

ODED'S WEEKLY REPORT

07-11-2025

BIG BIN ADVANTAGE – If you have not heard it by now, please note that Manatee County is going to initiate a new garbage, recycling, and yard waste program. In short, Manatee County's residents, which includes all of LakeRidge Falls' residents, will receive a free 96-gallon gray garbage bin. Based on Manatee County's website, "these larger receptacles are designed to accommodate increased waste volumes, reduce litter, and support the County waste haulers as they transition to more efficient, automated collection systems."



As we know, garbage, recycling, and yard waste collections are scheduled on separate days, i.e., Monday, Wednesday, and Thursday. The new program, however, is designed to streamline these services by coordinating all pickups on the same day, thereby minimizing truck traffic and reducing road wear. Therefore, LakeRidge Falls residents should expect to receive the new 96-gallon bins in the coming weeks. While it is yet unknown when the program will be implemented in LakeRidge Falls, Manatee County's website does advise that this new program is likely to be fully implemented by early October of this year. Therefore, the new weekly collection schedule effective October 6, 2025, for garbage, yard waste, and recycling will all be collected once per week on TUESDAY. Each material type will be picked up separately, but all collections will occur on your designated collection day.

For more information about this new initiative, please visit mymanatee.org/BigBin.

NORTHERN FENCE – Back in November of last year, we reported about the area behind the berm and the chain link fence located along this northern section of the Association. Really quick reminder for those who may not recall. It is very noticeable that LakeRidge Falls is enclosed with concrete walls along its east, west, and south boundaries. However, not many know that along its north front, there is a chain link fence that separates it from other communities and properties.



As can be seen in the map, the reason why the chain link fence is not noticeable is rooted in the fact that it is "hidden" by a preserved area and a berm. The preserve area, marked with orange

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lines, covers the section from Lockwood Ridge Rd to about the area where the emergency path is. From there to Tuttle Ave, there is a berm, marked with light blue lines, that "blocks" the view of the fence of the homes along the north part of Mackay Falls Terrace and Stirling Falls Cir.

Also, as reported, Hurricane Milton damaged most of the Association's grounds, which led to a large cleaning out project resulting in the hauling away of over 250 tons of landscape debris. During these cleaning out efforts along the easement behind the berm, it was discovered that some trees and branches that fell along this area damaged a handful of sections of the chain link. As one can only imagine, hiring a fence company at time for a reasonable price was a mission impossible. This task was so hard to accomplish that it took the Association six months to locate a vendor and then two additional months to be placed on the schedule.

Nevertheless, last week, USA Fence was on site to perform the repair work. It took a few days, but on Monday they completed the project. As we say, a picture is worth a thousand words, so please allow the before and after pictures to tell the entire story.



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PARKING ON THE STREETS – Recent complaints by residents made it apparent that a note should be sent to the community regarding parking on the Association's narrow roads.

Please understand that LakeRidge Falls' governing documents, Initial Restrictions and Rules, Paragraph 2, Restricted Activities, (a), prohibits within the community the ***“[p]arking of any vehicles on private streets or thoroughfares; and parking of commercial vehicles or equipment, mobile homes, campers, and similar recreational vehicles, golf carts, boats, and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages; however, construction, service, and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Area.”***

With the safety of all in mind, we kindly ask you and/or your invitees to park all vehicle/s in your driveway in a way that does not block pedestrians from safely using the sidewalks, or in the clubhouse parking lot according to the parking lot policy. Please help us keep LakeRidge Falls a safe place to live in by following this simple direction as it will greatly assist us in eliminating potential hazardous and safety incidents. Thank you in advance for your cooperation and understanding on the matter.

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager