

ODED'S WEEKLY REPORT

08-15-2025

IMPORTANT NOTICE - REPAVING– This is to inform all residents that between Monday, August 18th, and Wednesday, August 20th, the clubhouse parking lot and the pool north entrance will be closed. Here is why.

During its July meeting, the Board of Directors approved a proposal by Asphalt Maintenance, a local asphalt maintenance company, as the name suggests, to repave the clubhouse's deteriorated parking lot. Asphalt Maintenance has advised that they are scheduled to mill the parking lot on Monday (please see marked areas in yellow), repave it on Tuesday, and mark the parking spaces and install new rubber parking stops instead of the old concrete ones on Wednesday.

Asphalt Maintenance will strive to keep the brick paver roads, i.e., marked in red, accessible for necessary drop-offs. However, residents are encouraged not to arrive by car as parking will not be available during this time period. Therefore, please consider alternate arrangements when visiting the clubhouse/pool during the repaving project. **Above all, all residents are urged to exercise extra care and caution during the time this project takes place.** While this project may cause temporary inconvenience, one thing is for sure. It will improve the visiting experience for those who use and/or visit the Association's amenities and boost the appearance of the Association's main focal point.

While on site, Asphalt Maintenance will also tackle the small degrading section located at the corner of Tuttle Ave and LakeRidge Blvd. It was advised to the Association that traffic interruptions will be kept to a minimum during the time this section is being repaired. Nevertheless, it will be a good idea for residents to attempt and avoid using this access point.

With this in mind, we wish to apologize to all residents for the temporary inconvenience and thank you at the same time for your cooperation and understanding during this project.



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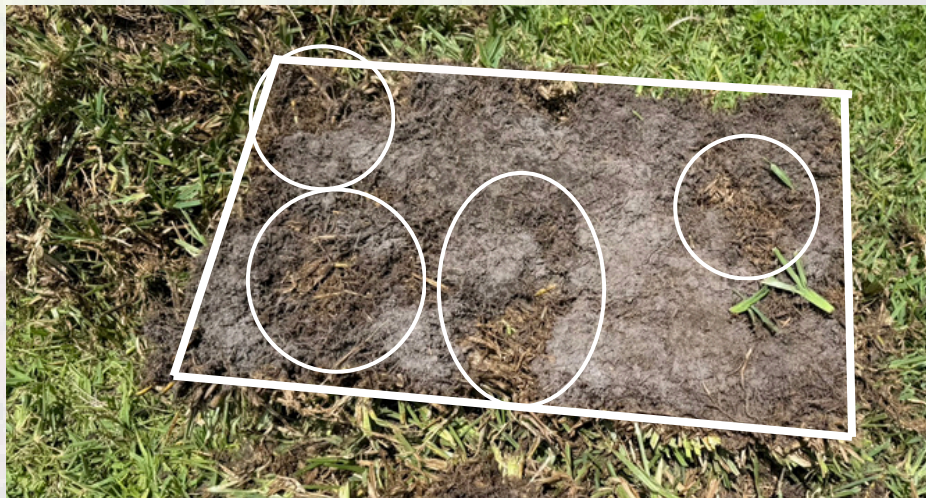
PRUNNING & SOD – Unfortunately, BrightView Landscape, the Association's landscape service company, has fallen behind the pruning schedule. While there were a couple of reasons that led to this delay, the bottom line is that the Board of Directors and the Landscape Committee demanded that BrightView Landscape make sure to bring the Association's landscape appearance up to par. And indeed, BrightView Landscape has sent three pruning crews today and will continue to do so, i.e., send more crews on Fridays, until they are caught up with the schedule.

On a related matter, it is very apparent that in some areas the grass has died or is dying. While sod that is dying due to pests, such as chinch bugs, and/or diseases, such as fungus, is not an uncommon phenomenon, two factors have contributed to the increased number of impacted areas in the community. The first, proactiveness. While BrightView Landscape's Integrated Pest Management team inspects the community weekly, the bottom line is that they failed to be proactive in locating and/or acting fast enough to address areas impacted by chinch bugs and/or fungus. The second, poor quality of grass. When dead grass was replaced with new one, the new sod didn't last for more than a couple of days. Looking into this matter, it soon became very noticeable that the new pieces of sod came with little soil underneath them.

As was explained to us, recent rains led some sod farms to cut their pieces of sod they harvest thinner to avoid the extra weight the water from the rains adds to the pallets they are selling. As a result, sod that is lying on pallets for too long and/or being moved by hand or wheelbarrow from one location to another tends to lose the soil underneath it, as can be seen in the pictures below. As one can reasonably conclude, sod needs good contact with the soil beneath it to encourage proper rooting. When soil is lost during the installation process and no proper preparation work is performed, i.e., cultivate the area or place new soil, then the chances of the new grass to survive are slim.

As with the pruning matter, the Board of Directors and the Landscape Committee requested that BrightView Landscape assume responsibility over the matter. And indeed, BrightView Landscape graciously agreed to replace the sod in all the impacted areas at no cost to the Association. In the next couple of weeks, BrightView Landscape will walk around the community, measure all the identified impacted areas, and thereafter contract directly with a sod farm to replace the dead or dying sod. As one can assume, it may take up to a month for this work to be completed, but rest assured that all areas where the sod died or is dying will be addressed.

As before, we wish to thank all for their understanding and patience on these two subject matters.



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ARCHITECTURAL GUIDELINES – ROOFS – During yesterday's Architectural Review Board (ARB) meeting, an issue was brought up by a member of the Association regarding the criteria for determining when a common roof, i.e., of a paired villa or a multiplex building, needs to be replaced. To avoid confusion and to better inform the members of this Association, the ARB asked that we expand on this matter.

With the assistance of its legal counsel, the Board of Directors and the ARB established three criteria for determining when a common roof of an attached dwelling must be replaced in its entirety. Note, this notion applies only to those who share a common roof.

In simple and non-legal language:

1) ***Architectural integrity and aesthetic principles*** – when the Association or the members who share a roof agree the roof needs to be replaced because it is unsightly, for example, then all roofmates should come together and apply to the ARB to replace the roof.

Or

2) ***Insurance*** – when one or more roofmates present written evidence of failure to obtain an owner's insurance policy per Article 6.2, Owner's Insurance Casualty Losses, due to the age and/or condition of the roof, then roofmates should come together to replace the roof. If one or more roofmates refuse to take action on the matter, then the Association will be forced to initiate enforcement measures against these members.

Or

3) ***Roof Certification*** – when one or more roofmates present written documentation by a Certified Roofing Contractor and a Licensed and Certified Structural Engineer that the roof should be replaced, then roofmates should come together to replace the roof. If one or more roofmates refuse to take action on the matter, then the Association will be forced to initiate enforcement measures against these members.

It is important to add that roofmates who agree to replace a shared roof are not required to submit any insurance or professional documentation.

We hope you find this information useful and that it brings clarity to the process. Should you have any questions or need further guidance, please do not hesitate to reach out to this office or any member of the ARB.

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager