

A message from your Board...

Architectural Design Review

Most community associations have a set of guidelines that spell out its design standards and review processes. These guidelines should reflect a balance between individual rights and the good of the entire association. They generally explain:

- ◆ The association's authority to review designs.
- ◆ Changes that must be approved.
- ◆ The design review process.
- ◆ The compliance process.
- ◆ Specific design considerations and practices.

The guidelines should be reviewed periodically and amended as needed because appropriate materials and styles change with time. This is what the LRF Architectural Review Board committee has been doing for the past six months. Their common duties include:

- ◆ Drafting policy guidelines and amendments, advising applicants and educating



- members about the review process.
- ◆ Processing routine applications, reviewing applications before work begins, examining property improvements and monitoring changes.
- ◆ Monitoring construction and painting for conformance to approved requests and specified conditions.
- ◆ Touring LRF periodically to verify and identify ARB violations.

The ARB has prepared a Revision 9 - 2018 to the Architectural Guidelines and Regulations and submitted to the Board of Directors their recommended revisions and changes. The Board ap-

proved those revisions and changes at the July 13, 2018 Board meeting. The booklet is posted on our LakeRidge Falls website under Governance. If someone wants a printed copy, they can make a request to our property manager, Oded Neeman at the Community Clubhouse.

Design Enforcement

Most associations use a moderate, problem-solving, results-oriented approach to find reasonable solutions to common problems and encourage members to cooperate. LRF will send a violation letter, stating the violation and request a time frame for the homeowner to respond to the situation and/or con-

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

tact the property manager. It is suggested that a homeowner inquire as soon possible to avoid misunderstanding or further remedies.

The Board has been notified there are several homeowners who have not sent their "Letters of Completion" for the Phase B mandated painting of their homes. There has been reporting of these late violations and the Board has agreed we can no longer continue with extensions of the guidelines for Phase B. If you have had your home painted, please seek the forms to complete outside the Property Manager's office or print one from the website and deliver it to the property manager by August 1st. The association will begin sending violations letters beginning in August. If you have any questions, please call Oded Neeman at the Clubhouse.

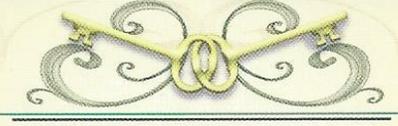
If you have not had your home painted as yet, you will want to contact your painter and create some urgency so you will be in compliance. Homeowners need to contact the association rather than to go through the violation process. Let us know what your issues are and perhaps we can suggest a solution that is reasonable and acceptable.

We are not "all about the rules". We want to co-exist in a peaceful and harmonious community!"

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



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Status of Ponds Working Group

by Chuck Tierney, Chair of Long Range Pond Working Group

In the June Forum the Ponds Working Group asked long term owners to provide copies of photos showing trees planted around the edges of our ponds so we could try to establish how much erosion we may be experiencing around the edges of our ponds.

We thank the residents who responded – Judy Bufa, Joe Moy, Chuck Wilson and especially Fuad Nuwaysir for their help. The Working Group met on July 12th and concluded that we did not see any evidence of massive erosion around the edges of the ponds where photos were provided. However, we agreed that we should attempt to measure what, if any significant erosion we may be experiencing around our pond edges.

Therefore, we will ask our lake management contractor to install permanent plastic or metal stakes at key points around several of our larger ponds so we can actually measure any evidence of erosion.

Further, to determine the value of aquatic plants in slowing pond edge erosion we would recommend installing aquatic plants near one side of such stakes to determine what effect they might have on the rate of erosion (if any).

Why this concern about pond edge erosion?

First, we need to focus on the purpose of our ponds. We may think of them as lakes, but their primary purpose is to serve as storm water retention ponds and thereby control the flow of storm water within our community. This purpose is required by several regulatory bodies, but primarily by the Southwest Florida Water Management District (known affectionately as SWIFTMUD). In fulfilling this primary purpose our interconnected system of ponds and the large reserve area surrounded by Stirling Falls Circle which then drains under Tuttle

Continued on Page 5

Avenue to the Pearce Canal seems well engineered and has well performed its purpose since our community was first developed in 2001.

A secondary purpose of the ponds is aesthetic and environmental. They enhance the appearance of the community (a benefit to us all) and provide habitat for wildlife.

At this point the focus of our Working Group is the main reason (storm water management) why we have our ponds. Thus, our first focus is on whether pond edge erosion may be a long-term issue. **If** erosion is significant we could be facing a need to dredge the lakes in the distant future and/or invest in measures to stabilize pond edges in the shorter term. There are also a very few areas where there are specific pond bank problems that we must deal with. The Working Group will be providing recommendations to our Board on how to deal with these immediate issues.

The Ponds Working Group will keep our community informed via Board Meetings and future articles in the Falls Forum. All are invited to attend our meetings that will be noticed by Oded via email and on the Bulletin Board in the Clubhouse.

Property Managers Report

by *Oded Neeman*

Capital Improvement – Most homeowner associations have assets. What are assets one may ask? Well, assets can be anything of value to any particular association such as a clubhouse, a pool, or even roads. In order to maintain these assets, the legislature and most associations' governing documents require associations to establish and fund reserve accounts. In really super simple terms and without going into legal definitions, reserve accounts are pretty much saving accounts established for a specific purpose. Because assets are of value to any given association, it is therefore not uncommon to see associations creating more reserve accounts than required by law or governing documents.

Let's use an example. Association ABC has a nice large clubhouse. The clubhouse has a shingle roof. Association ABC finds out that the estimated life expectancy of this roof is 20 years. It also discovered that the cost of replacing it would be \$100,000, of course taking inflation into consideration. The association therefore decides to create a reserve account called Roof. As one can imagine, this reserve/savings account is established to save the \$100,000 over the course of 20 years so when the time comes the association will have the funds to replace the roof.

The logic of reserve accounts is pretty straightforward. Collect the required funds over the course of several years to ease the financial burden on the residents of the community.

Over a course of a few years, some associations, however, realized that this method of collecting reserve funds is not quite fair. Here is why. These associations realized that new homeowners who are moving into their communities are enjoying the fruits of reserve accounts while not financially participating in replenishing them. Consider the following example to further emphasize this point. After 15 years of collecting \$100,000 under the Pool Reserve Account, Association DEF decides it is time to resurface the pool and buy new pool furniture. Association DEF collects bids, chooses a contractor, and executes its plan. A month after the work is completed, Mr. & Mrs. Schmoie buys into the community. This raised a concern/question among residents: why Mr. & Mrs. Schmoie are going to enjoy the new pool/furniture without contributing a dollar into this project while we paid into it for the last 15 years?

To make it just, associations amended their documents to include a "capital improvement" clause. In super simple terms, a capital improvement is a one-time fee charged to new homeowners when buying into a new community. This fee is then used to fund reserve accounts.

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How this relates to LakeRidge Falls? Good question. During the past months, the Board of Directors investigated the issue of capital improvement and its merit. Considering a significant amount of reserve funds are going to be used towards the renovation project, the Board concluded it would be only fair to ask potential/new homeowners to participate in these efforts. Consider this simple mathematical practice. LakeRidge Falls averages 23 sales a year. Assuming a \$500 capital improvement fee would be implemented, this means projected revenue of approximately \$11,500 annually or \$115,000 over the course of 10 years. In more simple terms, a significant amount of money current residents do not need to pay towards reserve funds.

Therefore, the Board voted during its last meeting to obtain an approval of the membership, i.e. LakeRidge Falls' homeowners, to amend LakeRidge Falls' governing documents. The Board is asking for your vote on initiating a capital improvement fee for new homeowners. The fee will NOT, however, be implemented on transfers between a) family trust, b) children of the owner(s), c) or between spouses.

By now, you should have received a ballot in the mail asking for your vote on the matter. Please make sure to mark your vote in one of the two appropriate boxes. In addition, please make sure to fill out the date and address and please don't forget to sign and print your name. Once complete, please make sure to mail, email, or fax the ballot back to the Association. You can always drop the ballot in Paula's or my office located in the Clubhouse.

Your Board urges a "Yes" vote on the proposal to amend the Association declaration. Please remember that this fee will NOT be implemented on transfer of ownership into a family trust or to the children of the owner(s) of the Lot or between spouses.

Your attention and participation is highly appreciated.

Parking on Driveway - Lakeridge Falls' governing documents states that some activities and/or conditions "are prohibited within the community unless expressly authorized by, and then subject

to such conditions as may be imposed by, Declarant or the Board of Directors: any activity which....creates... condition which tend, in the Board's judgment, to unreasonably disturb the peace or threaten the safety of the occupants of other Lots..." Why do we bring this issue up?

While, driving around the community it seems more and more residents are parking their vehicles on the driveway. While this condition is not necessarily a violation of the governing documents, parking a vehicle or vehicles on the driveway in a way that blocks the path of people using the sidewalk is a "condition which in the Board's judgment, unreasonably disturbs the peace and threatens the safety of the occupants of the other Lot."

Therefore, we please ask residents to kindly park their vehicles in the garage. If you are unable to fit all vehicles in the garage, please make sure to park your vehicle/s on your driveway in a way that does not interfere with pedestrians walking on the sidewalk. Thank you in advance for your cooperation and understanding on this matter.

Pruning Practices – A few years ago, the Landscape Committee developed a document called the General Pruning Plan: A Species Specific Pruning Plan per Best Management Practices. As the name may suggest, this document serves as the community guidelines for what plants to prune, when to prune them, and how to do so. After all, the Landscape Committee is the advisory body to the Board of Directors in carrying out its responsibility "to ensure a consistent community-wide standard for landscape care throughout LakeRidge Falls" (LakeRidge Falls Landscape Process).

Why do we bring this issue up? The Landscape Committee discussed this matter recently during its monthly meeting. In the meeting, the Committee questioned why some of the community ornamental trees, such as bougainvilleas, and standard trees, such as the ligustrums, are being pruned in the shape of a lollipop when LakeRidge Falls' General Pruning Plan directs to "shear to maintain shape every other

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visit." During this meeting, the Committee learned that there are two reasons for this phenomenon. First, it appears that some residents took it upon themselves to shape the trees in front of their homes. The other reason for this phenomenon is because ArtisTree's pruning crew acted based on the directions of a few residents. ArtisTree managers who attended the meeting advised that the pruning crew believed these vocal residents represented the wish of the community. Needless to say, the Landscape Committee was displeased with this explanation.

In order to solve this matter, the Landscape Committee asked that the Community enforce LakeRidge Falls Landscape Process which clearly states that: "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." In other words, they asked that enforcement measures be taken against those violating the above. In addition, the Committee directed ArtisTree to follow the General Pruning Plan even if it means ArtisTree Account Manager walks with the pruning crew to make sure they are executing the General Pruning Plan to the best of their ability. Finally, the Committee asked to publish an article in both the Weekly Report and the Falls Forum advising residents of their efforts to execute the General Pruning Plan and ask for residents' help with following LakeRidge Falls Landscape Process. We wish to thank you in advance for your attention and help on this matter.

Irrigation Station – While on vacation, I received a report that the irrigation station, which controls the entire irrigation system for the community, was out of commission. We immediately placed a service call with ProPump & Controls, Inc, formally Systematic Services, LakeRidge Falls irrigation station Maintenance Company. The tech who came later on that day determined the control screen, which operates the station, failed. Because they don't hold such expensive parts on hand, ProPump service manager, whom I spoke with also later on that day, suggested installing a used part, i.e. control screen, which they salvaged from a different job site as an intermediate solution. Knowing the significance of the irrigation

station to the landscape of the community, this solution was approved.

The following day, a ProPump tech was on site to perform the job. He installed the new/used control screen and made sure the irrigation station was working properly. Unfortunately, the replacement control screen lasted only a couple of days before it failed as well. Therefore, ProPump came once again to install a different used control screen a few days later. Although a couple more adjustments were needed following their visit, the irrigation station is said to be working without any major issues. Also, the short coming of the irrigation station didn't have any impact on the community grounds thanks to the heavy rains we experienced during this event.

Spa – Following the 4th of July, we received a report that the spa was not at the appropriate temperature. We placed a service call with Smiley Pool Service, LakeRidge Falls' pool and spa maintenance company. Upon inspection, Smiley Pool tech discovered that the breaker that controls the spa's motor tripped, most likely due to the lightning storm we had a day or so before. After turning the breaker on and working on stabilizing spa chemical levels, the tech noticed that one of the canisters which house the spa's filters was leaking. At first, he thought it was a loose filter lock ring, but soon discovered it was a crack along the 15 year old canister. Following this, Smiley Pool advised us to close the pool until the canisters were replaced. They explained, running the spa while there is a leak in a filter's canister may drain the pool.

Following this, Smiley Pool provided LakeRidge Falls with a proposal for replacing the two old canisters with a larger canister. Following an approval, Smiley Pool ordered and installed the new canister. Below are pictures of the smaller units



that were replaced and the new 200 sqft filter after it was installed. The spa is up and running without any issue.

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Gatehouse – While the lightning storms we had in the past couple of weeks took a small toll on the spa pump, i.e. tripped breaker, they didn't "mercy" the Gatehouse air conditioning unit. Mr. Tim Clark, LakeRidge Falls Guardhouse Captain, reported to us that the Gatehouse's A/C unit stopped working. Following the report, LakeRidge Falls' Heating, ventilation, and air conditioning (HVAC) company, Arctic Air Services, came on site to inspect the issue. Arctic Air's technician concluded the condenser's motor blew. The technician explained that this was most likely due to a power surge following an outage resulted by lightning. Luckily, Arctic Air Services' warehouse is just around the corner so obtaining the replacement motor, and therefore the repair, didn't take too long. Following the repair, the technician started and tested the air conditioning unit verifying it is up and running.

Radio Frequency ID (RFID) System

It is now August and therefore **all old clickers will be disconnected in the next few days**. Residents who were unable to obtain their RFID tags up to this point please note that transponder tags **installation will continue to be Mondays and Fridays between the hours of 8am to 10am during the month of August**. Snowbirds, please stop at the office upon your return and we will install the new transponder tags at that time (please remember to come from the front gate upon your return). Thank you in advance for your cooperation on this matter.

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"Wine and Fiction"

A 'New' Fiction Book Group

Our first meeting will be held on **Tuesday, August 28th** at 7:00pm in the Grand Salon. If you are interested in reading /discussing **current Fiction from the NY Times New Fiction Best Seller list**, we hope you attend. We will choose our first book, and set a date for our discussion.



Please feel free to "BYOB"-wine/soft drink as well as an appetizer to share. If you have any questions, contact Alice Dorn.

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Women's Breakfast

August 28th



Tuesday 9:30am
7246 55th Avenue East

Pool Committee

by Maggie Gat, Chair



It is the middle of July and the weather is hot! and humid, even in Maine!! I returned to an island near Boothbay Harbor in early July to spend a couple of weeks with my children, my siblings, my cousins and childhood friends. It was so hot and humid that I actually went swimming- once! The ocean water was, in fact, delightfully cool- for about a minute. In the end my face got so cold that I decided to postpone any more swimming until my return to Lakeridge Falls!. The ocean water was 65 degrees warm and I found it ideal for kayaking in the late afternoon.

. . . When I returned home I went to the pool and was welcomed by several complaints about how hot the pool water was. The pool thermostat has been set on cooling for about a month by now but still people are not happy. I was reminded of my discovery that during the middle of the day, the midday sun beams straight down on the pool in the height of summer so Mother Nature does a good job of heating the pool! Our poor cooling system chugs away making it as cool as Mother Nature will allow, but I recalled my ex-husband's frequent reminder- "Mother Nature always wins!"

My first swim after I returned was delightfully warm but I have discovered that, if I go to the pool before 10:00am in the morning, it is pleasantly cool. You might call it Mother Nature's Thermodynamics at work. Sometimes the pool is cooler than others, but warm friendships and new acquaintances abound all year.



Buildings Committee

by Lori Klein, Chair

The Buildings Committee is busy planning for the present and future, doing our best to consider the needs of everyone in the community. We usually meet on the third Thursday of the month, and if you have any concerns to be addressed please let me know.

In June, after consulting with non-committee members who had an interest, the Committee recommended a set of **Guidelines for LakeRidge Falls Library Collection** which our Board of Directors later approved. You can find the policy on the website under the Forms tab, and please note that it covers both hardback and paperback books, as well as other materials. Since then, with many thanks to Pat Gledhill for her help, our library's collection has been reviewed and reorganized. The books are now alphabetical and separated according to fiction or nonfiction, with the top shelf that most could not reach left empty. There is also a shelf with large print and audio books. A basket is available on a table to place new donations in, and coming will be a place to put materials you are returning. We hope you continue to enjoy the library collection, and appreciate new donations that meet the guidelines. Also, the Braden River branch of the Manatee County Public Library was grateful for the two bags of books we donated to them, in time for their August book sale.

We plan to keep up the library until the Clubhouse renovation, and then pack it up until we can set it up again. Currently the Committee is discussing alternative meeting spaces for use during the renovation.

aaah...**MASSAGE!**

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BOOK CLUB

LRF Book Club Selections 2018

August:

A Dictionary of Mutual Understanding - by Jackie Copleton

September:

Between the World and Me - by Ta-Nehisi Coates

October:

Panchinko - by Min Jin Lee

November:

A Piece of the World - by Christina Baker Kline

December: Select 2019 books

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.

Social Committee News

by Jane Kintz / Alice Dorn, Co-Chairs

Another fun month is in the books for the Social Committee. We began the month with the LeBarge July 4th cruise. It started off a bit wet but we ended the evening with a glorious sunset and fantastic fireworks. Once again, a huge thanks to the Flag Decorating Committee for their placement of flags around LRF to celebrate the holiday.



July Bingo was well attended with 36 residents in attendance. A big shout out to Jim DuGranrut and Barry Starkell for bringing us into the computer age with their big screen Bingo Board. The Bingo jackpots are growing, so plan on joining us on Monday, August 13th. Cards go on sale at 6:30pm.

We had a good resident turnout at our TGIF, held Friday, June 22nd. We will decide at our August 6th meeting if a TGIF will be held on Friday August 24th.

The Committee is coordinating with Ship n Shore Travel for an **October 30th trip to Solomon's Castle**. If we sell 16 tickets we qualify for a pickup at Lake Ridge Falls or, drive to the designated location off SR70. Please note the bulletin board/September Forum, for additional details.

This year's **annual Holiday Party will be held on Sunday, December 2nd**. This year we plan to enjoy the "All you can eat" Sunday Brunch at Tara Golf & Country Club prior to a 2:00pm performance of "Music Man" at the Asolo Theatre. Check out our "**SAVE THE DATE**" ad below for more details.

As always, remember to check the clubhouse bulletin board and Paula's Weekly Reminders for sign-ups and more information on what's happening around LRF.

The next Social Committee Meeting will be on **Monday, August 6th at 2:00pm.**

Please save the Date.....



* **Our 2018 Holiday event is scheduled for Sunday, December 2nd**. Join your neighbors for an ALL-YOU-CAN-EAT BUFFETT at **Tara Golf & Country Club**, just 11 minutes from LRF, (carpooling available) followed by the matinee performance of six-time Tony Award winning musical sensation **THE MUSIC MAN** at the Asolo Theatre. This exuberant musical masterpiece will be directed by Tony nominee Jeff Calhoun and stars legendary Broadway song and dance man Noah Racey. We have secured a limited number of excellent orchestra and mezzanine seats for this performance.

Tara's Sunday Brunch is considered one of the best in the area with a "Create Your Own Omelet Station", Fresh Shrimp and smoked salmon, Chef Carved Country Ham, Smoked Bacon and Country Sausage Links, Eggs Benedict, Belgian Waffles, Fresh Seasonal Fruit, Chef Prepared Salads, Bourbon Pecan

Bread Pudding, Chicken, Sautéed Fresh Vegetables, Assorted desserts including soft-serve ice cream with assorted toppings, fresh brewed coffee, tea, and so much more, including your choice of a Mimosa, Bloody Mary or Champagne.

More information will be available in the September Falls Forum and tickets will go on sale starting October 1st. We hope you will join us for a fun-filled day.

The LRF Social Committee

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					
9:30		Water Aerobics w/Kathy			Water Aerobics w/Kathy
10:00		Tuesday Morning Club			Sociable Stitchers
10:15					
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		Poker (Men & Women)		

Meetings

Date	Time	Group
August 6	2:00	Social Committee
August 8	10:00	Landscape Committee
August 9	10:00	ARB
August 10	2:00	Board of Directors
August 15	10:00	Pool Committee
August 20	2:00	Buildings Committee

Other Events

Date	Time	Group
August 3	11:30	Dining Divas Luncheon
August 3	7:00	Texas Hold 'Em
August 13	11:00 6:30	Book Club Bingo
August 17	7:00	Texas Hold 'Em
August 24	5:00	TGIF
August 27	9:30	Women's Breakfast
August 28	7:00	NEW Fiction/Wine Group

Proposed Clubhouse Color Palette



Proposed Clubhouse Color Palette:

Like

Dislike

We invite your comments on the OVERALL color palette:



Name:

Address:

Display board is located in Clubhouse Lobby if you want to take a closer look. Please drop comment cards in Paula's mailbox located on the wall outside her office or email comments to paula@lakeridgefalls.org. The Design Group will tabulate all results and report back to the Board and the community.

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NO CLASSES IN AUGUST

Next date is Thursday, January 11th. A \$1.00/class donation will go to charity and for balls and other equipment used in class.

BOCCE

M-W-F at 8:00am

Dining Diva's Luncheon

AUGUST 3rd

Art League News

by Jackie Hathaway



Tick Tock - Check out the new Curio Cabinet display in the Clubhouse.



Stop by the clubhouse to see these works of art and many more created by our resident artists.



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