

ODED'S WEEKLY REPORT

07-05-2024

Piggybacking & Trespassing – For several years now, the Association has found itself combating the phenomenon of unauthorized vehicles entering the community from the Residents' Only Gate located at Lockwood Ridge Road. Many steps were taken to address this issue such as putting up signs, placing security cameras, publishing articles in the Weekly Reports and Falls Forums, combating unauthorized use of emergency clickers, installing arm gate barriers, etc. While these steps were proven to be very successful in significantly reducing the number of incidents to a minimum, the various Security Committees and the Boards of Directors consistently continued looking for ways to eliminate this phenomenon altogether.

Therefore, and following extensive research, the Board of Directors approved last year two recommendations by the Security Committee to install a speed bump at the entry side and lift arm gate barriers at the exit side of the gates. The goal of the speed bump is to address the “piggybacking” issue in which unauthorized vehicles are driving at a high rate of speed behind residents of the community. The goal of the lift arm gate barriers, on the other hand, is to prevent the dangerous practice of some trespassers who drive from the exit side of the gates following a vehicle that exists the community.

As you might have noticed, the Board of Directors approved the recommendations last year, but yet the work didn't take place. The reason for this is that the various Boards of Directors follow the same responsible fiscal principle that requires financial planning and budgeting before attempting to implement capital improvements. With this in mind, we are happy to report that the two projects are scheduled to begin in the next couple of weeks, per the plan, as all required funds were collected. Of course, we will make sure to keep you posted on the exact dates and thereafter the progress made.

As always, this is a great opportunity to remind all residents to never confront someone they believe to be a piggyrider, trespasser, and/or suspect. Please don't attempt to slow down when driving into the community because you feel the person in the car behind you looks suspicious, address individuals walking on the street because you don't recognize them, or follow someone throughout the Association's streets because you think the person is a trespasser. Instead, please:

Make Sure to Report Any Suspicious Activity to the Manatee County Sheriff's Department without Delay

Thank you in advance for your attention and understanding on this matter.

ODED'S WEEKLY REPORT

06-28-2024

Gates & Cameras – Staying on a somewhat related subject, this week some maintenance work took place on the Association's gates and security cameras. As with the path light fixtures reported last week, recent lightning storms caused surges that damaged the pedestrian gate located near the Emergency Only Gate and one of the security cameras located around the Clubhouse. Without boring you with too much technical information, a technician from Moss Integration Solutions (MIS), the Association gates, security, and IT maintenance company, discovered that the surge protector at the pedestrian gate performed its job and had to be replaced and that the camera was less fortunate and therefore had to be replaced. After the work was completed, both the gate and camera were tested, and it was reported all gates and cameras were in good working order.

Spa – We received a few reports that the jets at the spa are not working. As in the past, it is most likely the result of a defective spa timer, which turns on the power to the spa's jets for a predetermined time schedule. We hope this matter be addressed by the Association pool maintenance company, PoolWerx, no later than early next week. Until such time, we wish to apologize for the temporary inconvenience and thank you for your understanding on this matter.

As always, have a healthy and safe weekend.

Sincerely,

Oded Neeman - LakeRidge Falls Community Manager