

ODED'S WEEKLY REPORT

09-12-2025

9/11 - Yesterday marked the 24th anniversary of the terror attacks on September 11. While this scar would never fully heal, this week came yet another tragic event that reminded us all of the importance of unity. In moments of crisis, we must seek hope. Hope that sparks deep within ourselves. As Governor Spencer Cox of Utah said following this week's deadly shooting: "we just need every single person in this country to think about where we are and where we want to be." In honor of all the victims and their families. May we never forget.



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 on the next page. As always, the ARB Guidelines are available on the Association website, please click [here](#), and on the 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, the ARB will present its recommendations to the Board of Directors during its meeting today.

Therefore, we are more than happy to share these recommendations with all members and residents. Attached to this communication are the proposed color schemes. Furthermore, members are invited to participate in a Paint Workshop meeting that is scheduled to take place on **September 29th, 2025, at 1:00 PM** in the Association's Clubhouse and via Zoom. The purpose of the meeting is to introduce the proposed colors, meet and interact with the Sherwin-Williams Design Color Specialist, and receive feedback from members. Please make sure to attend!

Join Zoom Meeting - [https://us06web.zoom.us/j/87413068907?](https://us06web.zoom.us/j/87413068907?pwd=wBUYeS88NCfJeLFNI6ldlkVAaql1N.1)

pwd=wBUYeS88NCfJeLFNI6ldlkVAaql1N.1

Meeting ID: 874 1306 8907

Passcode: 72468

One tap mobile: +13052241968,,87413068907#,,,,*72468# US

+16465588656,,87413068907#,,,,*72468# US (New York)

ODED'S WEEKLY REPORT

09-12-2025

2026-2028

ASSIGNED SCHEDULE

- i. Jan 2026 – Dec 2026 – Victoria Falls Neighborhood - Green
- ii. Jan 2027 – Dec 2027 – Stirling Falls Neighborhood - Orange
- iii. Jan 2028 – Dec 2028 – Sandstone Falls Neighborhood - White



LakeRidge Falls

EXTERIOR PAINTING SPECIFICATIONS

The exterior of each residential structure is required to be repainted within the time schedule specified in the Documents in compliance with the following specifications:

- Expose all stucco covered by soil and/or mulch;
- Power-wash all surfaces to be painted;
- Patch and caulk as needed;
- Prime the exterior using LOXON Concrete & Masonry Primer/Sealer or a similar product;
- Paint with at least two coats of exterior Satin paint based on the manufacturer's specifications;
- Doors may be painted using Satin or Flat;
- The stucco, garage door, front door, trim, columns, soffits, downspouts, and window mullions color shall be painted or replaced and the colors shall be in compliance with the Assigned Paint Color Scheme chart. Lanai and lanai extension aluminum screened enclosures [AKA "pool cages"], screen door framing and screening fabrics are not required to be painted under these Paint Specifications;
- Carriage lights shall be painted or replaced according to ARB Guidelines, Article 28;
- All work to be done in a workmanship like manner;
- All owners living in multiple dwelling units need to agree to a color change, or the original color shall be used;
- Owners may choose a door color from the approved color scheme according to their preferences.

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.

ODED'S WEEKLY REPORT

09-12-2025

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.

CLUBHOUSE MAINTENANCE – A couple of months ago, we reported that three out of the four flood light fixtures located on the Annex Building and one out of the four flood light fixtures located on the Clubhouse were replaced. If you may recall, it was advised that only after the new fixtures' efficiency had been proven would the Association replace the remaining 4 fixtures. As one can guess, and if everything goes according to schedule, this work is scheduled to take place today.



While the vendor is on-site, we will also address the issue with the ceiling fan in the fitness center. For those who may not be aware, one of the ceiling fans in the fitness center stopped working. We hope that by the end of the day, this issue will be resolved.

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager

FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



Front Door Options

1 Door	SW 7585 Sundried Tomato
2 Door	SW 7605 Gale Force
3 Door	SW 7705 Wheat Penny
4 Door	SW 7749 Laurel Woods
5 Door	SW 7674 Peppercorn
6 Door	SW 6258 Tricorn Black
7 Door	SW 6230 Rainstorm
8 Door	SW 6069 French Roast
9 Door	SW 7577 Blackberry
10 Door	SW 6244 Naval
11 Door	SW 9174 Moth Wing
12 Door	SW 7038 Tony Taupe

Color samples shown approximate actual paint colors as closely as possible. 25-03-4366 9/3/2025

FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.

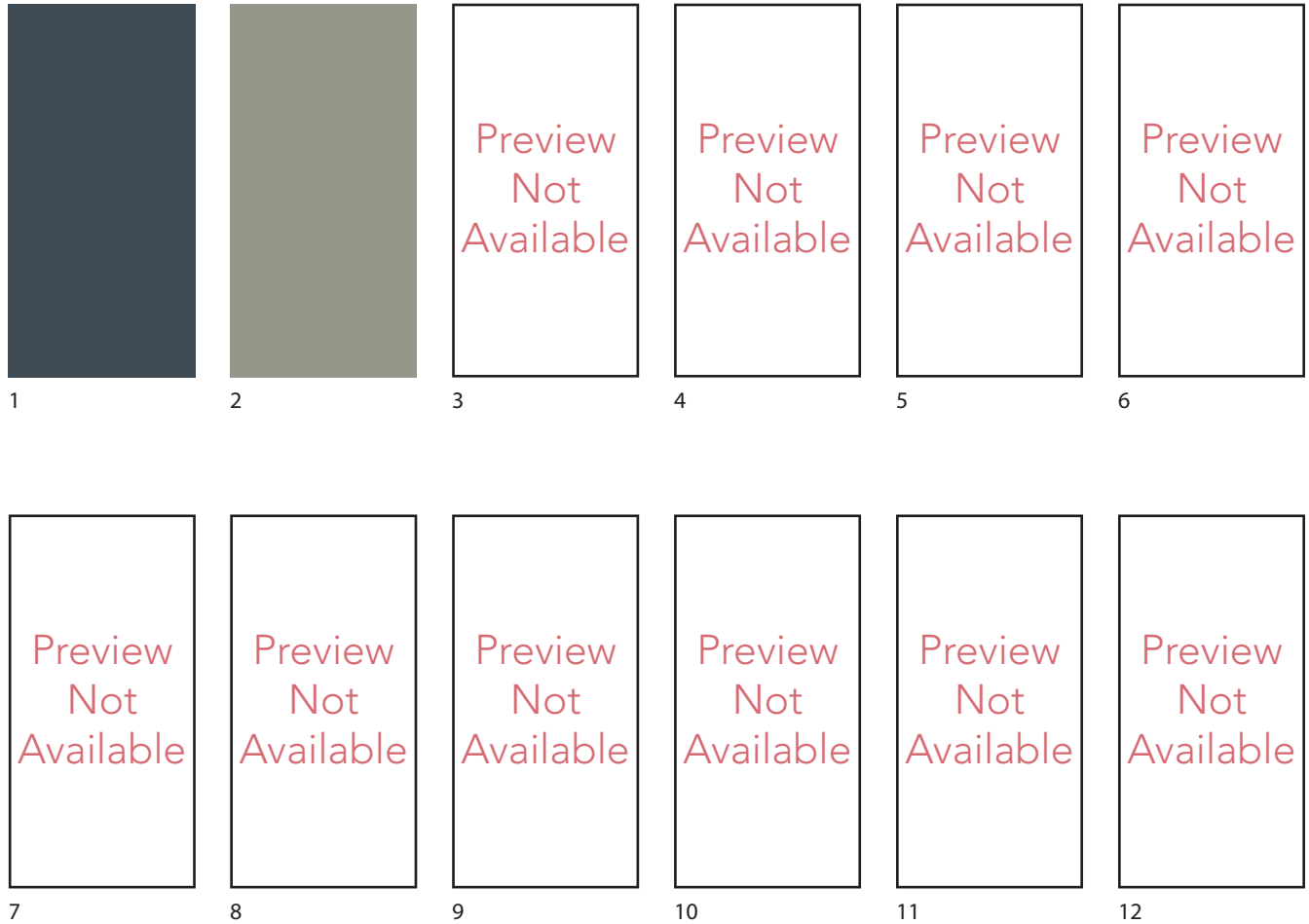


FRONT DOOR OPTIONS

1 Door	SW 7037 Balanced Beige
2 Door	SW 7006 Extra White
3 Door	SW 0019 Festoon Aqua
4 Door	SW 2704 Merlot
5 Door	SW 6162 Ancient Marble
6 Door	SW 6214 Underseas
7 Door	SW 6221 Moody Blue
8 Door	SW 6244 Naval
9 Door	SW 7018 Dovetail
10 Door	SW 7032 Warm Stone
11 Door	SW 7061 Night Owl
12 Door	SW 7614 St. Bart's

Color samples shown approximate actual paint colors as closely as possible. 25-03-4366 9/3/2025

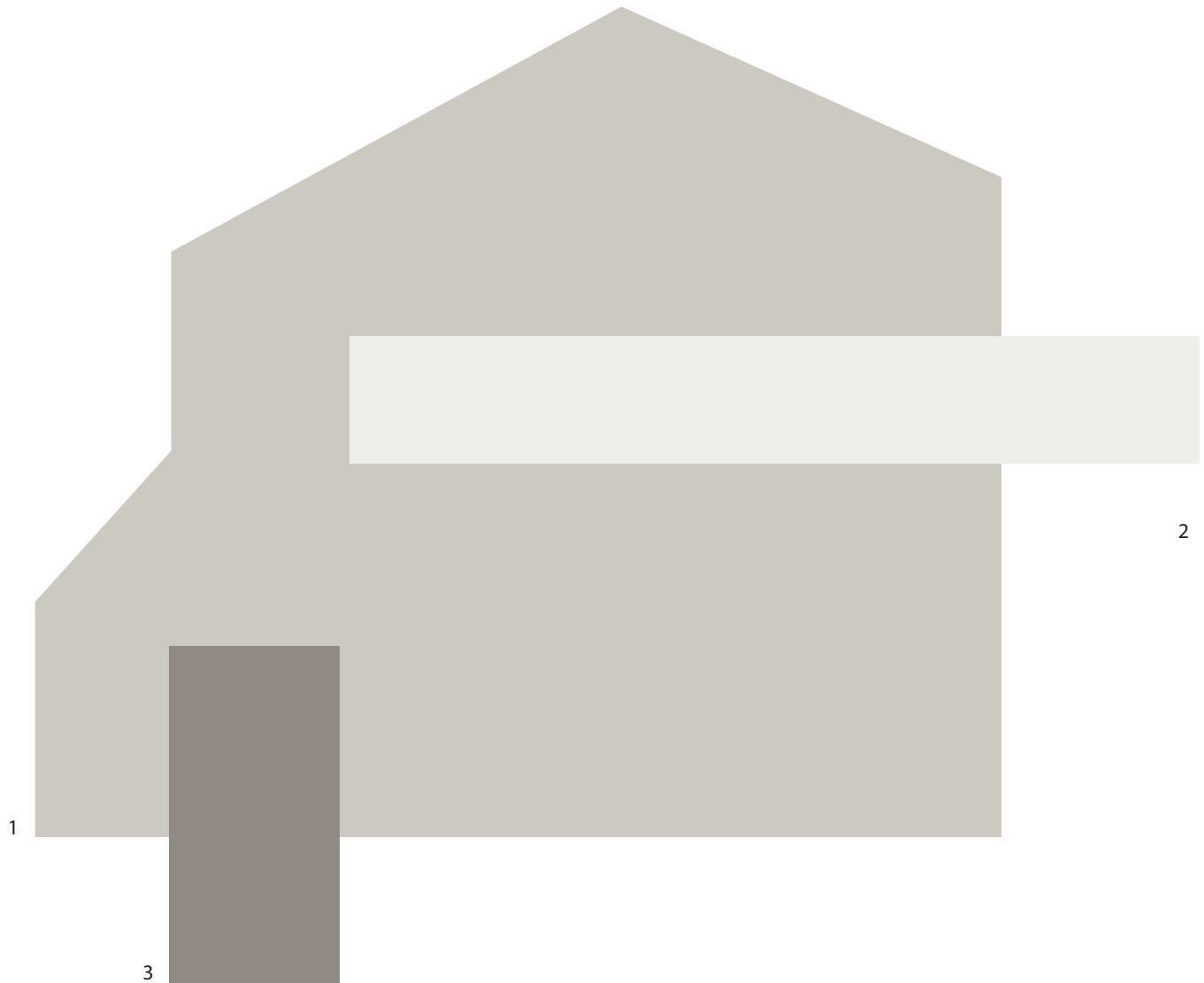
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



FRONT DOOR OPTION

- | | |
|--------|-----------------------|
| 1 Door | SW 7615 Sea Serpent |
| 2 Door | SW 9130 Evergreen Fog |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |

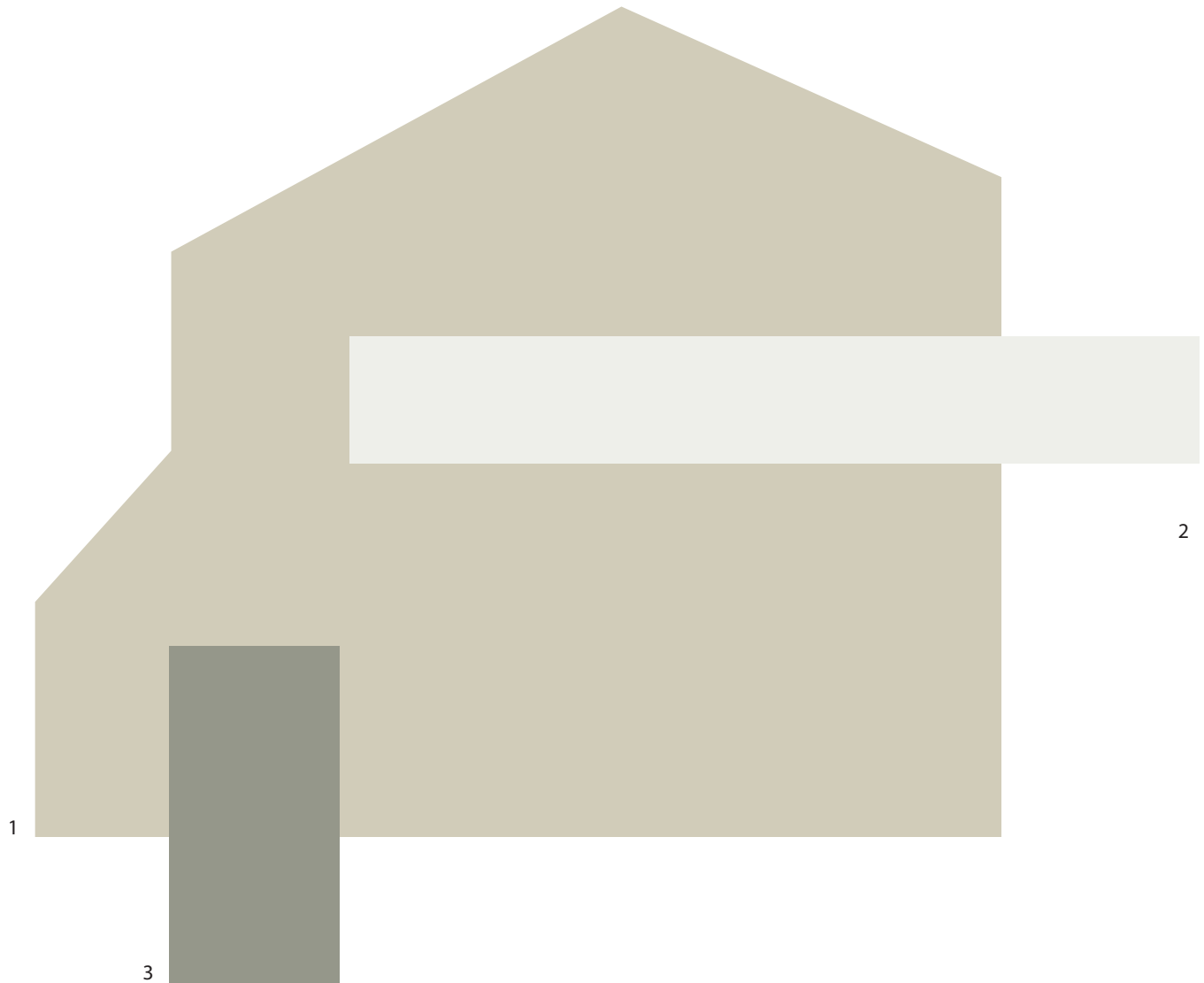
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



Single Family 1

- | | | |
|---|-------|---------------------|
| 1 | Body | SW 7015 Repose Gray |
| 2 | Bands | SW 7006 Extra White |
| 3 | Door | SW 7018 Dovetail |

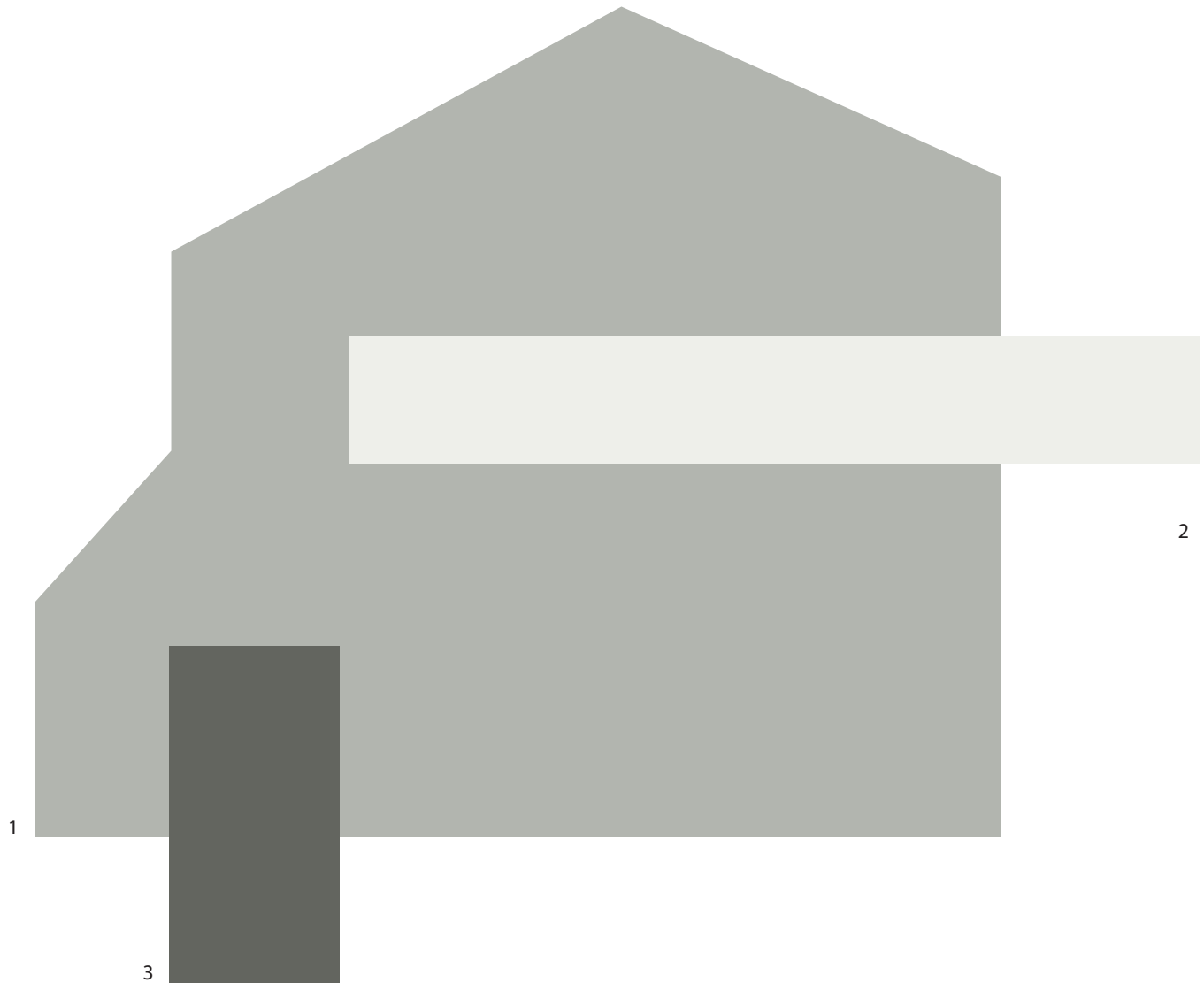
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SINGLE FAMILY 2

- | | |
|---------|------------------------|
| 1 Body | SW 6162 Ancient Marble |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 9130 Evergreen Fog |

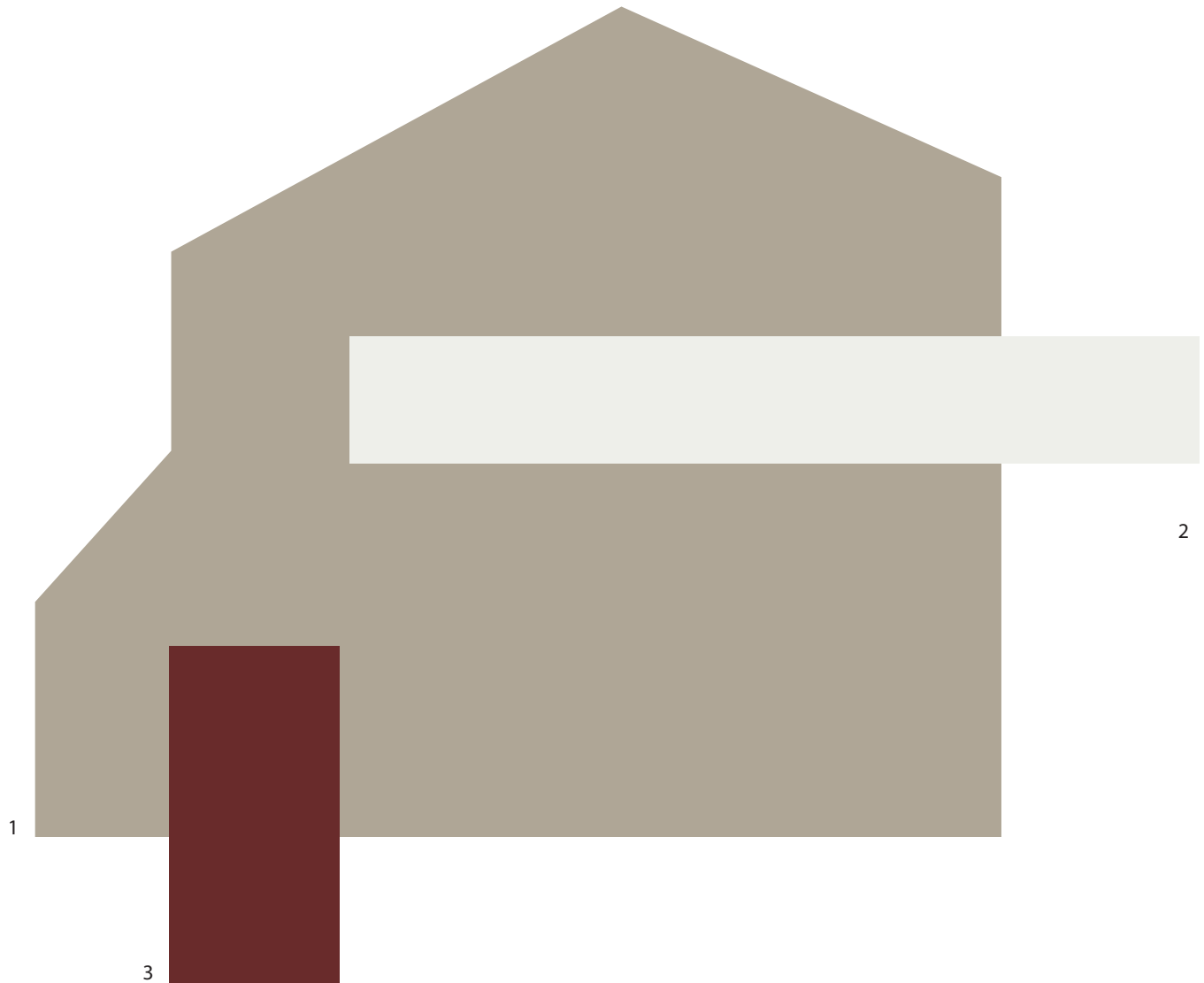
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SINGLE FAMILY 3

- | | |
|---------|-----------------------|
| 1 Body | SW 7058 Magnetic Gray |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 7061 Night Owl |

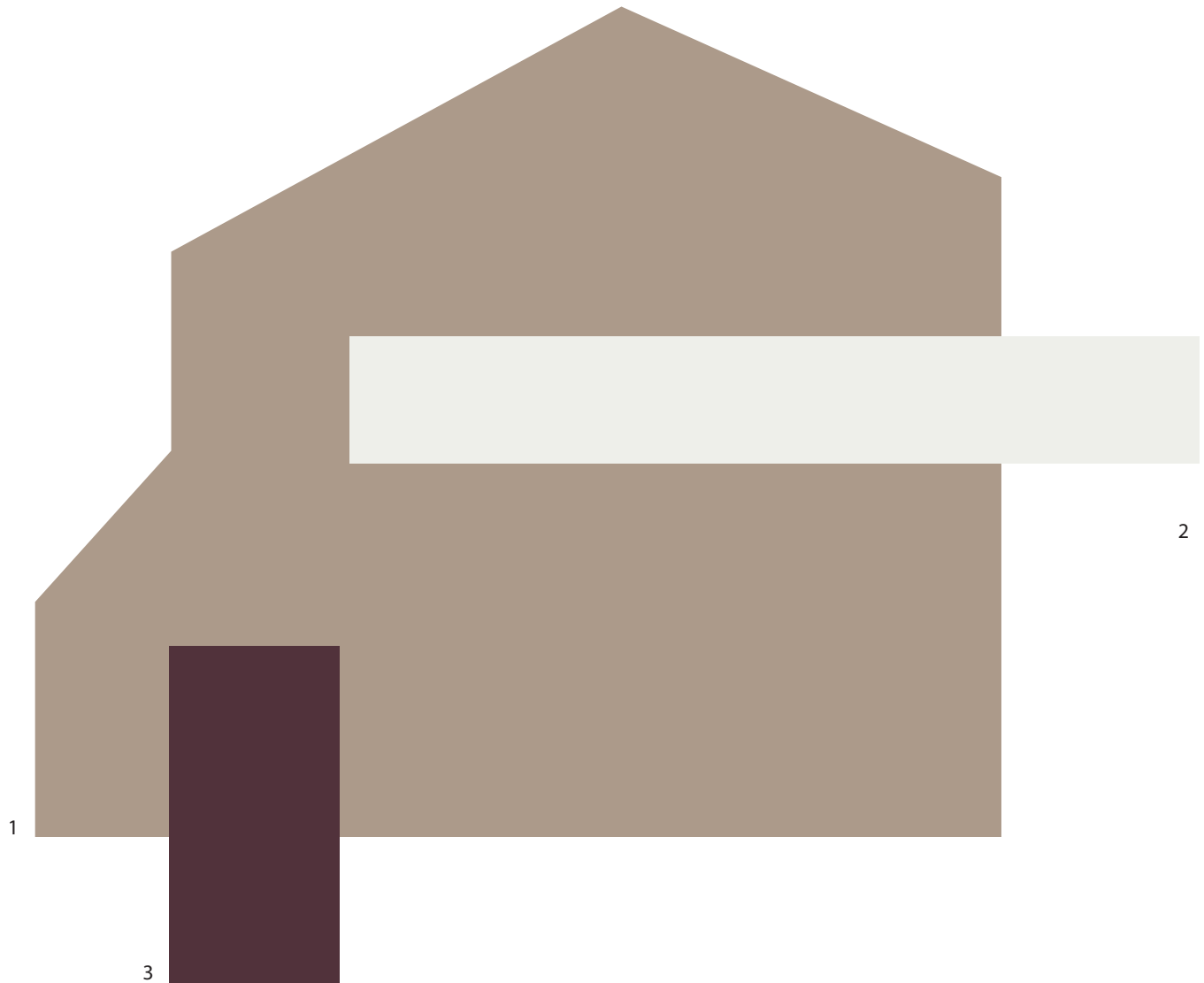
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SINGLE FAMILY 4

- | | |
|---------|-------------------------|
| 1 Body | SW 7052 Gray Area |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 7585 Sundried Tomato |

FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SINGLE FAMILY 5

1	Body	SW 7501 Threshold Taupe
2	Bands	SW 7006 Extra White
3	Door	SW 2704 Merlot

FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SINGLE FAMILY 6

- | | |
|---------|------------------------|
| 1 Body | SW 7029 Agreeable Gray |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 7032 Warm Stone |

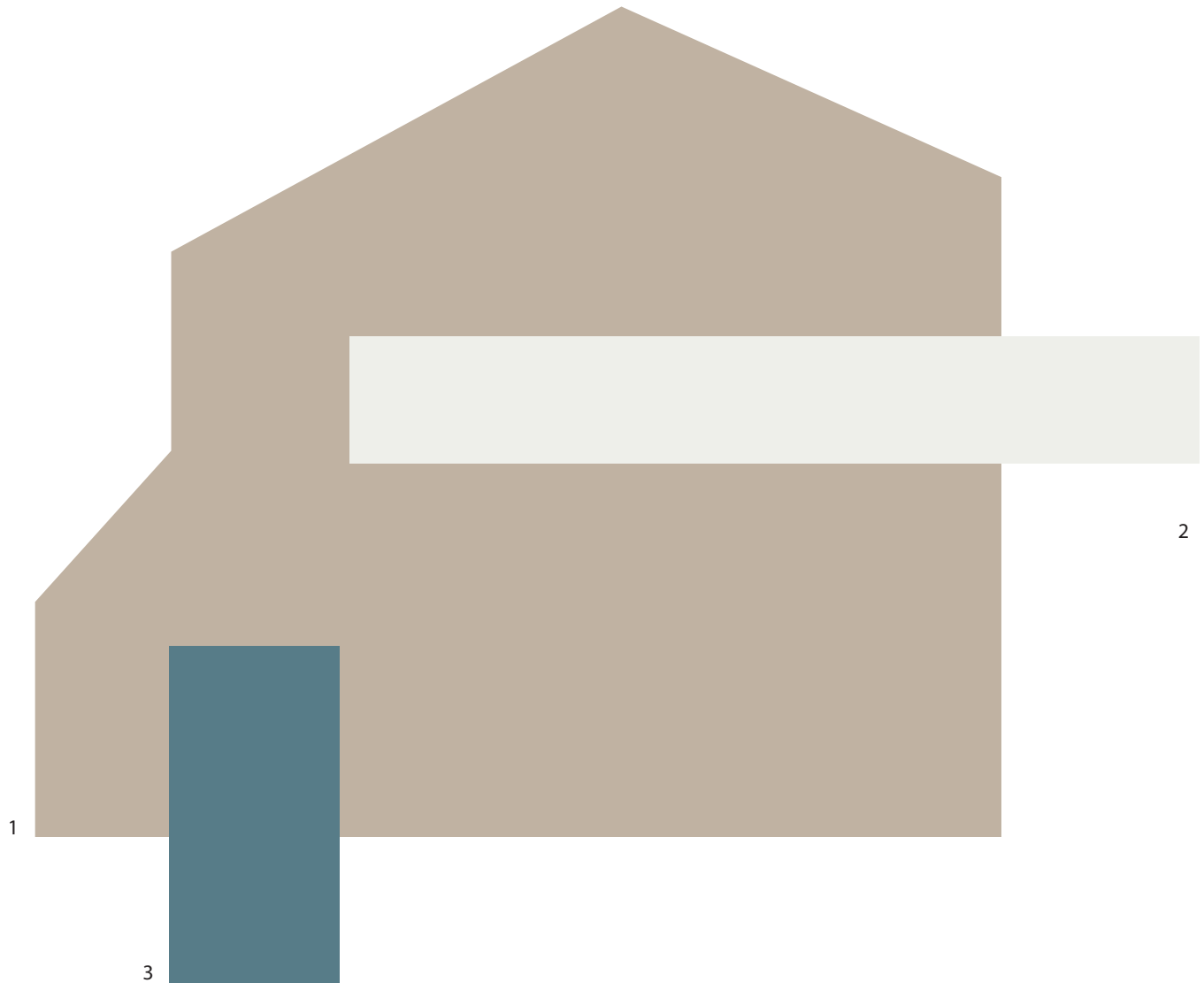
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SINGLE FAMILY 7

- | | |
|---------|------------------------|
| 1 Body | SW 6107 Nomadic Desert |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 0019 Festoon Aqua |

FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.

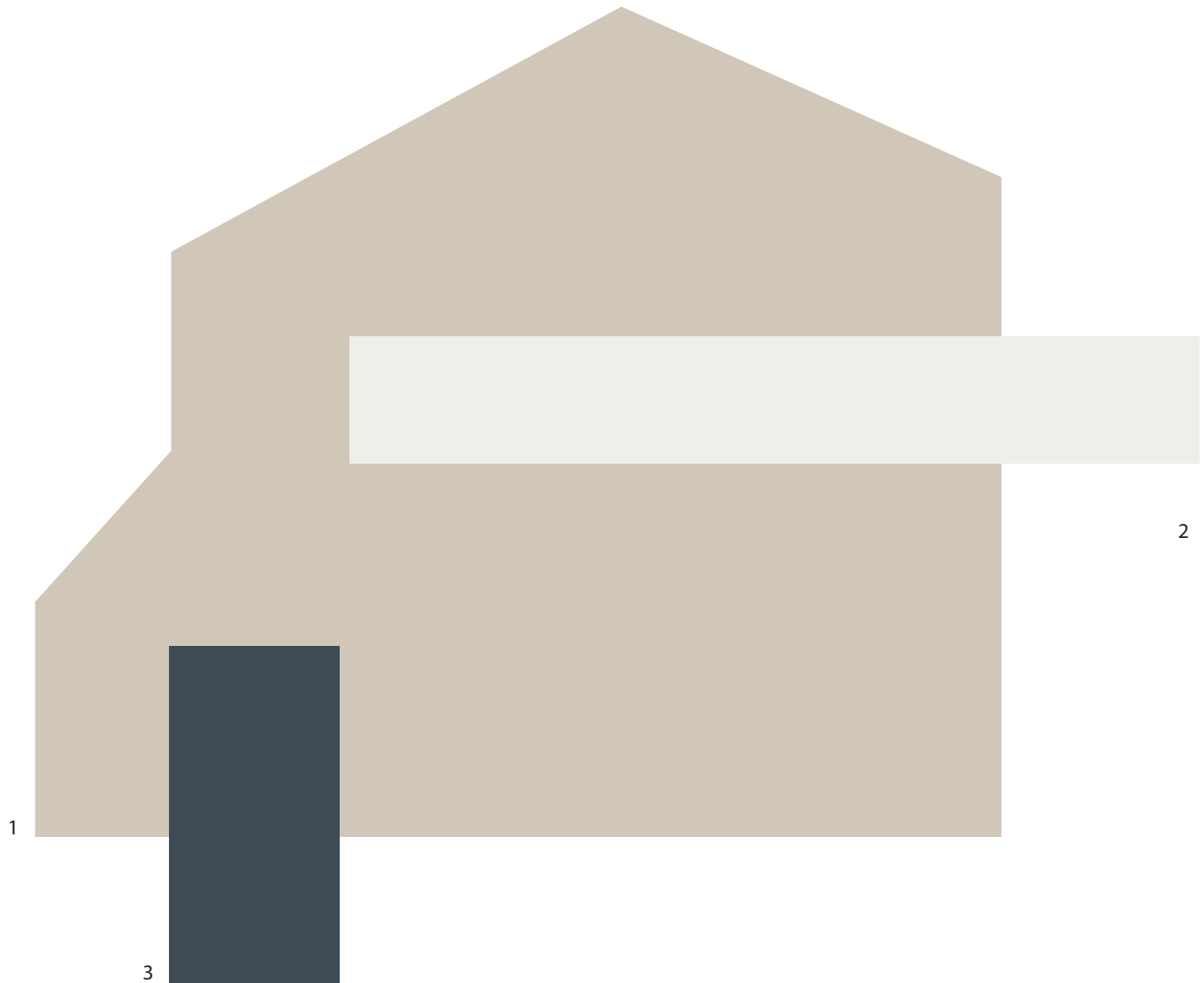


SINGLE FAMILY 8

- 1 Body
- 2 Bands
- 3 Door

SW 7037 Balanced Beige
SW 7006 Extra White
SW 7614 St. Bart's

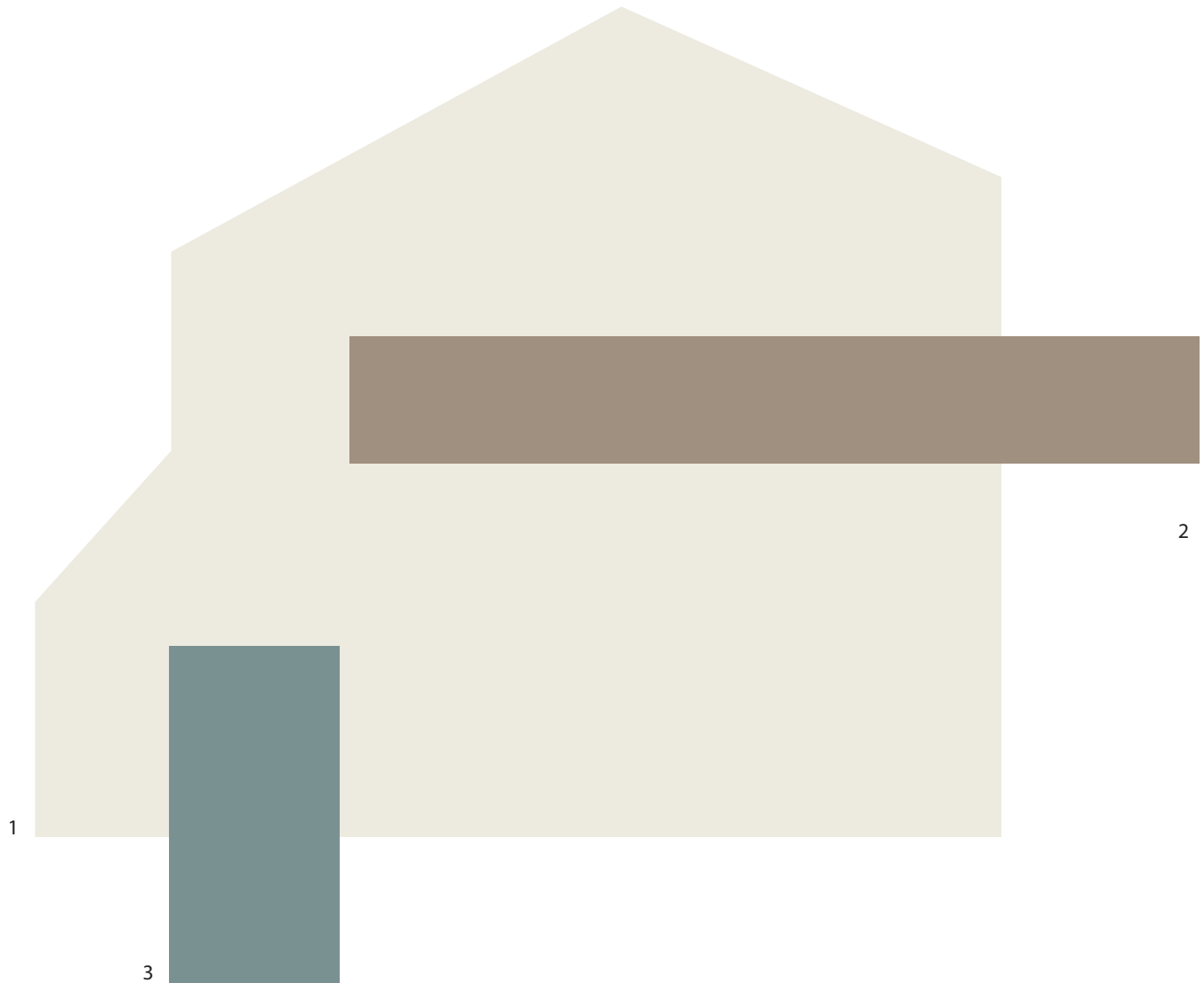
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SINGLE FAMILY 9

- | | |
|---------|--------------------------|
| 1 Body | SW 7036 Accessible Beige |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 7615 Sea Serpent |

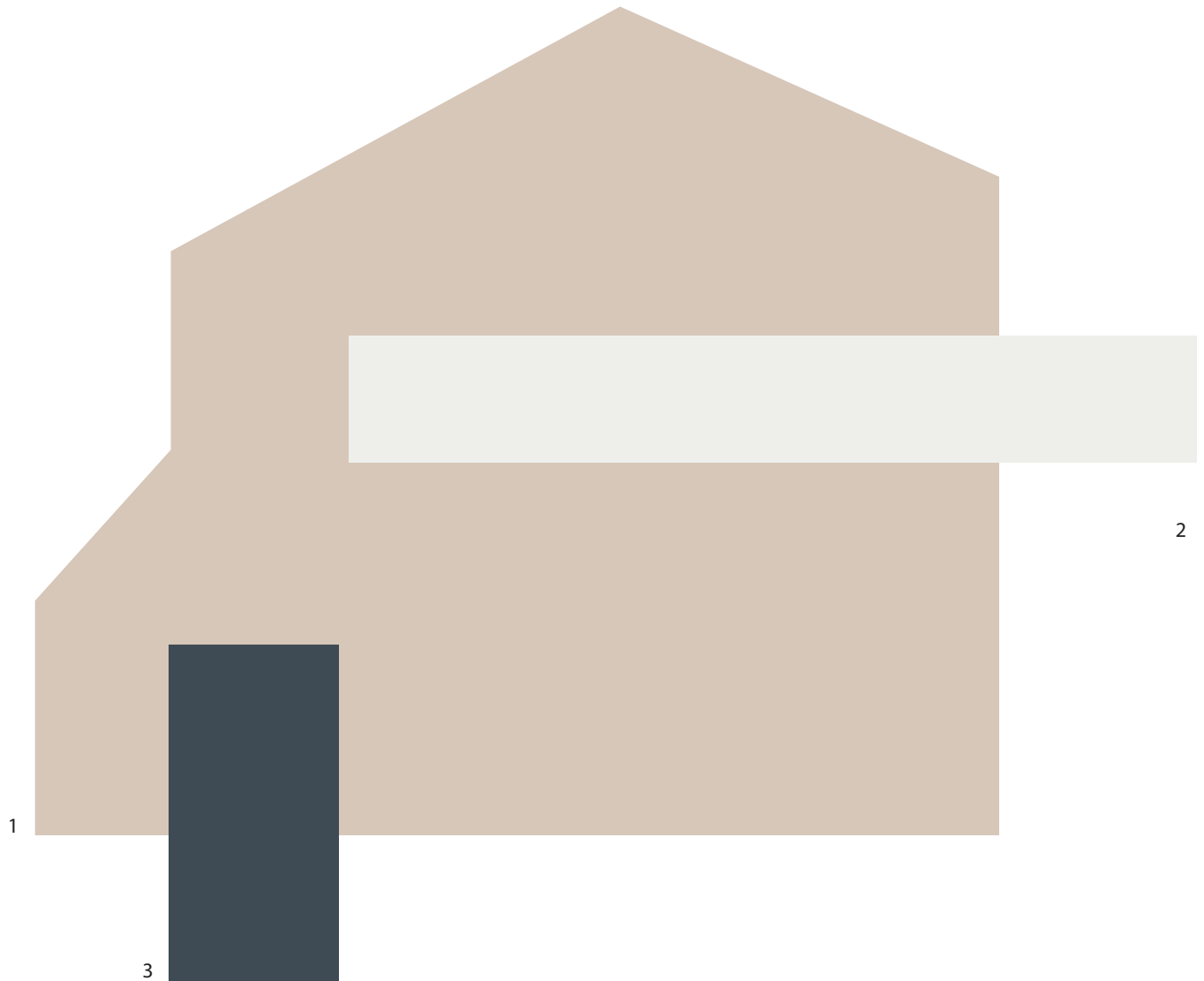
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SINGLE FAMILY 10

- | | |
|---------|--------------------|
| 1 Body | SW 7008 Alabaster |
| 2 Bands | SW 9174 Moth Wing |
| 3 Door | SW 6221 Moody Blue |

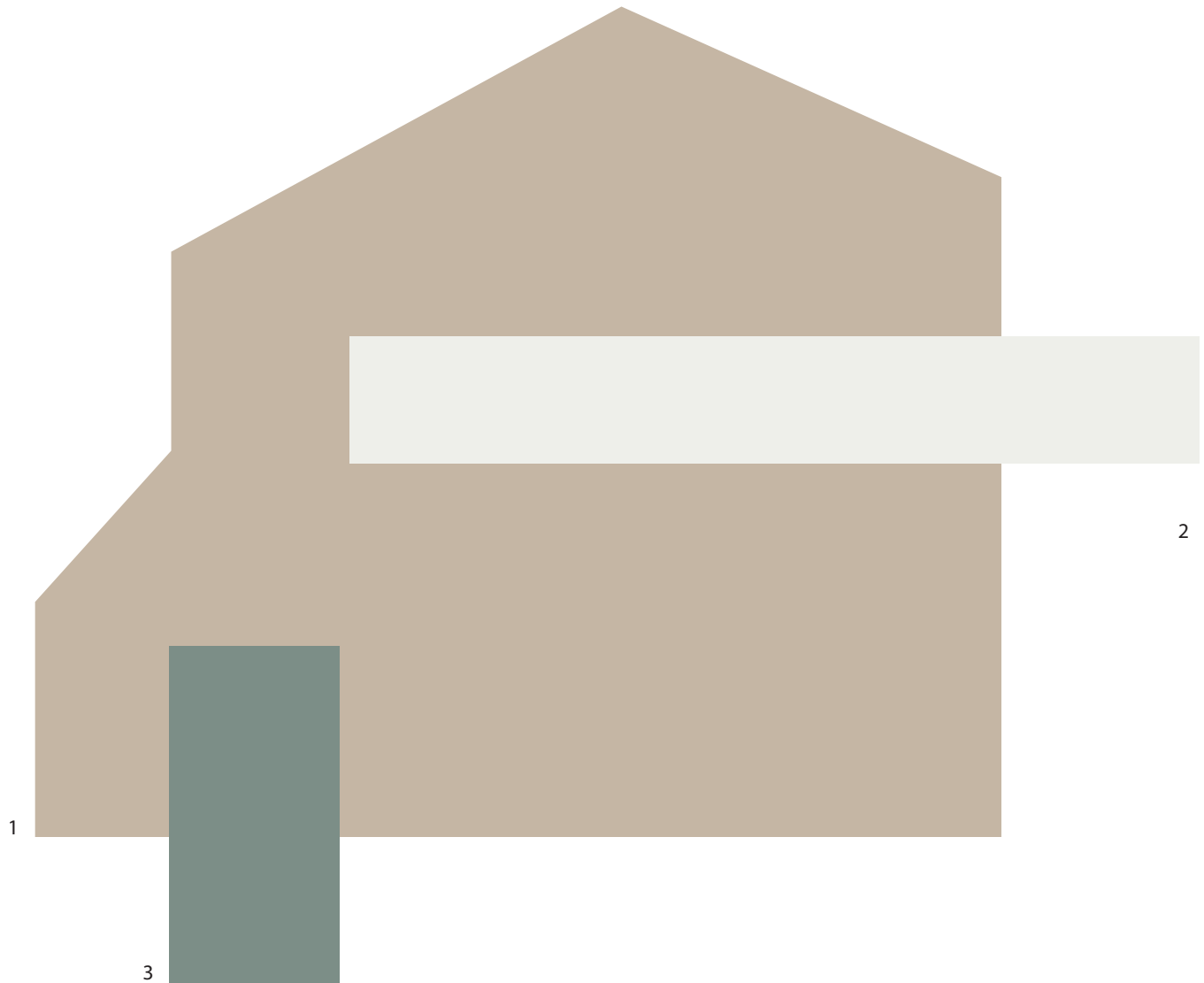
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



1 SANDSTONE NEIGHBORHOOD ONLY

- | | |
|---------|------------------------|
| 1 Body | SW 6085 Simplify Beige |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 7615 Sea Serpent |

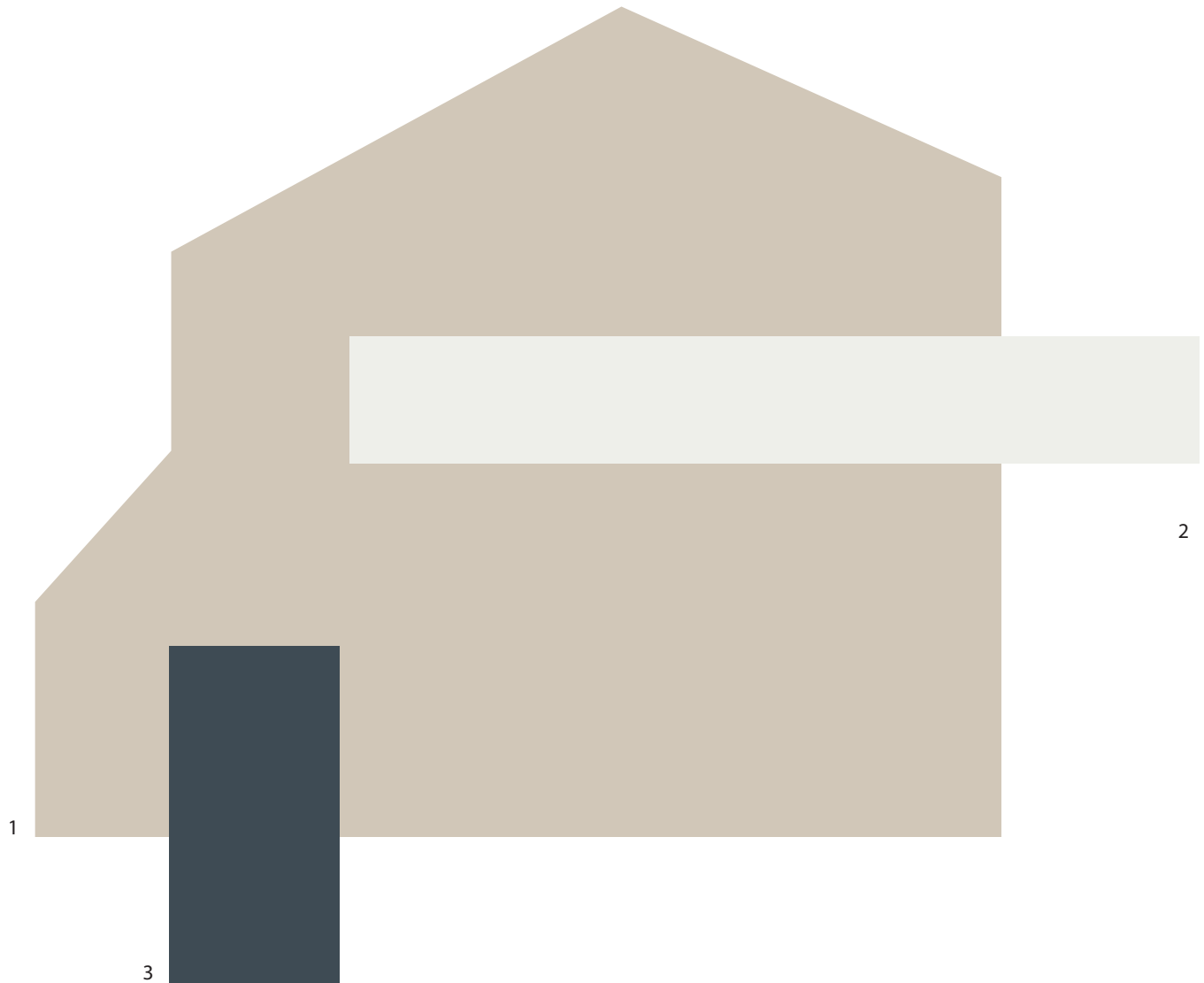
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



2 VICTORIA NEIGHBORHOOD ONLY

- | | |
|---------|------------------------|
| 1 Body | SW 7512 Pavilion Beige |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 6214 Underseas |

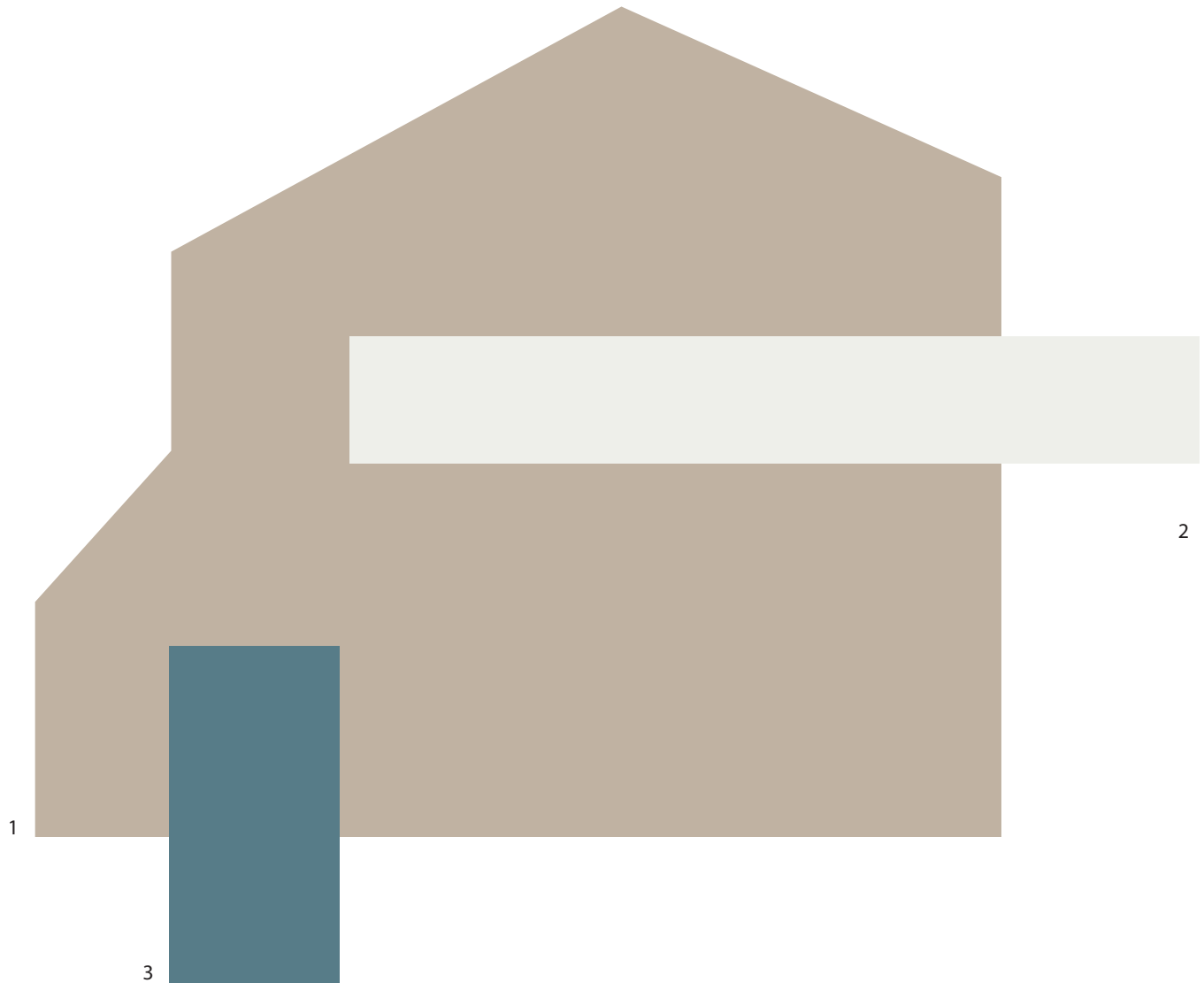
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SANDSTONE or VICTORIA NEIGHBORHOOD 3

- | | |
|---------|--------------------------|
| 1 Body | SW 7036 Accessible Beige |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 7615 Sea Serpent |

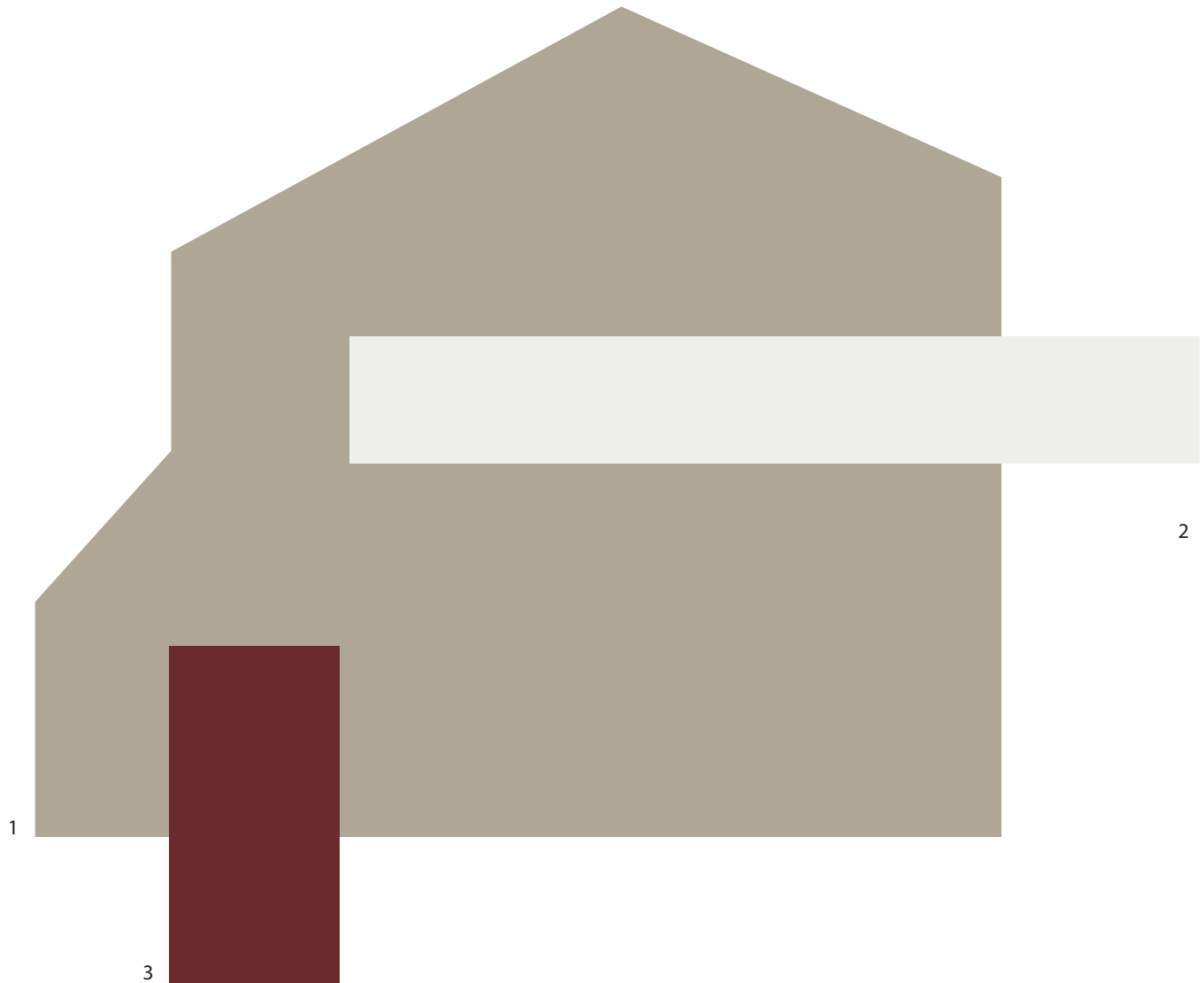
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SANDSTONE or VICTORIA NEIGHBORHOOD 4

- | | |
|---------|------------------------|
| 1 Body | SW 7037 Balanced Beige |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 7614 St. Bart's |

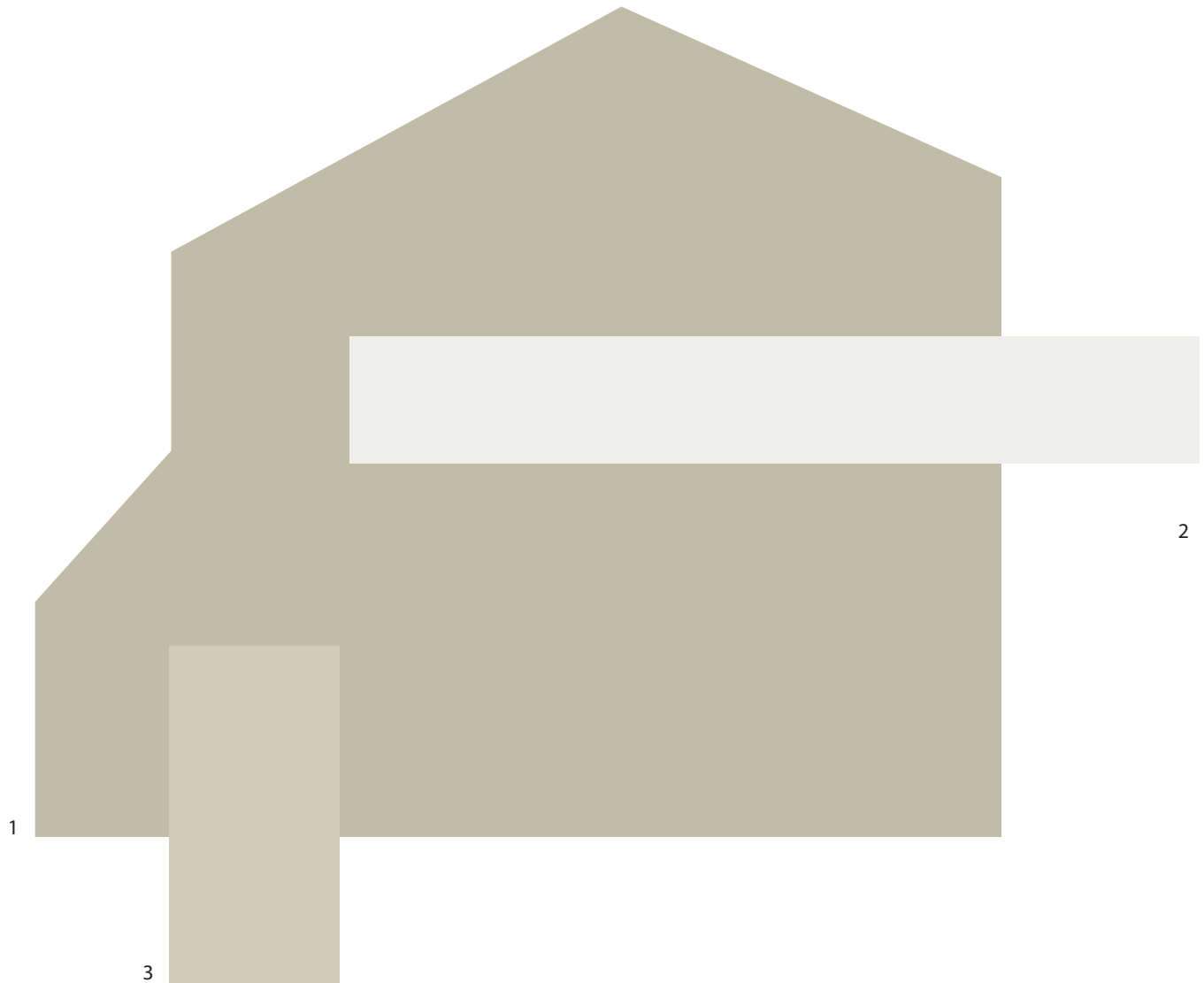
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SANDSTONE or VICTORIA NEIGHBORHOOD 5

- | | |
|---------|-------------------------|
| 1 Body | SW 7052 Gray Area |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 7585 Sundried Tomato |

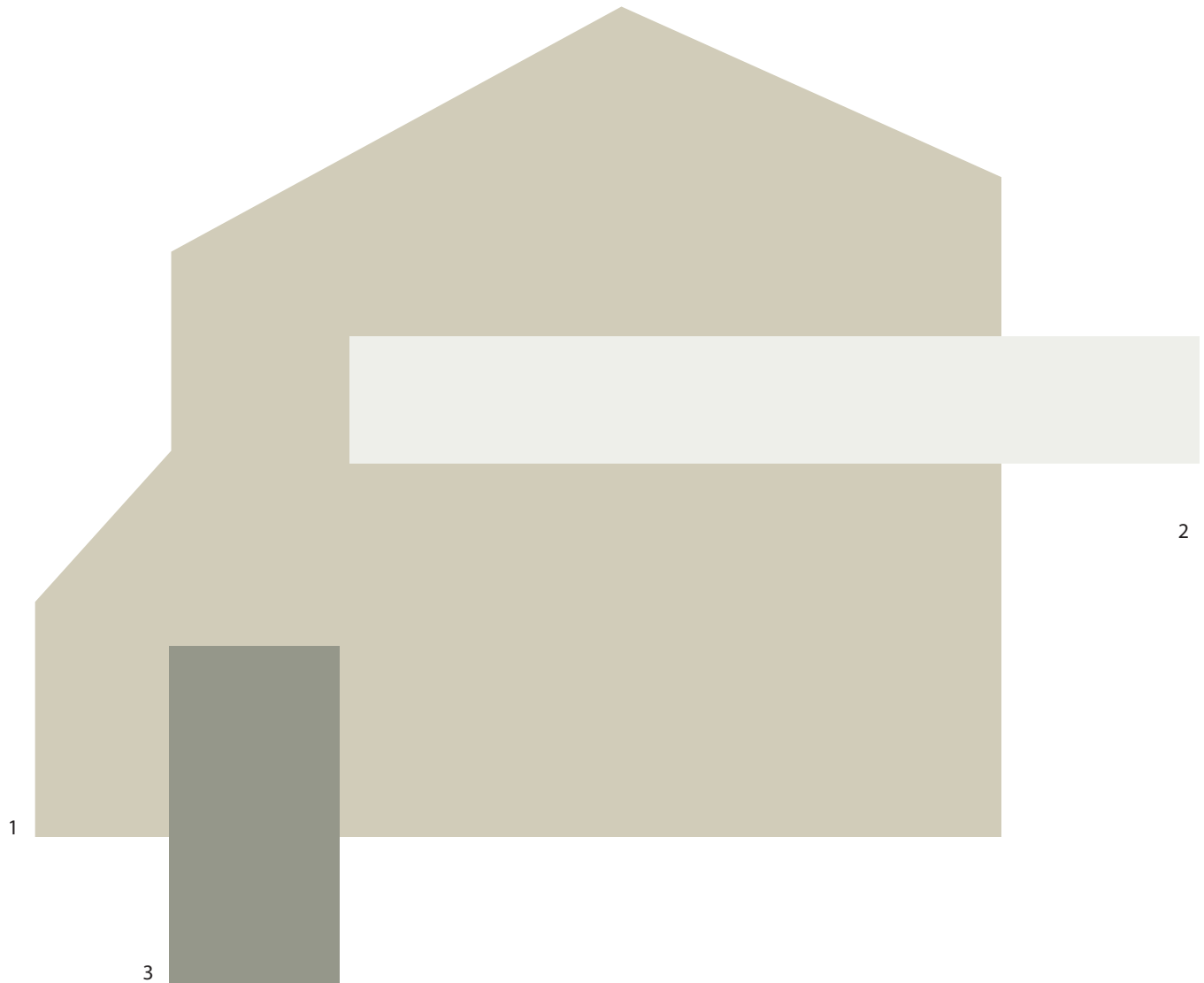
FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SANDSTONE or VICTORIA NEIGHBORHOOD 6

- | | |
|---------|------------------------|
| 1 Body | SW 6163 Grassland |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 6162 Ancient Marble |

FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



SANDSTONE or VICTORIA NEIGHBORHOOD 7

- | | |
|---------|------------------------|
| 1 Body | SW 6162 Ancient Marble |
| 2 Bands | SW 7006 Extra White |
| 3 Door | SW 9130 Evergreen Fog |