

ODED'S WEEKLY REPORT

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ARCHITECTURAL GUIDELINES/PAINTING – As many have known, a few months ago, the Board of Directors, with the valuable assistance of the Architectural Review Board (ARB), held a Paint Workshop. The goal of the meeting was to introduce new colors, meet and interact with a Sherwin-Williams Design Color Specialist, and, most importantly, receive feedback from members. Following it, the ARB met once again to carefully review the 30+ members' comments/remarks made at the meeting. They revisited their findings and research, discussed possible solutions, and evaluated the impact each suggestion may have on the community's architectural integrity, harmonious design, and aesthetic principles. Once concluded, a few revisions were made, and thereafter the ARB presented its final recommendations to the Board of Directors during its last week's meeting.

It should be noted that over the past seven months, the members of the ARB have dedicated considerable time to providing a variety of color options for members to choose from, improving operational procedures to ensure smooth execution, and enhancing, as would surely be demonstrated by the end of next year, the community's architectural and aesthetic appearance. Therefore, please allow us to take a moment and thank the members of the ARB, Mrs. Mary Cochran, Chairperson, Ms. Lori Klein, Mrs. Fern Rouleau, Mrs. Suzi Weinstein, and Mrs. Jan Wright, as well as the Board of Directors' liaison, Mrs. Diane Pezzimenti, Treasurer, for their dedication and hard work in presenting to you the new Exterior Painting Specifications, Color Schemes, and Painting Schedule.

As you may have guessed by now, the Board of Directors approved the new architectural changes at its last meeting. Knowing the new painting schedule starts in January of next year, we kindly ask you to take a moment and go over the new guidelines. The updated Architectural Guidelines can be found on the Association's website and portal. It can also be found by clicking [here](#). Please take moment to please go over the new changes. Thank you in advance for your attention to this important matter.

SERVICE AREAS – The last Board of Directors was a very exciting one, as it involved many interesting topics and important decision-making, such as renewing significant contracts, accepting the proposed budget for next year, and deciding to replace the clubhouse, annex-building, and gatehouse roofs. With this in mind, we would like to take a moment and speak at length about one specific decision that was made in the meeting. A decision regarding service areas. Now, we will touch on the more interesting issue in a second, but before we do so, we need to talk about some technical and boring matters. So please stay with us, it will become interesting in a couple of paragraphs.

Let's start. Article VIII, Association Powers and Responsibilities, 8.13, Provision of Services to Service Area, (c), states that: **"The Board may, by resolution, designate a group of Lots as a Service Area and levy Service Area Assessments against such Lots to fund the costs of operating, maintaining, and insuring certain portions of the Common Maintenance Area within or adjacent to such Service Area. This may include, without limitation... and lakes or ponds within the Service Area, regardless of ownership and regardless of the fact that such maintenance may be performed by the Association..."** Now, some may feel there are some big and scary words in this short paragraph, such as "levy Service Area Assessments." However, it is much simpler and less scary than it may sound.

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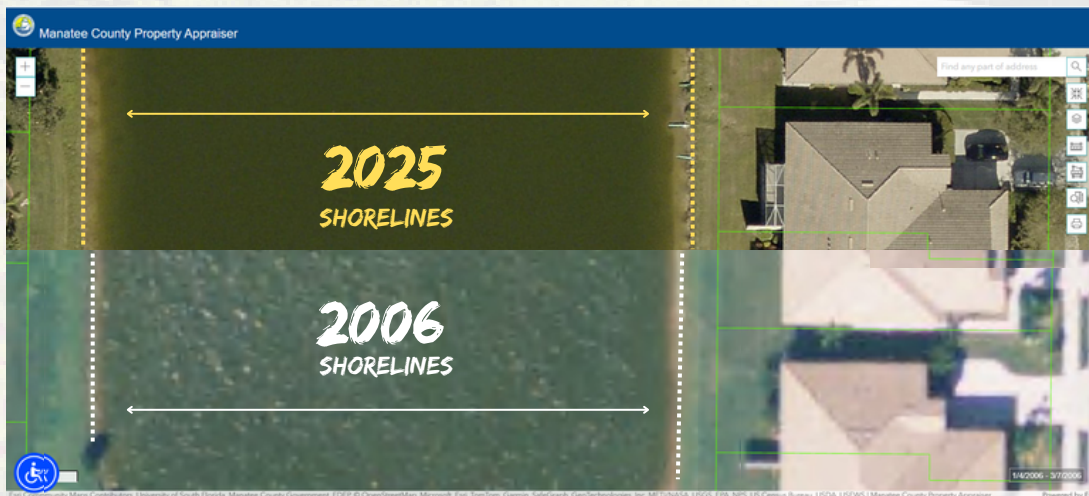
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Here is a simple explanation using nonlegal terms. All the residential lots in this community are next to common property. If you pull into your driveway, for example, you are pulling from a common area, i.e., the road, into your lot, i.e., the driveway. Simple as that. Now, it is not uncommon that maintenance concerns arise along these seams. For example, tree roots. More often than not, the roots of a canopy tree located on a residential lot would spread towards a common area. As one can imagine, this reality creates maintenance issues such as raised sidewalks. In this case, the question that arises is who is responsible for addressing this matter.

Until a decade or so ago, it was the responsibility of the homeowners to maintain the sidewalks located in front of their lots. It made sense. After all, if the roots of a tree located on a homeowner's lot lifted a section of a sidewalk that is used by all residents in the community, common sense suggests that this homeowner should address this safety concern without delay. A few years back, however, the Board of Directors recognized that there was an issue with the uniformity of the work performed on the sidewalks. You see, while the Association took a strict approach towards maintaining the sidewalks, some homeowners were more lenient. This raised a concern among Board members who worried about residents' safety, i.e., tripping hazard.

Therefore, the Board of Directors passed a resolution in 2016 to assume the responsibility of maintaining all street sidewalks in the community. Since then, the Association invested, on average, about \$15,000 each year, again, give or take, to address potential trip issues along the 5 miles of sidewalks in the community. Knock on wood, this action has proven to be crucial in ensuring the safety of those who enjoy walking in this beautiful community. Now, a silly question. Where do these yearly funds come from? Easy answer. From the homeowners. In other words, the funds to maintain raised sections of sidewalk are from assessments levied against the members. In day-to-day language spoken by most, the money comes from your quarterly dues. Not so scary, right?!

Enough with the boring stuff, let's move to the scary thing. After all, it is Halloween today. Take a look at the picture below. These are two overlapping screenshots taken from the Manatee County Property Appraiser website. The two photos are of the same random pond in the community. The bottom half is the area as captured by a satellite in 2006, hence the lack of definition. The upper one is of the same area as captured by a satellite in 2025. When looking at the two added dotted lines, this overlapping image, while not based on exact research, is a good empirical observation of the rate of erosion for the past 19 years.



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Not scared yet? Well, here is a picture of a house whose homeowner literally owns part of the pond. This home is not located in the community, but is used to illustrate this subject matter.



Not scared? Ok, last try. Below are some pictures of an erosion along Pond 9, which is located in Sandstone Neighborhood and adjacent to LakeRidge Blvd. In one of the pictures, you can see Mr. Bob Rouleau, a member of the community and of the Ponds Group, standing in the middle of a swale that is about 20 ft. long and about 3 ft. deep... can you imagine?!



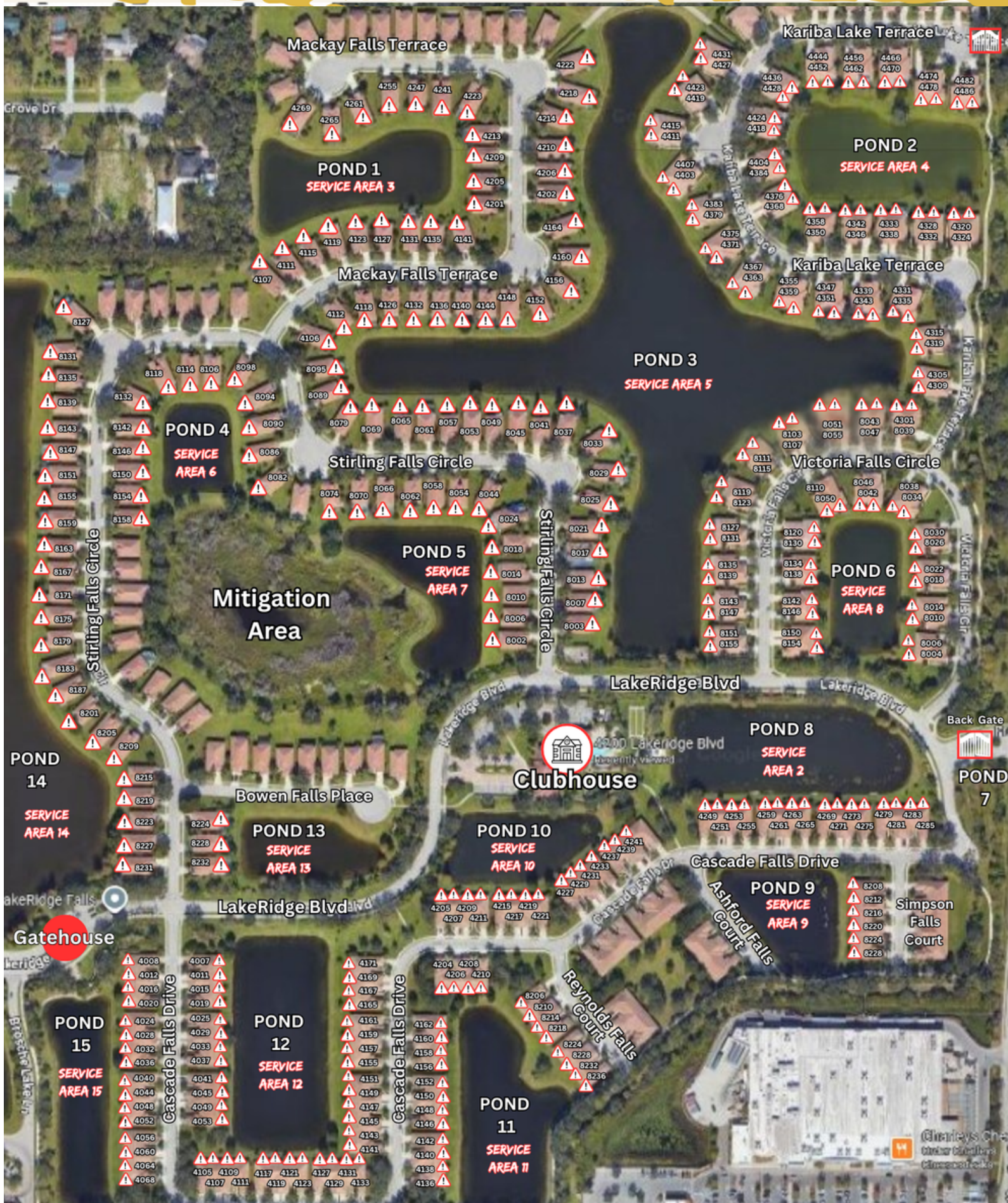
Ok, enough with scary stuff. Let's move to the interesting part. Pond shoreline erosion is not a new issue. We can spend hours speaking about the work of the Long-Term Pond Working Group (PWG), the Pond Task Force, the Pond Group, and the various Boards of Directors of the past x number of years. However, we promised it is going to be the interesting part. So, during its last meeting, the Board of Directors has approved a resolution to establish thirteen (13) new service areas that encompass 308 lots in the community to be added to the service area that was established in 2022 and encompassed 16 lots (please see map on the next page).

What is so interesting about it? Well, these 324 homeowners, whose property in one way or another faces a pond, ***no longer need to worry about having their home turning into a beachfront property.*** Extensive research and studies conducted over the years have identified several key causes of pond erosion that originated from residential lots. Similar to a canopy tree's roots that are lifting a sidewalk in a common area, the data collected shows that downspouts and landscape beds, just as two examples, had a crucial role in creating swales and/or eroded pond shorelines.

In order to address it, the Association had two options. One was to uphold the Association's governing documents, which hold the homeowners responsible for the repairs on their lots and adjusting properties/common areas. The other option, which proved itself in Pond Project 8, was for the Association to establish service areas in which the Association assumes the responsibility for addressing the pond erosion repairs. Why is it the better option?

Well, first, uniformity. It ensures a consistent and professional approach to erosion mitigation across all affected properties, similar to the raised sections of sidewalk. Secondly, safety. The work of privately hired vendors may vary in quality and effectiveness. Thirdly, economies of scale. It should not come as a

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surprise that the Association's negotiating power is much significant than individual homeowners. Finally, peace of mind. By assuming this responsibility, the identified 324 are no longer burdened with issues that may impact their property values or the significant costs associated with such major repairs. Of course, identified homeowners will be required to contribute towards the Association's work. However, such a contribution would not be even close to the cost they would have had to pay if they were required to perform the work themselves.

Now, we hope you found the article above interesting, as homeowner association matters are not always the most interesting things to write about. Interesting or not, one thing is for sure. Ultimately, this decision will foster a safer and more attractive living environment for everyone. Thank you so much for your attention, support, and understanding in this matter.

SPEEDING & STOPPING – Concerns were raised recently regarding residents and/or their invitees driving too fast on the Association streets or failing to completely stop at stop signs. It goes without saying, but this is a major safety issue for everyone. Residents and their invitees are required to follow speed limits and make complete stops at stop signs, crosswalks, or intersections. Since this affects personal safety, the Board of Directors urges everyone to take this rule seriously. We kindly ask you to help us by always driving slowly and carefully throughout the community and ensuring your invitees are doing the same. Thank you for your attention and cooperation over this truly important matter.



LAKERIDGE FALLS' WILDLIFE - Enough words were shared this report. Therefore, it is a good time to share some amazing pictures taken by members of the Association. Enjoy!

A PICTURE BY KATE VIEIRA



Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager