

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

Rod Hayden, President

As December arrives, it invites reflection and renewal — a time to appreciate how far we've come while looking confidently toward what lies ahead. This past year, Lakeridge Falls made real progress through teamwork, careful planning, and community spirit.

The Clubhouse, Annex, and Gatehouse re-roofing project moved from long-term planning to funded commitment, while the Pond Working Group began defining solutions to address shoreline erosion. Our community workshop on the waterfall monument also helped ensure residents' voices continue shaping the outcome.

Financially, the 2026 Budget represents one of the smallest increases in over a decade. Strong reserves, disciplined spending, and preventive maintenance all reflect the shared commitment of the Budget Committee, the Board, and our Property Manager, Oded.

We also strengthened connections. The eNotification campaign helped reduce mailing costs and improved communication, while the Community Relations Committee's Flag Brigade proudly installed new U.S. flags in time for Veterans Day — a visible reminder of community pride and volunteer dedication.

Of course, every year brings its challenges — differing opinions, weather impacts, and the ongoing balancing act between needs and resources. But through open dialogue and cooperation, we found solutions that put Lakeridge Falls first.

As we turn the page to 2026, we do so with gratitude and optimism. Thank you to everyone who served, volunteered, attended meetings, or simply offered a kind word of support along the way. Together, we've proven once again that LakeRidge Falls isn't just a place to live — it's a place we build, protect, and celebrate together.

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











Davide Ferriolo

General Manager





941.413.6600 David@HomeSmartInspections.Net HomeSmartInspections.Net Lincense # HI16286

ART LEAGUE NEWS



The Art League supports several Kids Summer Art Camps through our Scholarship Fund. The donations from LakeRidge Falls residents as well as Art League member dues support tuition for students who otherwise could not afford to attend. This past year we were able to give \$150.00 each to Art Center

Sarasota, Art Center Manatee, and the Boys and Girls Clubs of Sarasota and Manatee Counties.

If you would like to join us in supporting the next generation of artists, please consider making out a check to LakeRidge Falls Art League.

You may give the check to Treasurer Carol Elder or President Becky Stevens.

Thank you, Becky Stevens



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





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

DEC 5 @ 11:30AM

190 UNIVERSITY TOWN CENTER DR. SARASOTA, FL 34243



BREAKFAST

METRO DINER

6056 LOCKWOOD RIDGE RD. SARASOTA, FL 34243

DEC 16 AT 9:30AM



COMMUNITY MANAGER REPORT - ODED NEEMAN

SERVICE AREAS – October's Board of Directors meeting was a very exciting, as it involved many interesting topics and important decision-making, such as renewing significant contracts, reviewing 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.

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. Take a look at the picture on the next page that is marked with the letter A. 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 doted 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.

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





Not scared yet? Well, you are a tough crowd. Ok, last try. Below is a picture of an erosion along Pond 9, which is located in Sandstone Neighborhood and adjacent to LakeRidge Blvd. In this picture, marked with the letter C, 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 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.

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 during one of its recent meetings. 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. Please take moment to please go over the new changes. Thank you in advance for your attention to this important matter.

TOYS FOR TOTS CAMPAIGN – The Community Relations Committee (CRC) is more than happy to announce that the traditional U. S. Marine Corps Reserve Toys for Tots Campaign has started! The campaign is scheduled to end on December 15, 2025. The campaign's objective is to provide three age-appropriate toys to each eligible child in Manatee County. A large cardboard box is placed across the main office by a Former Marine Volunteer. If you wish to help with this blessed cause, please feel free to drop a toy/toys in this box. Please note that toys should be placed in the box unwrapped so the appropriate age for the gift recipient can be determined by the Marine volunteers running the campaign. Elaborate and/or expensive toys are not necessary. Sometimes, simple is better. For this campaign, the definition of "toy" includes books and games. The CRC encourages all residents not to donate toy guns of any sort (i.e., water guns, NERF guns, etc.). As in past years, we are sure this campaign will prove to be super successful.







YARD WASTE PICKUP – Last month, a couple of members of the Association shared with us how it seemed Manatee County failed to pick up yard waste debris. One account was regarding a Waste Management (WM) truck failing to pick up yard waste that was properly prepared for pick up. The other account, described how some residents failed to meet the guidelines set by Manatee County for yard waste pick up.

First, Manatee County requests that all missed garbage, recycling, and/or yard waste pickups be reported within a day: "If your garbage, recycling, or yard waste wasn't picked up on your scheduled day, please report it through your account in CSS... (for the fastest resolution) or completing a service request with 311..." Secondly, Manatee County requests to follow these guidelines before placing yard waste for pickup: "properly prepared yard waste, placed no more than three (3) feet from the curb or road, will be collected once a week between 6 a.m. and 6 p.m." To prepare the yard waste properly, the county asks that

- **BUNDLE IT**: If you don't wish to use garbage cans or paper bags, you must put yard waste in bundles no longer than 4 feet in length. Bundles cannot contain branches larger than 6 inches in diameter. Any branch larger than 6 inches in diameter must be cut in half lengthwise, tied, and bundled. Tie bundles with heavy-duty string. Each bundle must weigh less than 40 lbs.
- CAN IT: Put yard waste loosely in a garbage can. Yard waste cannot extend above the top of the can.
- **BAG IT**: Put yard waste in a paper kraft (compostable) bag. Yard waste must not extend above the top of the paper bag.

Finally, bundles, paper bags, or cans must not weigh more than 40 pounds each. With this in mind, we hope you find this information useful and thank all for their attention for this important matter.

<u>APPLE SNAILS</u> – Similarly to the above, we received a few reports from residents regarding what appeared to be the spread of an invasive species of snail that was laying neon pink eggs on hard surfaces around a couple of the Association's ponds. On its website, the Florida Fish and Wildlife Conservation Commission (FWC) states that:

"Island and channeled apple snails lay "pink" eggs that turn white/ grey before hatching. Unfortunately, using egg masses for apple snail identification can be difficult because of variations caused by environmental factors and all turn white before hatching. Currently there is little FWC can do to stem the exotic apple snail populations, as is the case for most established exotic species that are often part of the exotic pet trade. Federal law states that it is illegal for apple snails to be imported across state lines. The FWC does suggest that owners of these snails please refrain from releasing them into the wild."

And indeed, the available treatment is worse than the problem. To prevent the spread of this invasive creature, the Association's ponds maintenance company would need to use a larger amount of copper, which would be harmful, i.e., deadly, to fish and other aquatic life. Knowing this snail will mainly damage aquatic plants, we are left with no other choice but to count on the Snail Kite, a predatory bird, to contain the spread of this invasive snail. We hope you find this information useful, and thank all those who reported this matter to our attention.

Four Florida FOUDIES 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.



Twisted Pit BBQ - B

8130 Lakewood Main St, LWR

- Service good
- Dining in or out
- Owner comes by with food
- Portions were large
- Reasonably priced
- Food was normal BBQ

Claudie's - A+

21 S. Beneva Rd, Sarasota

- Casual ambience
- Large dining room
- 3 course meal incl dessert \$34.95
- Food was top notch delicious
- Generous quantities
- Service exceptional
- Restaurant looks closed so try the door
 - A MUST TRY!!!!

Attardis - B+

7286 55th Ave E, Bradenton

- 11 tables
- New York vibe
- Good selection of pizza and foods
- Pasta dishes reasonably priced
- Good service
- Salads are fresh
- Clean place
- Pizza is excellentclosest to NY pizza yetcrispy crust

Whiskey Joes -B

5313 19th St E, Ellenton

- Beautiful view- on the river
- Inside/outside seating
- Service good
- Fish/burgers/wings/steaks
- Burgers ok
- Grouper very good
- Wings ok

Caragiulos Italian Restaurant- C+

69 S Palm Ave, Sarasota

- VERY low light- bring a flashlight to read menu
- Pretty place- nice ambience
- Pizza crust is way too limp- not good at all-peppers and onions on pizza were mushy
- Salmon is alright
- Inside/outside dining
- Service is good

BOOK CLUBS

WINE AND FICTION BOOK CLUB

James

by Percival Everett

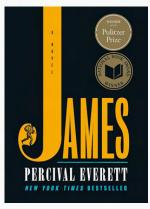




This month's meeting will be a bit different, both in date and in format. In addition to discussing our reading for November, James by Percival Everett, we will also be voting on the book selections for 2026. If you haven't as yet submitted a book recommendation, please send it along to Barb Weigand (weigassoc@gmail.com) so she can add it to the list.

TUESDAY, December 2nd @ 7:00 PM in the Grand Salon

As always, new members are welcome to join us. If you choose, you are encouraged to bring a beverage of your choice and a light snack or dessert to share. We hope to see you there!



LRF BOOK CLUB

The Tuesday morning book club will be meeting on Tuesday, December 9th at 11:15 to discuss the book selections for 2026.

In January, we will be discussing Frozen River by Ariel Lawhon.

In January, we will be discussing Frozen

River by Ariel Lawhon.





By Deputy Tom Kaczmarek from the Manatee County Sheriff's Office

LakeRidge Falls Clubhouse 4200 LakeRidge Blvd Sarasota FL 34243 Zoom Meeting Meeting ID: 893 0011 1198 Passcode: 932355

COMMUNITY RELATIONS COMMITTEE

HONORING ALL WHO SERVED: VETERANS DAY 2025

On November 11th, the Community Relations Committee (CRC) hosted a program to pay homage and respect to all veterans, but most especially our LakeRidge Falls veterans. We are deeply grateful for the unparalleled courage, commitment, and sacrifices made by all of those who have served to protect our freedoms and way of life. The day began with the raising of the American Flag at our community flagpole. Navy veteran Bill Getz and Army veteran Bob Arevalo hoisted the flag high as Rod Hayden, Jolene Ruffo and Susan Selvidio-Stanley spoke words of commemoration.

The afternoon formal program in the clubhouse began with an invocation given by Rev. Robert Woodward followed by the leading of the Pledge of Allegiance by retired Lt. Colonel Lee F Kichen. Retired Colonel Bob Haines as the keynote speaker who related stories about his time as an Air Force pilot in Vietnam. At his invitation, two other LRF veterans took to the podium to share their experiences and remember a long-time resident - Army veteran, Barry Starkell and Air Force veteran, Tom Norton. Together through their stories, audience members heard about their missions and experiences, especially the realities of war.

May we never forget the sacrifice of all our LakeRidge Falls veterans:



US Army

Robert Arevalo Jan P. Bleile Ronald Bojanowski Robert James Harold Lynn Kendall Lee F. Kichen Dwayne Lamprecht William W. McKee Barry Shapirio Barry Starkell



US Air Force

Robert Haines Tom Norton David Raub



US Marines

John R. Clark Phillip Klinger



US Navy Loren Bartlett Cheryl Brandi William Getz





KUDOS OUR FLAG TO BRIGADE **VOLUNTEERS!**

Did you happen to notice all the beautiful American Flags on display throughout our community for Veterans Day? As you can probably imagine, they did not magically appear (and disappear) without human effort! The Community Relations Committee extends a big THANK YOU to the following residents for their efforts:

Bob Arevalo, Judy Dailey, Dwayne Lamprecht, Wanda Lamprecht, Nancy Mendelson, Claudine Pshilme, Jolene Ruffo, Joe Stanley, Sue Selvidio-Stanley, Barry Starkell, Jim Tewel, Barb Weigand, and Marie Avery Withers.

As is often said, "many hands make light work". To all of the "hands", we say THANK YOU!



SOCIAL COMMITTEE NEWS





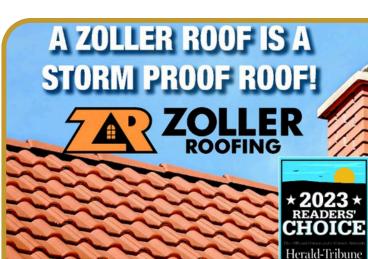




LakeRidge Falls Clubhouse 4200 LakeRidge Blvd







HURRICANE SEASON
HAS STARTED!

During Hurricane Ian NO tiles blew off any Zoller Roofs!





Nick Zoller

Thinking about making a move?

BradentonRealEstate.com









JUIN DUINITEERS WITH EVERY ESTATE PLAN

Simple Will \$195.00

Revocable Living Trusts

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

Rodney Gerling, Esq.

Marla Stewart Owczarek, Esq

6148 State Road 70 Bradenton, Fl 34203

941-756-6600

WWW.GERLINGLAWGROUP.COM

Some of Our Achievements





Our Services







