

ODED'S WEEKLY REPORT

10-10-2025

2026 PROPOSED BUDGET – During its last meeting on Tuesday, the Budget Committee concluded its two-month work of composing the proposed budget for 2026. Thereafter, the Committee voted to present it to the Board of Directors for its consideration and potential approval. This year, the Budget Committee is proposing a minor increase of about 1% a quarter, which is about a \$13-\$14 increase, for all neighborhoods. Please see attached proposed budget. Another recommendation by the Committee was to hold a Budget Workshop meeting on October 29th, at 6:30 pm in the Clubhouse and online to provide members with a deeper insight into the budget building process and, more importantly, offer members an opportunity to voice their opinions before the Board approves the 2026 budget at its November meeting.

While the Board of Directors still needs to formally accept the proposed date for holding the workshop meeting, we have reserved in the meantime both the Clubhouse's Grand Salon and a Zoom Meeting room. Please mark your calendars to join the Board of Directors Workshop Meeting and the Budget Committee to discuss the proposed 2026 Budget (Zoom, click [HERE](#), Meeting ID: 875 0852 0392, Passcode: 555555).

As always, this would be a great opportunity to thank the members of the Budget Committee, Mrs. Nancy Blair, Mrs. Alice Dorn, Mr. Dick Dorn, Mr. Bill Feeley, Mr. Wayne Johnson, Ms. Lori Klein, Ms. Mitch Matte, Mrs. Jenny Milson, Mr. John Sullivan, and Mrs. Suzi Weinstein, as well as the Board of Directors, Mr. Rod Hayden, President, and Mrs. Diane Pezzimenti, Treasurer, for their dedication and hard work in preparing the 2026 proposed budget. These dedicated members volunteered endless hours composing a proposed budget that addresses all the needs of the community. Please take a moment next time you see one or more of the committee members to thank them for all their hard work.

SIDEWALK MAINTENANCE – It is Sandstone time! Sandstone Neighborhood, i.e., Ashford Falls Ct, Cascade Falls Dr, Reynolds Falls Ct, and Simpson Falls Ct, was prepared for some sidewalk maintenance work. As reported a couple of times in the past few weeks, 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 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 spray are areas that were identified as ones that required attention. However, unlike previous years, this time repairs are being done based on sections. Once the work on a section is concluded, a new section is marked and addressed. Last month, we addressed the Victoria Neighborhood. Once concluded, the next on the list is the Stirling Neighborhood. With this in mind, please



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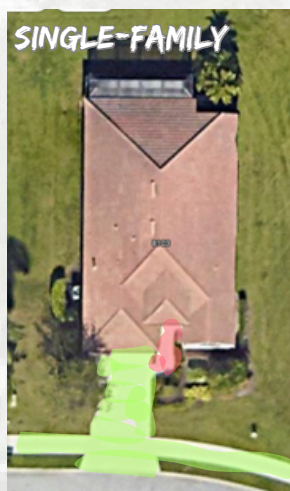
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note that Mr. Ron LaCivita, a local concrete vendor, is scheduled to be on-site to work on the identified areas. Until then, please make sure to exercise caution when walking along these marked sidewalk sections. Thank you in advance for your cooperation and understanding in this matter.

On a related matter, the Board of Directors passed a resolution a few years ago, which resulted in the Association assuming the responsibility for cleaning most of the sidewalks and driveways in the Community, in addition to all common areas. We say most because it excludes the sidewalks that lead from the driveways to the entrances. Please see the picture below.

GREEN - ASSN RESPONSIBILITY TO CLEAN

RED - HOMEOWNER RESPONSIBILITY TO CLEAN



With this in mind, Mr. Tamas Pataki, who needs zero introduction, is scheduled to be on-site next week to start working on cleaning the Association's sidewalks and driveways. The first neighborhood to be cleaned is Victoria Falls. At this time, it is unclear how long it will take Mr. Pataki to complete the project; however, what we do know is that it will greatly improve the overall look of LakeRidge Falls.

CONSENT TO RECEIVE ELECTRONIC NOTICES – To date, 110 members out of 399 have submitted their consent forms. As reported in the past couple of weeks, agreeing to receive official communication by the Association via email would significantly reduce the Association's office expenses, i.e., printing, paper, postage, etc. For example, the 110 members who signed the consent to date have reduced the Association's printing and postage expenses by 27.5%... Therefore, members are encouraged to consent to receive official notices, as it would not only significantly reduce printing and postage expenses but also ensure the timely receipt of important updates while minimizing the risk of lost or delayed correspondence. Please make sure to fill out the consent attached to this communication and return it to us. For those who wish to fill it out electronically, we kindly ask you to email us, and we will make sure to email you back a fillable and signable electronic file. As before, thank you in advance for your assistance on this important matter.

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager



Consent to receive

ELECTRONIC NOTICES

Full Name :

E-Mail :

Full Name :

E-Mail :

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.

Print Name :

Signature :

Date :

Print Name :

Signature :

Date :