

A message from your Board...

Help! For Homeowners New to Association Living

We are excited to have a total of 27 new sales this year to date! I thought we might just offer some information since your move-in experience!

“It took longer than you expected to find the perfect place to live, but here you are.” Your new home meets all of your goals relating to location, amenities and conveniences. It is so exciting and you waste no time adding a few warming touches. So, imagine your surprise when an unwelcome letter arrives stating your home is “in violation”. When you call the number on the letter, the property manager reminds you that you have purchased a home in a community association. A bell goes off as you remember the large notebook you received titled Restrictive Home Owners Association. You locate it among the closing documents and



begin reading it and quickly realize that it may be a mistake not to review the information.

Sound familiar? It happens more often than one knows. Purchasing a home in a community association has many benefits, including deed restrictions that govern the community with which every owner should be familiar. It is a lifestyle choice we all have to take seriously. Just a little preparation can ensure that the ride is a bit smoother.

***Governing Documents (Article of Incorporation, Declaration, By-laws, etc.)** These are

documents that determine how the association is organized and operated. They include helpful information about definitions, governance, budget, preparation, maintenance and use restrictions.

***Rules and Regulations and Architectural Guidelines.** These are usually more specific than the general provisions in the above described documents.

***Assessments.** These are fees that must be paid to the association to cover common interest expenses from time to time if necessary. These are usually discussed on an annual basis during the budgeting process.

LRF ASSOCIATION BOARD OF DIRECTORS

President, Mary Cochran: President@lakeridgefalls.org
Vice President, Dick Dorn: VicePresident@lakeridgefalls.org
Treasurer, John Sullivan: Treasurer@lakeridgefalls.org
Secretary, David Putnam: Secretary@lakeridgefalls.org
Director, Bob Kirkpatrick: BoardMember@lakeridgefalls.org

Committees

Architectural Review Board (ARB)

Mary Cochran, Board Liaison
David Putnam, Co-Board Liaison
(Chairperson...Lanny Weintraub)
Meetings: 2nd Thursday of the month at 10:00 am

Budget Committee

John Sullivan, Board Liaison
Dave Putnam, Co-Board Liaison
(Co-Chairpersons...Chuck Tierney & Mitch Matte)
Meetings as needed

Buildings Committee

Dick Dorn, Board Liaison
(Chairperson...Lori Klein)
Meetings: 3rd Monday of the month at 2:00 pm

Community Relations Committee (CRC)

Bob Kirkpatrick, Board Liaison
(Chairperson...Dan DeRoner)
Meetings: 2nd Thursday of the month at 2:00pm

Landscape Committee

Mary Cochran & Bob Kirkpatrick, Co-Board Liaisons
(Chairperson...Nancy Blair)
Meetings: 2nd Wednesday of the month at 10:00 am

Roads and Grounds Committee

Dave Putnam, Board Liaison
(Chairperson...Tony Scacifero)
Meetings as needed

Pool Committee

John Sullivan, Board Liaison
(Chairperson...Maggie Gat)
Meetings: 3rd Wednesday of the month at 10:00am

Security Committee

Dick Dorn, Board Liaison.
(Co-Chairpersons...Carl Stover and Jim DuGranrut)
Meetings as needed

Long Range Landscape Plan Working Group

Mary Cochran & Bob Kirkpatrick, Co-Board Liaisons
Chairpersons...Barbara Weintraub
Meetings as needed

Long Range Ponds Working Group

Dick Dorn & Dave Putnam, Co-Board Liaisons
Chairpersons...Chuck Tierney
Meetings as needed

Social Committee

(Co-Chairpersons...Alice Dorn and Jane Kintz)
Meetings: 1st Monday of the month at 10:00 am

Art League

(President...Jackie Hathaway) - *Meetings as needed*

Office

Property Manager: Oded Neeman

Phone: 360-1046 Line #101

email: PropertyManager@lakeridgefalls.org

After hours Emergency Only - 941-951-4034

Community Assistant/ LRF Falls Forum: Paula Murray

Phone: 360-1046 Line #103 Hours: M-W-F 12:00pm -4:00pm

email: Paula@lakeridgefalls.org

Guardhouse: 355-1328 / Security@lakeridgefalls.org

www.lakeridgefalls.org

***Board of Directors.** The LakeRidge Falls Association has a governing body of five referred to as the Board of Directors who are volunteers elected to govern the affairs of the community.

***Management Company.** Most community associations are managed by a professional management company. We utilize Argus Management. We employ a property manager through them and his name is Oded Neeman. His responsibility is to manage the day-to-day operations for the association. He has been managing our property for seven years. We also have a part-time assistant, Paula Murray who is onsite three days week. The manager and his staff can be very beneficial in helping you understand association living. They are your first line for information.

***Get involved.** There are many opportunities for a resident to volunteer and participate in operation of the association. Please make a point to attend board meetings and volunteer when possible. We have nine committees and five additional working groups.

LakeRidge Falls Community Association living offers a wonderful lifestyle. Being an informed association member can make it an even more enjoyable and rewarding experience. We are not all about rules; we are about coexisting in a peaceful, fun, secure community!

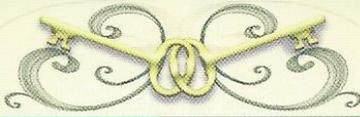
Thought for the Month –

"There comes a time in every life when the world gets quiet and the only thing left is your own heart."
Sarah Dessen, Just Listen

On behalf of the LRF Board of Directors,
Mary Cochran, President



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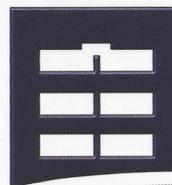
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Amenities center Renovation Project Update

by John Sullivan & Dick Dorn

Our Amenities center renovation project continues to steadily move forward. We expect our Architect, James Dickason, to complete the working drawings by the end of this month (by the time you are reading this). James provided an interim copy of his progress dated June 1st, copy in Oded's office. Final plans should be completed by the time you are reading this.

The Design Group have been working with our Designer to complete the selection of finishes, tile, fixtures, carpeting etc. A story board should be available in the lobby of the clubhouse by the end of the month. As always, your comments are solicited and welcome.

We currently have at least 5 general contractors that have shown interest in bidding on the plans, once completed. After we select a contractor, the plans go to Manatee County for permits. It's possible we could be at permitting by late July. At the permitting stage, we should know the extent and schedule of the work to be completed, the staging for the project (what gets done when? Do we close both buildings? How long? What alternatives? How much it will actually cost and where the money will come from, and finally how much this will cost you, the home owner each quarter.)

As previously noted, we plan a board workshop to explain all this. We anticipate the workshop will be initiated by a short video presentation outlining each of the issues and questions outlined in the preceding paragraph. As with our initial video this one will be immediately placed on our Web page so it will be available to the entire membership. We will also attempt to put the story board on the web page.

To be continued...

Property Managers Report

by Oded Neeman

Shower Before Entering the Pool – In recent weeks, we are getting more and more complaints regarding individuals who are entering the water without taking a shower first. Some of the complaints even describe situations in which individuals wearing water shoes are walking straight from the parking lot into the water. While some may argue it is a hassle or does not make sense to shower before getting wet, there are actually very good reasons why one should do so.

When entering the water without showering, one brings dirt into the pool or spa. This is a fact. The dirt as one can imagine is an excellent source of algae spores. During the high season when usage goes up, keeping the pool algae free becomes an ongoing battle. Although our pool company is doing an outstanding job keeping the pool and spa clean as recognized by the Health Department routine visits, we can make their job much easier by simply showering before entering the water. Focusing on washing your feet or water shoes can help even more in these efforts.

In addition, a pre-swim shower helps minimize unpleasant smells and irritations. Based on professional input we received, an individual brings body substances, such as makeup or body oil, into the water if not showering before entering the water. This in return triggers the chlorine in the water to react to these substances. The end result can cause irritation and can make the pool smell, well, like a pool. While many believe that a clean pool should smell like chlorine, this is actually quite the opposite. A well-managed pool has no strong chemical smell. The reason why a pool would smell like chlorine is because irritants are produced when chlorine reacts with body substances or impurities.

With the two reasons above, please help us and our pool company in maintaining LakeRidge Falls' pool and spa by simply taking a shower before entering the water. By doing so you are not just helping keep the pool and spa clean, but you are

also helping to eliminate possible conditions that may be unpleasant to you or to your fellow neighbor. Together we can ensure the pool and spa will continue to be one of LakeRidge Falls' great assets.



Pool – Staying with the same topic, Symbiont Services was onsite a couple of weeks ago performing the bi-yearly maintenance on the heating and cooling geo-thermal system. Their certified technician examined the seven pool/spa units and the line going to the lake. Beside one blown capacitor that was replaced in one of the units, nothing else out of the ordinary was found and it was said the system is operating properly and is in good condition. On a related issue, Smiley Pool Services, LakeRidge Falls' pool maintenance company, changed the pool temperature this week from the heating mode to the cooling mode. This way the pool temperature will not exceed 86 degrees in the upcoming warm summer months.

Landscape Requests – Article VI, Maintenance and Repairs, of the Association governing documents states that “the Association shall perform, or cause to be performed, maintenance (including mowing, fertilizing, watering, pruning, and replacing, and controlling disease and insects), of all lawns and landscaping installed on the Lot as part of the initial construction on the Lots...” This Article pretty much states that the Association is responsible for maintaining all lawns and landscaping installed by the developer.

In order to execute this responsibility, the Association developed years ago a document called LakeRidge Falls Landscape Process. This

Continued on Page 6

process ensures that "owners' concerns about landscape maintenance are heard and responded to in a timely and appropriate manner." Therefore and as many know, residents must complete a Landscape Service Request Form and submit it with management. The request is handled based on its nature. In reviewing landscape requests, we take into consideration 1) overall design, 2) nature of the plant, and 3) budgetary limitations. An action would then be taken if an action is deemed necessary. It is important to remember that the landscape contractor will only act upon direction from us as we provide oversight and coordination of all landscape matters.

In order to prevent residents from interfering with the landscape contractor work, a paragraph in LakeRidge Falls Landscape Process was created. This paragraph states that "areas of original developer provided residential landscaping shall be under the exclusive care and maintenance responsibility of the landscape contractor. The Association will not assume responsibility for replacement of landscaping on a Lot where the owner interferes with the contractor's ability to provide contracted services or alters services provided by the contractor such as fertilizing, pruning and controlling disease and insects."

Why do we bring it up? Because last month it was brought to our attention that a couple of residents addressed ArtisTree's pruning crew directly asking them to prune the palm trees in their front yards in a specific way. The problem with bypassing this procedure is that it caused confusion and led to unnecessary expenses. First, ArtisTree spent close to an hour pruning these palms trees. This was valuable time that could have been spent on other properties. Second, this work is not part of the ArtisTree pruning contract. Therefore, it is billable. Finally, the palms were over-pruned, which is not based on best practice and may damage them in the long run (i.e. may need to be replaced). Taking all of the above into consideration, the residents' action altered the overall design of their palm trees in comparison to other palms in the community. It also impacted the health of the palms. Finally, it imposed expenses on the Association.

Please understand that by bypassing our procedure you may interfere with the contractor's

work, impose unnecessary costs on the Association, and cause irreversible damage to the landscape maintained by the Association. Therefore, please note that ArtisTree was directed to redirect all requests to the LakeRidge Falls' offices. Please, make sure to submit your landscape request by dropping a form in LakeRidge Falls' office or by calling or emailing me. Your cooperation on this matter is greatly appreciated.

Painting Project – As most know, the Association is in the midst of the painting project. Based on its right under the governing documents, the Association adopted a subdivision-wide painting schedule that required all buildings in the community to be painted. In a letter sent to all homeowners, which also can be found on the Association website, it was explained that "each owner is required to submit an Architectural Review Board (ARB) Request on the required Painting Submittal Form for approval and is financially responsible for the cost... We strongly recommend this effort begin early and be submitted in a timely manner. No work should begin without a signed approval from the ARB. We will request an "Owners Certificate of Compliance" and a copy of the paint vendor's paid invoice or receipt once the project is completed."

Why do we bring this matter up? Well, because Phase B deadline was June 30th, 2018. If you read the text above, it states that each owner is required to submit a Painting Submittal Form. Thankfully, only a handful of owners in this Phase failed to do so. In addition, the text directs owners to submit an Owners Certificate of Compliance and a copy of the paint vendor's paid invoice or receipt once the painting job is completed. Well, here the situation is more severe. Around thirty percent of all owners in this Phase failed to do so. There are three main reasons for this. First, they may have forgotten or are still waiting for the painter to provide a paid invoice or receipt. Another reason may be a busy schedule of the vendor. Lastly, it may be very well that the homeowner has yet to schedule a time to paint the house.

Continued on Page 7

Regardless of the reason, we urge all owners in this phase to act on this matter. Please note that the Association provided all homeowners in all Phases a full year to complete this task. Therefore, we kindly ask that you promptly: a) submit the Owners Certificate of Compliance form and a copy of the paint vendor's paid invoice or receipt if the paint job was completed or b) take all necessary actions to ensure your vendor paints your house within the given time frame.

As always, your attention and cooperation on this matter is greatly appreciated.

FPL – LakeRidge Falls has 250 street lights fixtures. These are the black poles located along the streets of the community. Many may not be aware, but these street lights are owned by Florida Power and Light (FPL). What does this mean? It means that while the Association is paying a monthly fee to use these fixtures, it is actually FPL's responsibility to maintain them. Therefore, we directly report to FPL each time a resident brings to our attention an issue with a street light. In the vast majority of cases, residents report a street light that is not working or flickering. FPL's response time is pretty good as they take care of the issue within a short period of time.

However, two years ago we got a unique report. One of the Roads & Grounds Committee members brought to our attention that one of the light poles along Sandstone Neighborhood had a big gash at its lower section. Of course, we immediately reported this matter to FPL. To make a long story short, over this course of time we were pleading FPL to repair or replace the pole, however, without success. To their professional point of view, FPL argued the condition of the pole didn't warrant a repair or replacement. All this changed a few months ago when we were able to reach Mr. Tom Mandzik, a FPL veteran employee. Mr. Mandzik, an area manager, agreed to meet with us although he was not assigned to our area. After examining the pole, he agreed to push our case, but advised us it may take some time because Hurricane Irma took most of FPL's funding for 2017. Therefore, he asked us to contact him in early 2018, which we did. Unknown to us, a couple of months ago an FPL crew was on site to replace the damaged pole. Of course, we were sur-

prised and pleased at the same time.

We wish to take this opportunity to thank Mr. Mandzik on behalf of LakeRidge Falls for his outstanding help on this matter. Because of him, we can put a check mark next to a matter that concerned us over the past two years.

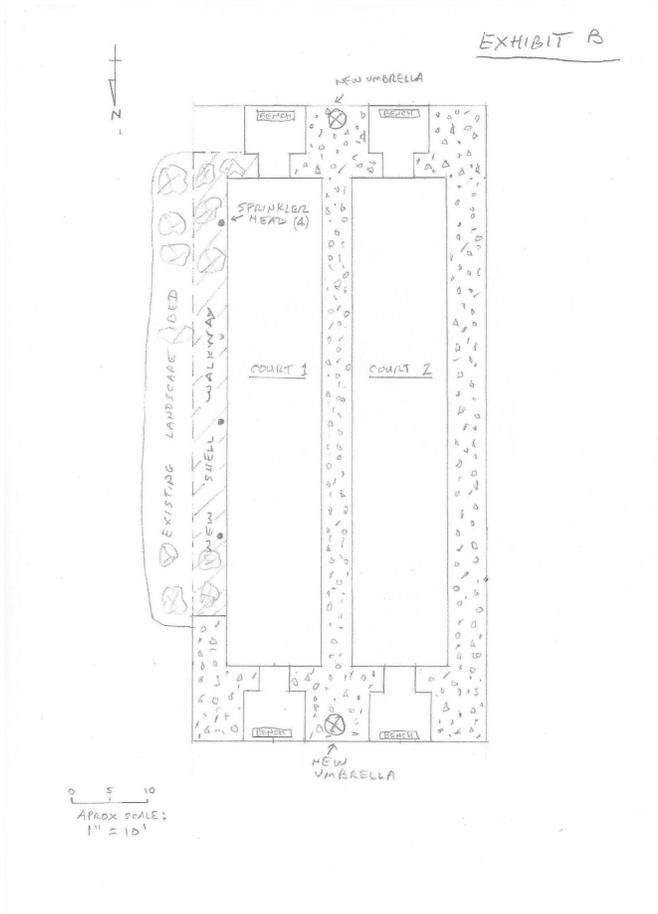
Bocce Courts – During one of the latest Board of Directors meetings, Mr. Tony Scacifero, Roads & Grounds Committee Chairperson, presented a detailed recommendation to the Board to perform some maintenance work on the bocce court. It was brought to the Committee's attention a few months back that the eastern court, the one closer to the lake, was uneven at some spots. Following a thorough inspection and a comprehensive study, the Committee learned that the sand base underneath the artificial turf of the court sank in some sections. After further investigation, the Committee concluded that four irrigation heads located near the court were most likely the source of the problem. Following this, the Committee drafted an impressive action plan as evidenced in the blueprint seen below and which was drafted by Mr. Scacifero.

The Roads & Grounds Committee recommended that "Easy Turf [i.e. a local vendor] be contracted to perform the repairs on the eastern bocce court per their proposal...." They also recommended that "a) approximately 5-feet of landscaping along the entire length of the eastern bocce court be removed, b) the 4 sprinkler heads be relocated further to the east at the edge of the new landscaping bed, and c) a new 4 foot-wide shell walkway be constructed along the entire length of the eastern bocce court." After much consideration, the Board of Directors approved this work.

Last month, Easy Turf was on site to perform the work. They removed the artificial turf, leveled the entire court, and reinstalled the turf to its place. Following this, we removed 4 feet of vegetation and asked Mr. Victor Martinez, ArtisTree Irrigation Technician, to relocate the four irrigation heads closer to the new landscape bed line.

Continued on Page 8

Below is a picture of Mr. Martinez at work. Finally, crushed shells were ordered from a local supplier and installed with the help of ArtisTree.



Radio Frequency ID (RFID) system – This is to announce that all Stirling Falls Neighborhood residents are now invited to install the new transponder tags. Installation time will be on Monday and Friday mornings from 8am to 10am. For those who are still working and therefore unable to come during these time frames, please make sure to contact me directly and we will attempt to accommodate your schedule. Please remember, come August, all old clickers will be disconnected. Please make sure to come to the clubhouse office during your preset time frame in order to avoid inconveniences.

Stirling Falls Neighborhood residents are now invited to install the new transponder tags.



**SUNDAY,
July 15th
7:00 p.m.**

See Bulletin Board for details & signup sheet!

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SATURDAY INFO GROUP

Returning in October

2018

October 20th - Dr. Lyndsey Nalu - Audiology

November 17th - Betty Camp - Expedia Cruise Ship Center

December 15th - John Zisman - Transcendental Meditation

Pool Committee

by Maggie Gat



RULES 'n Pools

There are lots and lots of rules with which a commercial pool in Florida must comply!

I have a booklet that I received from Manatee County several years ago that has 37 pages of regulations. Back when Lakeridge Falls first opened, the community highlighted some of them and added some of its own. We live and swim with those regulations to this day.

- ◆ You can find the ones that matter most posted over the counter on the pool deck.
- ◆ You also find rules posted on both sides of all the gates (that and those are a county regulation)

Lakeridge Falls neither needs nor supports a lifeguard. We are each and all responsible for knowing and following the regu-

lations when we use our pool. In a sense, we are our own police-persons. Most of us have a rough idea of what those regulations are and we follow them, because we are a community. Occasionally we break rules, occasionally we are aware that someone else is breaking a rule and we dither about what to do about it.

Making and posting rules is, I daresay, encouraged by insurance companies! Most of ours make sense, if you think about protecting ourselves from being hurt or hurting others. My personal favorite example is that furniture is not supposed to be closer than four feet from the edge of the pool. (That is a county regulation.) I used to wonder why- until one day when I watched someone walk in front of a lounge chair

that was about 3 feet from the edge on the shallow end. The person tripped over the chair and did a superb re-balancing act to avoid falling in. Aha, now I understand that rule. Since then I have reviewed all our rules with a different eye. Most regulations are grounded in safety and protection. Few, if any, are frivolous. Reviewing them once in a while and reminding guests about them might prevent discord and definitely promotes safety.

Pool Committee members will occasionally speak up, if we are concerned about a situation. But, generally we are all responsible and thoughtful of one another as we enjoy our pool. But please, if you have never read the rules, now is the time. Have a good summer.



Lakeridge Falls
extends its sympathies to
the families and friends
of our neighbors:

Ruth Johnston

BOOK CLUB



LRF Book Club Selections 2018

- July** **A House Among the Trees**
by *Julis Glass*
- Aug.** **A Dictionary of Mutual Understanding**
by *Jackie Copleton*
- Sept.** **Between the World and Me**
by *Ta-Nehisi Coates*
- Oct.** **Panchinko** by *Min Jin Lee*
- Nov.** **A Piece of the World**
by *Christina Baker Kline*
- Dec.** **Select books for 2019**

**The LRF Book Club meets on the 2nd Monday
of every month at 11:00 in the Clubhouse.**

**Please contact Kathy Kendall
if you have questions.**



Borrow

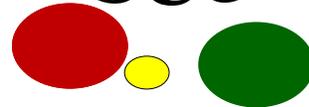
Grandkids coming to town?
Recovery from surgery and
need a walker/wheelchair?

The CRC has compiled a list of
items that can be borrowed
from fellow residents on a short
term basis.

If you have an item that you are
willing to loan on a temporary
basis, please email
Paula@lakeridgefalls.org and
include the item name, your
name and contact information.

Contact Paula at 941-360-1046
x-103 if you are looking to bor-
row an item.

BOCCE



M-W-F at 8:00am

EXERCISE

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8:45am - 9:45am
Exercise Room

*(Please bring a yoga mat and necktie/
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Chair Stretch

Monday & Thursday
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Grand Salon

*(Please bring: necktie/long thin
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Thank you for the fun & friendship! *Roger & Mary*
Starting April 19th Leon and Cathy will be conducting
these classes.

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July 6th

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Now scheduling summer bookings. Call **941-351-7318**

Only \$1.00 per line, five line limit. Deadline is the 20th of each month. See Paula in the Clubhouse Building.

Women's Breakfast



July 24th



TUESDAY, 9:30AM
6056 North Lockwood Ridge Road

Social Committee News

by Jane Kintz / Alice Dorn, Co-Chairs

The Sarasota Orchestra Pops concert, held May 12th at Ed Smith Stadium, was attended by 38 LRF residents/guests, and very much enjoyed by all.

There were 40 LRF residents/guests in attendance at our annual BBQ on Monday, May 28th. Sonny's BBQ once again catered a delicious dinner. There were patriotic decorations throughout the clubhouse for Memorial Day. Thanks to the event subcommittee for their hard work, as well as to the 'Flag Decorating' Group for placement of flags around the LRF property. We were very pleased that many newer residents turned out to attend!

We had 35 residents attending monthly Bingo on Monday, June 11th. The payouts were generous/intermission desserts delicious. A thanks to Jim Du Granrut, for 'calling', in the absence of Barry Starkell. Our next Bingo night will be held on Monday, July 9th at 6:30pm.



Again we were very pleased to welcome many newer residents to our Bingo.

The Social Committee has begun to plan possible events, which may be held outside the LRF community, when the clubhouse will be closed for renovation. Additional information will be available within the next few months, in upcoming Falls Forums, the bulletin board, and LRF website.

At the time of this writing it was not yet decided if we will hold our TGIF Friday, July 27th. Please note the Weekly Reminders for additional information. The next Social Committee meeting will be held on Monday, July 9th at 10:00am.



Art League News

by Jackie Hathaway

July 8th from 4:00pm - 6:00pm the Art League will be presenting the new summer exhibit. The participating artists are: Irene Cerdas, Nicole Bredean, Becky Stevens, Elaine Rosen and Beth Wilson. They are all accomplished artists and we look forward to seeing their pieces. The new exhibit in the Curio Cabinet will be selected pieces from the clock collection of Don Hunt. The Art League has set a date of October 14th for the Fall Exhibit and it will feature a tribute to the artist Georgia O'Keefe. If you would like to participate in this exhibit, please contact Jackie Hathaway at 941-456-3102 or jackhath1@hotmail.com.

The Art League is also looking for suggestions for future art exhibits. If you have a suggestion, we'd like to hear it! Forward those suggestions to Jackie Hathaway. We look forward to hearing your ideas! The Art League is also looking for individuals interested in showing their home art/collections in the curio cabinet. If you have something you'd like to show in the cabinet, contact Sandie Nuwaysir, Alice Dorn or Jackie Hathaway. Movie Night: July 15th - "Art of the Steal". The Art of the Steal is a documentary on the struggle to control Dr. Albert War. The documentary reveals how a private collection of paintings became the envy of the Louvre and The Metropolitan Museum.

Recurring Weekly Activities

Monday	Tuesday	Wednesday	Thursday	Friday
8:00 Water Aerobics	Water Aerobics	Water Aerobics	Water Aerobics	Water Aerobics
8:00 Bocce		Bocce		Bocce
8:45 Stretch Mat			Stretch Mat	
9:30	Water Aerobics w/Kathy			Water Aerobics w/Kathy
10:00	Tuesday Morning Club			Sociable Stitchers
10:15 Chair Stretch			Chair Stretch	
12:45 500 Bid				
1:00 Poker	Bridge	Hearts	Mexican Train	
1:00		Mahjong		
2:30 Table Tennis		Table Tennis	Table Tennis	
6:00			Poker	
6:30 Pool	Euchre	Poker (Men & Women)		

Meetings

Date	Time	Group
July 9	10:00	Social Committee
July 11	10:00 1:30	Landscape Committee Art League
July 12	10:00 2:00	ARB CRC
July 13	2:00	Board of Directors
July 16	2:00	Buildings Committee
July 28	10:00	Pool Committee

Other Events

Date	Time	Group
July 6	11:30	Dining Divas Luncheon
July 6	7:00	Texas Hold 'Em
July 8	4:00	Art League Summer Show/Reception
July 9	11:00 6:30	Book Club Bingo
July 15	7:00	Movie Night
July 20	7:00	Texas Hold 'Em
July 24	9:30	Women's Breakfast

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