

FALLS FORUM

4200 Lakeridge Boulevard Sarasota, FL 34243

www.lakeridgefalls.org



A Message from Your Board...Thinking Ahead, Working Together

Rod Hayden, President

Fall is finally here. It means shorter days, cooler mornings and time when traditions and gatherings bring people together. It is a season of change and reflection when communities look ahead and make sure they are ready for the months to come.

Your Board has been working closely with the Budget Committee on the proposed 2026 budget. While it is not yet finalized, they have already made excellent progress. With several former Board Treasurers and Presidents lending their experience, the committee's goal is to collect only what is necessary to operate the community and to responsibly plan for repair and replacement of our assets. We are in good hands, and I thank the hard-working members for their thoughtful efforts.

It may feel early, but the next Board of Directors election season will arrive quickly. Serving on the Board is both a responsibility and a privilege — it's the way our community ensures that decisions are guided by neighbors who care deeply about Lakeridge Falls. I encourage anyone interested to consider stepping forward. New voices and perspectives keep our community strong.

The Board recently approved the purchase of ninety-six new American flags. They will be in place for Veterans Day this November and will proudly fly as we celebrate the nation's 250th anniversary in July 2026. They represent service, sacrifice and the enduring values that connect us all.

As autumn begins, we reflect on how important community truly is. At Lakeridge Falls, our shared efforts and cooperation give us every reason to look ahead with confidence and optimism.



Association Info



COMMITTEES

Architectural Review Board (ARB)
Mrs. Dianne Pezzimenti, Board Liaison
Chairperson - Mrs. Mary Cochran
Meetings: Second Thursday of the month at 10:00am

Budget Committee

Mrs. Dianne Pezzimenti, Board Liaison Chairperson -TBD Meetings: TBD

Buildings Committee

Ms. Dorie Parsons, Board Liaison Chairperson -Mr. Joe Zlatic Meetings: Third Wednesday of each month at 10:30am

Community Relations Committee (CRC)

Ms. Dorie Parsons, Board Liaison

Chairpersons - Mrs. Sue Selvidio-Stanley & Mrs. Jolene Ruffo

Meetings: Third Friday of each month at 10:30 am

Landscape Committee

Mrs. Dianne Pezzimenti, Board Liaison Chairperson - Mrs. Linda Cowett Meetings: First Tuesday of each month at 10 am

Pool Committee

Ms. Dorie Parsons, Board Liaison Chairpersons - Mrs. Fern Rouleau & Mrs. Linda Lorenz Meetings: Fourth Wednesday of each month at 10:00 am

Roads & Grounds (R&G) Committee

Mr. David Danilowitz, Board Liaison

Chairperson - TBD

Meetings: Third Friday of each month at 1:00 pm

Security Committee

Mr. David Danilowitz, Board Liaison Chairperson - Mr. Guenter Lorenz & Dan Meintel Meetings: Third Tuesday of each month at 10:00 am

Hurricane Preparedness Group

Mrs. Dianne Pezzimenti, Board Liaison Chairperson -TBD Meetings: as needed

Social Committee

Mrs. Fern Rouleau & Ms. Leigh Salby, CoChairpersons Meetings: First Monday of the month at 10:00 am

Art League

Mrs. Alice Dorn & Mrs. Becky Stevens, Co-Presidents Meetings: Second Monday of the month at 1:30 pm

BOARD OF DIRECTORS

President, Rod Hayden, President@lakeridgefalls.org Vice President, David Danilowitz, VicePresident@lakeridgefalls.org Treasurer, Diane Pezzimenti, Treasurer@lakeridgefalls.org Secretary, Dorie Parsons, Secretary@lakeridgefalls.org

OFFICE

Community Manager: Oded Neeman

Phone: 360-1046 Line #101

Email: PropertyManager@LakeRidgeFalls.org After hours Emergency Only: 941-444-7090

GATEHOUSE

Captain: Peter Palladino

Phone: 941-355-1328

Email: Security@LakeRidgeFalls.Org

Edward Jones

Member SIPC

Cold shoulder from your broker? Give us a call.



John E Hornberger, CFP®, AAMS™, CKA® Financial Advisor 5942 34th St West Suite 111 Bradenton, FL 34210 941-727-4882

MKT-58940-A AECSPAD

edwardjones.com

ART LEAGUE NEWS



LakeRidge Falls Art League

The Art League is back from summer break and preparing for our October Exhibits, Reception and Art Classes. Sunday October 19, 4-6 PM Reception and new exhibitions. Members main show theme is SKY. The Challenge Project is BIRDS. Featured Artist is Becky Stevens. The Curio Cabinet display is a selection from Irene Cerdas' Hummel collection. Monday October 20th begins a four session series of WaterColor classes taught by Marie Garafano. Classes are open to beginners as well as those with some art experience. You can read more about Marie Garafano on the Island Gallery website. A sign up sheet for classes is on the bulletin board. Supply list will be available when you sign up. The Art League is open to all LRF residents. You can visit us at our monthly meetings the second Monday of the month at 1:30 PM. Becky Stevens, Art League President





WOMEN'S BREAKFAST & DINING DIVAS





Please Join us! We are having Breakfasts and Lunches at different places each month during the entire year. Our dates are the 3rd Tuesday of the month for Breakfasts and Lunches at the 1st Friday of the month. Come meet your neighbor, bring a fellow neighbor, chat with old friends and make new friends. Please sign up on the clubhouse bulletin board. If you have a favorite place for lunch or breakfast please call us at 941-360-1457 or email to irenebill1978@verizon.net







DINING DIVAS



OCT 3 @ 11:30AM 2901 N TAMIAMI TRL SARASOTA, FL 34234

BREAKFAST

BOB EVANS

5903 BROOKHILL BLVD SARASOTA, FL 34232

OCT 21 AT 9:30AM

COMMUNITY MANAGER REPORT - ODED NEEMAN

<u>BIG BIN ADVANTAGE</u> – Please note that the new Manatee County weekly collection schedule, effective October 6, for *garbage*, *yard waste*, and *recycling* will all be **TUESDAY**. While the collection will be conducted separately, ALL collections, i.e., garbage, yard waste, and recycling, will occur on Tuesday.

For this reason, Manatee County provided all residents with a new 96-gallon bin to be used for garbage. Now, the vest majority of residents would not produce enough waste to support the usage of a 96-gallon bin. Thanks to information provided to us by Ms. Jo Mooy, a long-time member of the community, residents may order a smaller bin from Manatee County by phone, 941-748-4501, by logging into their Manatee County Utilities Dept. account, mymanatee.org/css, or by visiting mymanatee.org/BigBin. Unfortunately, such smaller bins would not be available before **January 2**, **2026**.

Until then, all residents <u>MUST</u> use the new 96-gallon bin. Please note, Manatee County will <u>NOT</u> pick up garbage for those who would use containers and most definitely will not collect garbage bags that are left on the curb. Your attention and assistance on this important matter is highly appreciated.

<u>CONSENT TO RECEIVE ELECTRONIC NOTICES</u> – During its last meeting, the Board of Directors authorized the method of electronically transmitting all official notices of the Association to its members. Here is why.

As we all know, and may even feel firsthand, postage costs have consistently increased in the past few years. Here is a simple example of this inflated reality. In 2019, the cost of a first-class stamp for a 1-ounce letter, i.e., the regular stamp most people use to mail a common-sized envelope, was 55 cents. In 2025, the cost is 78 cents, which is an unimaginable increase of about 42% in just six years. While 23 cents may not sound like a big issue, especially for those who rely more on electronic means of communication, a 42% increase in cost can be a totally different story for organizations, such as LakeRidge Falls Community Association Inc.

Please allow us to use yet another example to emphasize why this is the case. Let's say Community ABC paid in 2019 \$1,000 to mail its members the approved budget for that year. This means that in 2025, all things remaining the same, Community ABC would pay \$1,420 for the same mailing. Now, multiply it by the amount of mailing any given Association in Florida is required to perform, i.e., notice of annual membership meeting, election, amendments, etc., and take into consideration ongoing increases in printing and labor costs, and one may see how these constantly inflated costs are felt in your quarterly dues.

Therefore, the Board of Directors and the Budget Committee were looking into ways to save some of the costs associated with the Association's requirement to deliver notices to its members. And indeed, Section 2.6 of the By-Laws of LakeRidge Falls and Section 720.303(1)(g) of Florida Statutes, authorize an Association to electronically transmit all official notices, to the extent allowed by Florida Statutes, to a homeowner as long as the homeowner consents, in writing, to receive such notices by electronic transmission, i.e., emails.

Therefore, it would be highly beneficial for members to consent to receive notices by email, as it would significantly reduce expenses, i.e., thousands of dollars, related to printing, paper, and postage. By transitioning to electronic communications, the Association can allocate more resources toward community improvements and essential services, rather than administrative costs. Additionally, email delivery ensures the timely receipt of important updates and minimizes the risk of lost or delayed correspondence, helping everyone stay informed more efficiently. For this reason, we encourage all members to consent to receive official notices by the Association by filling out, signing, and thereafter sending back the form on the next page, i.e. #6.



Consent to receive

ELECTRONIC NOTICES

Full Name :	E-Mail :		
Full Name :	E-Mail :		
11-			
LakeRidge Falls Address :			
I hereby provide my consent to receive all notices, documents, and other communications from the LakeRidge Falls Community Association, Inc. electronically, at the email address(es) provided above. This Consent to Receive Association Notices by Electronic Transmission (the "Consent") serves as the Parcel Owner's affirmative agreement to receive all notices required or permitted under Section 2.6 of the By-Laws of LakeRidge Falls Community Association, Inc. ("Association") and Section 720.303(1)(g) of the Florida Statutes, as amended or renumbered from time to time, via electronic transmission from LakeRidge Falls Community Association, Inc. ("Association"). For the purposes of this Consent, "electronic transmission" refers to electronic mail (e-mail). The undersigned, as a Parcel Owner, knowingly and voluntarily consents to receive such notices from the Association through electronic transmission at the e-mail address(es) provided in this Consent. The undersigned acknowledges and agrees that this Consent shall remain effective and binding, and that the Association may rely upon it, until the undersigned submits a written revocation of this Consent to the Association and/or its designated representative.			
Out and the second	Alexander and a second		2571.5
Print Name :	Signature :		Date :
Print Name :	Signature :		Date :

Office: 4200 LakeRidge Boulevard, Sarasota FL 34243
Phone: 941-360-1046 Email: PropertyManager@LakeRidgeFalls.Org

ARB GUIDELINES/PAINTING – A few months ago, we reported that the Board of Directors accepted a recommendation by the Architectural Review Board (ARB) to amend the appendices to Article 18, Painting, Assigned Schedule, and LakeRidge Falls Exterior Painting Specifications. Just in case you may have overlooked or simply missed it, please take a moment and read the approved revisions to the Assigned Schedule and Exterior Painting Specifications, which can be found in the Architectural Guidelines posted on the Association's website and portal.

In addition, we have reported that the ARB also worked for a few months with a Sherwin-Williams Design Color Specialist, who has close to 30 years of experience in the field, on establishing a variety of potential new and fresh color schemes. The goal of the ARB was mainly to modernize the community while preserving its architectural integrity, harmonious design, and aesthetic principles. We are more than happy to share that after many months in the making, a workshop that offered members the opportunity to explore the new proposed colors and/or provide their feedback, the Board of Directors is prepare to make a final decision on this subject matter during its October meeting. As always, we encourage all to attend the Association meetings in person or via Zoom.

ROOF TILE COLORS– On a related matter, several members recently reported that some of the approved roof tile colors that are manufactured by Eagle Roofing are no longer available. In an attempt to assist their fellow neighbors, a couple of the Architectural Review Board (ARB) members and the ARB Board liaison recently visited a roof tile manufacturer located in Arcadia, FL, by the name of Crown Roof Tiles.

The goal of the visit was to provide members with more options, i.e., manufacturers and colors. And indeed, the members reported that it was a very successful visit, which yielded useful information. For this reason, the ARB asked to share it with all members. First and foremost, based on the Crown Roof Tiles' account, tiles are made to order and are typically available within a couple of weeks from the date of the order. Furthermore, Crown Roof Tiles provided the Association members with four colors to choose from:

- Tuscany Profile, **SAND DOLLAR**, which is a similar color to the Boca Cream by Eagle Roofing
- Tuscany Profile, SEQUOIA, which is a similar color to the Sandy Bay by Eagle Roofing
- Tuscany Profile, **MISSION TERRACOTTA RANGE**, which is a similar color to the Terracambra Range by Eagle Roofing, and
- Tuscany Profile, **BURNT TERRACOTTA**, which is a new color that fits into the array of colors used in the community.

For those who wish to examine the newly proposed tiles, please feel free to stop in our offices to see the samples of the the four tiles mentioned above were provided to the members of the ARB to share with the community.

Please note that the Association is not endorsing or promoting Crown Roof Tiles. This information is provided to members to better assist them in their roof replacement projects. As such, please remember that the Architectural Guidelines state that the tile color should be "as close as possible to the current color" and that "in submitting the color choice, owners are required to submit a sample of the proposed tile." Therefore, you are not obligated to use Crown Roof Tiles and may rather use whoever you believe would best serve your wants and needs. We hope you find this information beneficial.

<u>IRRIGATION</u> – Last month, we noted an issue with the irrigation station that, well, irrigates the community's grounds. It was recently discovered that the groundwater well pump, which is located west of Reynolds Falls Ct, was continuously filling the irrigation pond, i.e., Pond #10, which is located near the Clubhouse parking lot. Before we continue, however, it would be best to give a general and simple overview of how the Association irrigation station is working.

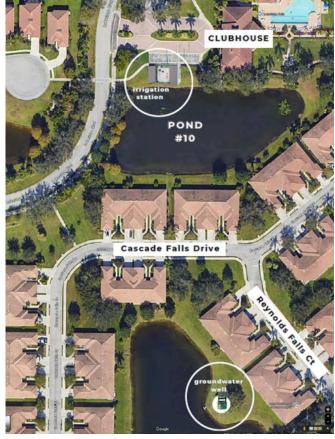
The community grounds are irrigated by an irrigation station located near the Clubhouse parking lot. If you ever wonder, this is the large stainless steel box with the two large black tower-looking filters next to it. Under the station, there is a well. When the grounds are watered, the station pulls water from the well located underneath it. As the water levels in the well go down, the pond next to the irrigation station, i.e., Pond #10, fills it with water. This is done based on simple physics. The water from the pond flows to a lower point, the well, because of the fundamental force of gravity. Enough with physics, now let's move to machines.

As one can assume, irrigating so many acres requires the use of thousands and thousands of gallons of water. That means that to support this demand, Pond #10 needs to be filled regularly to prevent it from drying. Therefore, a well was dug to reach groundwater behind the two rows of houses on Reynolds Falls Ct for this purpose. When the water level at Pond #10 reaches a certain point, the irrigation station would send a signal to a pump located above the groundwater well to fill it. Simple, right?! Now, let's go back to our story.

As advised above, the irrigation station stopped communicating with the groundwater well pump, which resulted in the well filling the pond nonstop. Once discovered, the well pump was turned off,

and Water Equipment Technologies of Southwest Florida (WET), the Association's irrigation station maintenance company, was contacted. After a thorough inspection, the WET technician concluded that the electric wire that sends the signal from the irrigation station to the groundwater well pump to open and close is damaged at some point along the way. While a wire tracer, i.e., a device designed to locate a damaged section of a wire buried underground, could have been used to address this issue, the problem was that the wire that runs from the irrigation station to the groundwater well pump, about half to a mile long, and in some areas buried under roads, sidewalks, and trees. As one can assume, the task of locating and thereafter repairing the damaged section can take between a few hours to weeks.

Knowing we had to keep the groundwater well pump off until such time, a decision was made by the Board of Directors to act sooner rather than later. Therefore, the Board of Directors accepted a recommendation by WET to install a mechanical timer on the well pump. This way, the groundwater well will fill Pond #10 based on specific time frames, i.e., a couple of hours each time, which are



based on the water quantities allocated to the Association by the Southwest Florida Water Management District (SWFWMD). This will allow the Association to continue and irrigate its grounds while gaining valuable time to locate the area where the wire between the irrigation station and the well pump was damaged and repair it. A \$250 solution that saved valuable water while avoiding thousands of dollars in landscape damage.

LANDSCAPE – On a related matter, the heavy rains we experienced last month made mowing a mission impossible during one of the week. You see, the wet conditions have made the grounds unsuitable for mowing, and postponing was aimed at protecting the landscape. While there are many reasons why it is never a good idea to mow after heavy rains, here are just a couple. First, ruts. From past experiences, the weight of the mowing equipment more often than not creates ruts in soggy areas and uneven grounds in others The second, fungus. Currently, several areas in the community

suffer from fungal disease. As a result, the grass is struggling or has simply died. While BrightView Landscape is making sure to treat such areas with fungicide and to replace sections of dead grass, the goal was to avoid fungal spores spread by the mowers. Then there are reasons such as splashed mud from lawn edgers, clumps of wet grass, etc., but the idea was made clear, hopefully, that there was much more to lose than to gain if mowing had taken place this week

Now, it should be noted that BrightView Landscape did utilize its crews on that week for the benefit of the Association. Thanks to Mr. Philippe Guislain, BrightView Landscape Account Manager, the crews cleaned the entire area outside the south wall of the community. Please see the area marked in yellow on the map. After tirelessly working on this large section all day, the crews removed six truckloads of garbage, not before ensuring the entire segment was mowed and pruned. We will let the three pictures below the do the rest of the work.









<u>WILDLIFE SIGHTING</u> – With the above in mind, it is therefore should not come as a surprise why not only human enjoys the grounds of LakeRidge Falls, You see, last month we received a few reports of two wildlife sights, bobcats and coyotes. As we do on a regular basis, this will be a great opportunity to remind all about the notion of living with these wildlife.

The Florida Fish and Wildlife Conservation Commission (FWC) advises that these **BOBCATS** are most likely in the community hunting for their favorite food sources, which are wild rabbits. The FWC suggests that once a bobcat is spotted, attempt to scare it away by yelling or making loud noises.







This way, bobcats would feel less comfortable near humans. Otherwise, bobcats may adapt and become more comfortable around humans. Additionally, the FWC cautions residents to ensure that their pets and/or pet food are not left outside in the lanai unattended. We urge all residents to take a moment and read FWC's "Living with Bobcats" pamphlet, which is posted on the Association website and on the following web page: https://myfwc.com/media/1662/living-with-bobcats-flyer.pdf

Regarding **COYOTES**, the FWC advises that "[c]oyotes are not large animals and rarely pose a threat to people, especially adults. They can be curious but are also timid and generally run away if challenged. If a coyote approaches too closely, there are methods you can use to deter and frighten it away. Hazing the animal by making loud noises and acting aggressively will typically cause a coyote to leave an area, but you may need to increase and continue hazing efforts until the coyote is effectively deterred and leaves the area for good."

As before, we encourage all to visit the Florida Fish and Wildlife Conservation Commission's website to read more about coyotes in Florida. You can also gain access to the website by using this web address: https://myfwc.com/conservation/you-conserve/wildlife/coyotes/

As always, we encourage all members and residents to visit the Florida Fish and Wildlife Conservation Commission's website to read more about bobcats and coyotes in Florida. Thank you in advance for your attention and consideration regarding this important matter.

SHARED RESPONSIBILITY – Recently, we received a couple of reports regarding residents who failed to follow the rules governing the usage of the Club Room, where the billiards tables, library, and computer stations are located. More specifically, we are speaking about cleaning after and/or using the appropriate attire while using the room. You see, the strength of this community not only rests in its beautiful landscape and well-maintained amenities, but on the shared respect its residents hold for one another and their environment. A resident who wishes to use a computer, for example, should not feel uncomfortable because another person chooses to play billiards without a shirt and another with a bikini.

On the other hand, again as an example, it is unfair for someone who comes to exchange a book in the library to skip doing so because the shelf on which the book is located is filled with coffee or soda someone spilled by mistake. Please, and again please, make sure you and your guests wear the appropriate attire while using the room so that others would not feel uncomfortable. Furthermore, please clean up after yourself/your guests, or reach out to our offices if you can't do so. Above all, remember the notion of shared responsibility.





Four Florida FOODIES Restaurant Ratings

Ratings by Fern & Bob Rouleau and Linda & Gunner Lorenz. These are our opinions for the particular day and time we went, which may change with different chefs and/or servers on a different day. In fact we HAVE found that the food has varied and would get different grades on different days, even ones we loved.



Remy's on Main -B

8138 Lakewood Main St, Lakewood Ranch

- Very noisy
- Make a reservation
- Large variety of food
- Reasonable prices
- Food is ok

Eleni's Pizza Works - B

6711 15th St E, Sarasota

- Service is fast
- Old Florida ambience casual
- Inside/outside seating
- Prices reasonable
- Good variety
- · Large quantity of food
- Food is good

Peppercorns - B

7175 SR 70 E, Bradenton

- Used to be an Applebees
- Changed hands last week
- Very noisy
- Service was good
- No bread given
- Filet mignon was good
- · Comes with salad & side
- Ribs are juicy
- Prime rib was very fattyalmost half of whole piece-disappointing.
 When we told the waitress, she did nothing

Fresh Mozzarella Pizzeria - B+

2289 Ringling Blvd, Sarasota

- Good pizza
- Empty we were the only ones for dinner
- Service is good
- Sicilian pizza is good
- Quiet pizza place
- Salads are good

Columbia - St Armands B+

411 St Armands Cir, Sarasota

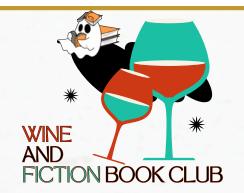
- Cuban food
- Service very good
- Nice ambience upscale
- Plantains are wonderful
- Reasonable prices
- My plate was very spicy but the others liked it

BOOK CLUBS

WINE AND FICTION BOOK CLUB

The Moonshiner's Daughter by Donna Everheart

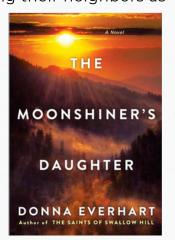




Generations of Sassers have made moonshine in the Brushy Mountains of Wilkes County, North Carolina. Their history is recorded in a leather-bound journal that belongs to Jessie Sasser's daddy, but Jessie wants no part of it. As far as she's concerned, moonshine caused her mother' death nearly twelve years ago. Resenting her father's insistence that moonshining runs in her veins, Jessie decides to destroy the stills, using their neighbors as

scapegoats. Instead, her scheme escalates an old rivalry and reveals long-held grudges. As she works to set things right, Jessie's loyalties bring her to surprising revelations about her family, her strengths--and a legacy that may provide her with the answers she has been longing for.

Please join us in the Grand Salon on **Tuesday, October 28th** at **7:00 PM**. We welcome new members so please join us as we informally discuss the book while enjoying light refreshments shared among the group.



COMMUNITY RELATIONS COMMITTEE





THE TABS ARE SOLD TO A RECYCLING COMPANY AND THE MONEY

COLLECTED IS USED TO FUND THE SHRINERS HOSPITAL FOR CHILDREN

FRONT OF THE OFFICE

SOCIAL COMMITTEE NEWS



Tickets on sale starting Sept 8th, see office door for schedule

Dinner menu: Baked ziti w/beef, Chicken Parmesan, Vodka Sauce Rotini, Caesar Salad, Garlic Bread, Dessert













JUIN DUINITEERS WITH EVERY ESTATE PLAN

Simple Will \$195.00

Revocable Living Trust:

Single, Non Taxable \$1,195.00

Married, Non Taxable \$1,795.00

Power of Attorney \$150.00

Health Care Surrogate \$130.00

No additional Costs required other than filing fees, if applicable

Marla Stewart Owczarek, Esq

6148 State Road 70 Bradenton, FI 34203

941-756-6600

WWW.GERLINGLAWGROUP.COM

Some of Our Achievements





Our Services







Elder





