

ODED'S WEEKLY REPORT

09-26-2025

YOM KIPPUR - Due to Yom Kippur, the Jewish Day of Atonement, please note that I will be out of the office on Thursday, October 2nd. As always, please note that if you experience a situation that falls under the scope of responsibility of the Association and requires our assistance during the time the offices are closed, please call the emergency line at 941-444-7090.

Most importantly, and for those who celebrate Yom Kippur, I wish you Gemar Chatimah Tovah and have an easy and safe fast.

PAYMENT REMINDER – Payment of the October quarterly Association dues is just around the corner. That is, the dues payment is due between October 1st and October 10th, 2025.

Therefore, please use the following payment options:

- ***Coupon Payment Booklet***. The booklet you received in the mail includes 4 payment stubs. Please make sure to detach the payment stub for that payment period, write a check for the amount on the stub, fill out the information required on the stub, and mail it to the address as appears on the booklet.

If, for whatever reason, you don't have the booklet, we will be more than happy to provide you with a copy of the payment stubs.
- ***Join an Automatic Debit Service***. You can request that Centennial Bank automatically debit your account. We can email or print you the necessary form, which is also available on Centennial Bank's website.
- ***Pay Online***. Please note that this service may have a fee associated with it. If you wish to do so, you will need to visit Centennial Bank's website and click on the Services tab.
- ***Use Your Bank's Online Payment Services***. Most banks offer a service that allows clients to pay their bills online. Please contact your bank for more information.

PLEASE REMEMBER THAT WE ARE NO LONGER ABLE TO ACCEPT PAYMENTS AT THE OFFICE.

CONSENT TO RECEIVE ELECTRONIC NOTICES – As reported, the Board of Directors and Budget Committee considered ways to reduce costs related to delivering notices. In accordance with Section 2.6 of the LakeRidge Falls By-Laws and Florida Statute 720.303(1)(g), the Board approved sending official notices electronically to homeowners, provided written consent is obtained as required by law. Therefore, members were asked last week to consent to receive notices by email, as it would significantly reduce expenses, i.e., thousands of dollars, related to printing, paper, and postage.

Following the request, a few members asked if there was a way to fill out and sign the consent form electronically to avoid the printing, scanning, and/or mailing effort. The answer to this question is... of course. Members who wish to do so are kindly asked to email us with this request, i.e., to electronically fill out and sign the consent form, and we will make sure to email you this electronic file. As before, we

ODED'S WEEKLY REPORT

09-26-2025

encourage all members to consent to receive official notices, as it would significantly reduce printing and postage expenses and ensure the timely receipt of important updates while minimizing the risk of lost or delayed correspondence.

Thank you in advance for your assistance on this important matter.

BACK GATE – As many have noticed, the residents' entrance gate at Lockwood Ridge Rd was out of service last weekend. Here is the way. At around 1 pm on Friday of last week, the Association received a report from the gatehouse that a utility van belonging to a local company was driven at an unsafe rate of speed and in a dangerous manner behind a member of the Association who entered through the resident-only gate. In the process, the van damaged the gates, making them inoperable, which prevented residents from utilizing this entrance for the entire weekend. As one would expect, we resolved the issue first thing Monday morning and restored gate functionality. Needless to say, the Association will pursue appropriate actions to ensure the company is held responsible for the damage and the conduct of its employees.

With this in mind, please also note that on the vast majority of occasions, vendors and/or guests don't show up unannounced. They are invited by people who reside in LakeRidge Falls or by people who know residents of LakeRidge Falls. Therefore, we ask that you stress to your vendors and your guests who are not on your permanent list that they must enter the community using the vendor and guest entrance off of Tuttle Ave and register with the gatehouse. It is for everyone's own safety that we are asking for your attention on this matter.



IRRIGATION STATION – If you may recall, we reported a couple of weeks ago that the pond pump that feeds the pool's geothermal system was clogged with tiny shells. Similar to this, we experienced a similar matter with the irrigation system. Unlike the pond pump for the pool heating and cooling system, however, the irrigation system has two micron sigma pro-self-cleaning filters. One of the benefits of these filters is that they prevent shells and other sediment materials from clogging irrigation heads throughout the community. While these filters are self-cleaning, i.e., automatically washing themselves, now and then the number of small shells and other sediments is so intense that thorough cleaning is required.

For this reason, and a few others, the Association contracts with Water Equipment Technologies of Southwest Florida (WET) to



ODED'S WEEKLY REPORT

09-26-2025

perform quarterly preventive maintenance services. A week ago, two WET technicians were on-site performing thorough cleaning of the filters to ensure the irrigation system provides proper irrigation coverage to the entire community. With this in mind, and simply as heads-up, the Board of Directors approved a proposal by Symbiont Service Corp, the Association's geothermal system maintenance company, to install a filter on the geothermal system's pond pump. While not the same, the general concept of the filter would be the same, to prevent materials from clogging and/or damaging the system. More on this matter on a later date.

MAINTENANCE – Now and then, we like to share the weekly maintenance matters we face as a community. Those are just small and simple daily routines that the Association is facing.

Annuals – This week, BrightView Landscape replaced the annuals, i.e., vincas, and installed a red SunPatiens per the decision of the Landscape Committee. The University of Florida describes these flowers as “cheerful, easy-to-grow annuals... that attract butterflies.” They also add that “SunPatiens are cultivated hybrids created specifically to thrive in hot, humid, sunny weather. As a result, they're perfect for Florida and flower year-round.”



Clubhouse mulching – On a somewhat related matter, the Board of Directors approved during its last meeting to mulch the amenity center. Therefore, Southeast Spreading Company is scheduled to be on-site on Monday to install coco brown mulch around the Clubhouse, Pool, and Bocce Courts.

Fitness Center – As reported two weeks ago, one of the ceiling fans in the fitness center stopped working. After a short inspection, it was determined that a new fan is needed. Therefore, we ordered a new one, received it this week, and it should be installed on Monday of next week.

Sidewalks – Mr. Ron LaCivita, a local concrete vendor, concluded the second phase of the sidewalk maintenance work in the Victoria Neighborhood, i.e., Victoria Falls Cir and Kariba, in addition to a couple of follow-up sections around the clubhouse. With this in mind, the next section to be addressed is the Sandstone Neighborhood.



AC Maintenance – Last week, Bahama Breeze Heating & Cooling performed a routine preventive maintenance work on the five air conditioning units the Association owns, i.e., three in the clubhouse, one in the annex building, and one at the gatehouse.

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager