

# ODED'S WEEKLY REPORT

## 07-25-2025

**VACATION** – Please note that I will be out of the office for two weeks' vacation starting Monday, July 28<sup>th</sup>, 2025, and will return to work on Monday, August 11<sup>th</sup>, 2025. During the time I will be away, your Board of Directors will be available to address any concerns or needs you might have.

**IMPORTANT SECURITY NOTICE** – Unfortunately, this is yet unpleasant reminder how crime may effect the LakeRidge Falls family. To avoid any rumors and/or increase unfounded concerns, here is what unfolded on Sunday of this week in the driest and factual manner.

- At around 6:36 am, the Gatehouse reported that a Sheriff Deputy entered the community at around 5:37 am.
- At around 6:38 am, a resident of the community arrived to the Gatehouse in person to report a suspicious person who perceives to be a homeless walking on Stirling Falls Circle.
- At around 6:42 am, a vehicle that is believed to belong to a resident of Stirling Falls Circle was captured on the security cameras leaving the community from the front gate.
- At around 8:24 am, the Gatehouse received a call from a resident of Stirling Falls Circle stating that a vehicle had been stolen from the driveway.
- On Monday morning, it was reported by a resident that someone apparently spent the night between Saturday and Sunday in the lanai, leaving a patio lounge cushion behind.

Both the Board of Directors and the Security Committee urge all members and residents to follow the Manatee County Sheriff's Office's recommendations when observing suspicious activity:

- **For Emergencies In Progress: Call 911**
- **To Report A Crime, Non-Emergency Call 941-747-3011**

While it is one hundred percent understandable that the first instinct is to do so, please, and again, please, do NOT report suspicious activity to this office or the gatehouse. This is for two main reasons.

The first, information. As one can reasonably assume, an emergency dispatcher is not going to dispatch a deputy before obtaining some information from the caller. It is not uncommon for an emergency dispatcher to ask several questions, such as for the location of the incident, the account of the incident itself, the description of the suspicious people/vehicles involved, the details of the clothing the suspicious people are wearing, the presence of a weapon, etc. This information is essential to assist an emergency dispatcher in directing and preparing a deputy to be dispatched to the scene.

Second-hand reporting, therefore, more often than not, results in critical information becoming diluted, misunderstood, or lost altogether. Similar to the Telephone Game, when information is being relayed through intermediaries, essential details—like timelines, physical descriptions, or specific actions—may

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be altered or omitted. For example, an emergency dispatcher may ask for the clothing the suspicious person is wearing to assist the deputy in locating this person. What if this information were not provided to the gatehouse or office? What if the gatehouse reported the person was wearing a blue t-shirt while the resident advised it was green? Can you see the problem with second-hand reporting?

The second, time. Time is of the essence is not just a legal phrase used in a legal contract between two or more parties. At times, it is the main component in preventing a crime. Therefore, delays in communicating directly with law enforcement due to second-hand reporting may affect law enforcement's response time and effectiveness. It can't be stressed enough that firsthand information given by a person who is a witness to a suspicious activity allows law enforcement to act promptly, increasing the chance of recovering property, apprehending suspects, and safeguarding the community.

Furthermore, your Board of Directors and Security Committee urge you to be proactive in ensuring your home and vehicles are secured. While LakeRidge Falls is a gated community, it should not create a false sense of security that crime cannot occur. Therefore, all members and residents should take the following simple, but essential, steps to secure their homes and vehicles:

- Make sure to lock all the doors and windows in the house.
  - If possible, consider installing a second locking mechanism for your windows and doors, such as an extra lock, pan head top screws, and/or bracing devices.
- Never leave your home and/or car unlocked.
- Never leave your keys or valuables in your car.
- Never leave the garage door open without a reason.
- Turn your house and car alarm systems on.
- Install smart security cameras around the house, but remember that an Architectural Review Board (ARB) approval is required beforehand.
- Place security yard signs such as "Warning – Security Cameras in Use" and/or "This House Protected by Electronic Alarm System" even if you don't have security alarm and/or camera systems.

Following the two simple steps above will help keep LakeRidge Falls a safer place to live. Thank you in advance for your attention and understanding on this matter.

**NO BOARD MEETING IN AUGUST** – This is a short announcement to inform all that the Board of Directors has decided not to meet in August. The Board wishes to advise, however, that the September meeting will take place as scheduled, i.e., September 12<sup>th</sup>, 2025, at 2:00 PM.



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**CLUBHOUSE MAINTENANCE** – Following the installation of the new path lights along the sidewalk located near the bocce courts, a couple of new maintenance tasks were initiated. First, we replaced three out of the four flood light fixtures located on the Annex Building and one out of the four located on the Clubhouse. Unlike the old fixtures, these waterproof fixtures come with 60W LED, i.e., no bulbs are required, and a dusk-to-dawn photocell built in. As such, they should be more durable and accumulate less debris from pests. We will monitor the new fixtures' efficiency in the next few weeks. Once determined that they meet the Association's needs, the remaining 4 fixtures will be replaced.



The second task that took place recently was sidewalk cleaning around the clubhouse and pool. Mr. Tamas Pataki, who needs no further introductions, cleaned all the sidewalks around the Association's amenities. As we always say, a picture is worth a thousand words.

Speaking of pictures, it would be hard to miss the orange neon strips on the sidewalks. For those who may not be aware, LakeRidge Falls' Roads & Grounds (R&G) Committee surveys the Association's 5 miles of sidewalks each year as part of a preventive maintenance program. Once their task is concluded, we submit their findings to a local concrete company, which evaluates and thereafter presents a professional opinion on what work should take place. As you may have guessed, the marked areas with neon orange/pink spray are areas that were identified as ones that required



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attention. However, unlike previous years, this time around repairs will be done based on sections, starting with the Amenity Center and LakeRidge Blvd. Once the work on a section is concluded, a new section will be marked and addressed. With this in mind, please note that Mr. Ron LaCivita, a local concrete vendor, is scheduled to be on-site in the next couple of weeks to work on the identified areas. Until then, please make sure to exercise caution when walking along these marked sidewalk sections. Thank you in advance for your cooperation and understanding in this matter.

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager