, a well-known and reputable local plumbing company, to replace the tank. And indeed, a couple of their plumbers were on-site to replace the water heater, as can be seen in the after picture. After it was installed, they reported all was in good working order... or so they thought...



During the weekend, because after all the weekend is when Murphy from Murphu Law kicks in, reports came in that the pool shower does not have hot water. Upon further inspection by Professional Plumbing on two different occasions, the pool shower did have hot water, but it took a few minutes before they came out. To some extent, this is similar to the phenomenon one may experience at home in the shower located the farthest from the water heater. Knowing that, it was clear that one of two things may happen: a clogged line or an issue with the circulation pump. Let's start with the latest.

In order to ensure the pool shower instantly receives hot water, a circulation pump was installed years ago. In simple and nonprofessional terms, the pumps push the water down the line faster through the pipe to provide instant hot water to far points, such as the shower in your master bathroom. Therefore, Professional Plumbing suggested replacing the 20-year-old circulation pump. That said, a question must be raised. If the shower had water instead before the water tank was replaced, what happened to the circulation pump all of a sudden? The answer may be that there is a clog somewhere along the line. It is possible that during the replacement of the tank, sediment or other types of debris flew through the line, clogging it somewhere. If this is the case, then hot water "meets" a barrier, which causes this matter.

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While a final decision has not yet been made whether to simply replace the pump or seek a diagnostic to locate a potential clog, rest assured that the Board of Directors will make sure this issue will be resolved by next week. In the meantime, we wish to thank you for your understanding of this unfortunate matter.

BAMBOO CULSTERS – If you need another example regarding the importance of committees, please consider the following. Last year, the Landscape Committee identified the bamboo clusters along the south perimeter of the community as an issue to be addressed. With the Board of Directors' blessing, the committee worked for a few months researching and studying the matter. After obtaining a couple of bids, they presented their recommendation to the Board of Directors. Following the Board of Directors' review and acceptance, the Budget Committee was asked to budget the appropriate funds for maintaining the bamboo clusters twice a year.

And indeed, we are happy to say that based on their hard work, ACI, the Association tree maintenance company, was on-site this week to trim back leaning/potential leaning stalks and removal of approximately 75% of the dead stalks, with focus on the exterior portion of the clusters. By doing so, the Association ensures that the bamboo remains an attractive and manageable feature, contributing to a neat and well-kept appearance, which is the Association's community-wide standard. That said, and while the contract calls only for two days, ACI is scheduled to be on-site once again next week, or the week thereafter, to conclude the work they started this week. If you wonder why, please consider the picture below. In it, you can see a pile of dead stalks of only two clusters, which filled an entire truck load.

That in mind, we kindly ask all residents for your and the crew's safety to stay clear of the areas where maintenance work is being performed, as this will help ensure everyone's well-being. Thank you in advance for your understanding and cooperation in this important matter.



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WATERFALL OPERATING HOURS – Thanks to a report by a long-time member of the community, it was brought to the Association's attention that newer and tighter water restrictions are set to take effect in April. On March 24th, the Southwest Florida Water Management District (SWFWMD), a state government agency responsible for managing water resources, declared a Modified Phase 3 "Extreme" Water Shortage.

On its website, SWFWMD advised that ***"[t]he restrictions apply to all of Citrus, DeSoto, Hardee, Hernando, Hillsborough, Manatee, Pasco, Pinellas, Polk, Sarasota... from April 3, 2026, through July 1, 2026."*** Furthermore, SWFWMD explained these areas ***"received below average rainfall during its summer rainy season and currently has a 13.7-inch regional rainfall deficit compared to the average 12-month total. In addition, water levels in the District's water resources, such as aquifers, rivers and lakes, are continuing to decline and many are severely abnormal. Moreover, public water supplies are extremely low for this time of the year."***

The main impact of the new restrictions on the Association relates to the operation of the waterfall. It is stated that ***"[a]esthetic fountains are limited to four hours a day. The regular hours of operation can be selected by the owner but must be posted."*** Therefore, and to comply with this restriction, the Board of Directors directed the waterfall maintenance company to limit the operation of the waterfall to 9 a.m. until 1 p.m.

With this in mind, and because some of the restrictions apply to individual residents, we urge all to take a moment and read about this matter by using the following link: ***<https://www.swfwmd.state.fl.us/the-newsroom/2026/district-declares-modified-phase-iii-water-shortage>***

As before, thank you in advance for your understanding and cooperation in this important matter.

Have a quiet and safe weekend,

Oded Neeman, LakeRidge Falls Community Manager