

ODED'S WEEKLY REPORT

11-21-2025

2026 BUDGET – During today's meeting, the Board of Directors approved the 2026 Budget as proposed by the Budget Committee. In the next couple of weeks, you should start receiving in the mail or via email a copy of the approved budget. Hard copies are also available in the office, and electronic copies are available on the Association's portal. Please note that this year there will be a minimal increase of about \$14 a quarter. Given ongoing price increases, this small adjustment highlights is a great testimony of the outstanding work done by both the Board of Directors and the Budget Committee.

Speaking of which, we wish to take a moment and ask you to join us in thanking the members of the 2025 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 Budget. Please take a moment next time you see one or more of the committee members to thank them for all their hard work.

Finally, you should start receiving your 2026 coupon booklets in the mail no later than mid-December. Please note that if you are enrolled in an Auto Debit Program in which the bank automatically withdraws the funds from your bank account each quarter, you will NOT be required to contact the bank. Centennial Bank, the institution in which the Association banks, will automatically adjust the amount to reflect the new Association dues. As always, please feel free to contact us with any questions and/or concerns.

SANTA & LAKERIDGE FALL ELVES – The following is an amazing initiative by the Community Association Committee (CRC) to boost the "Toys-for-Tots" campaign while promoting community spirit. The event will take place on November 30th and December 5th. Please take a moment to read their important message:

Once again, Santa and the LakeRidge Falls Elves will be touring our community to collect toys for the Toys-for-Tots campaign. Why not join us by decorating your bicycle and riding with us? We'd love to create a festive holiday parade involving LakeRidge Falls residents! Remember that you can also drop off your gift in the box in the Clubhouse. Listen for the jingle bells, ho ho hos, and holiday music announcing the parade's arrival on your street. If you have a toy to donate, ***please tie a red flag on your mailbox***. Santa and the Elves will stop and pick up your toy. Flags are available in baskets in the Clubhouse lobby, at the pool, or from any CRC member:

Carol Brantley: 586-945-5192 ; **Judy Michaels Dailey:** 941-312-6448 ;

Betty Curry Johnson: 941-504-6543 ;

Nancy Mendelson: 513-515-3440 ; **Jean Peres:** 512-420-6000 ;

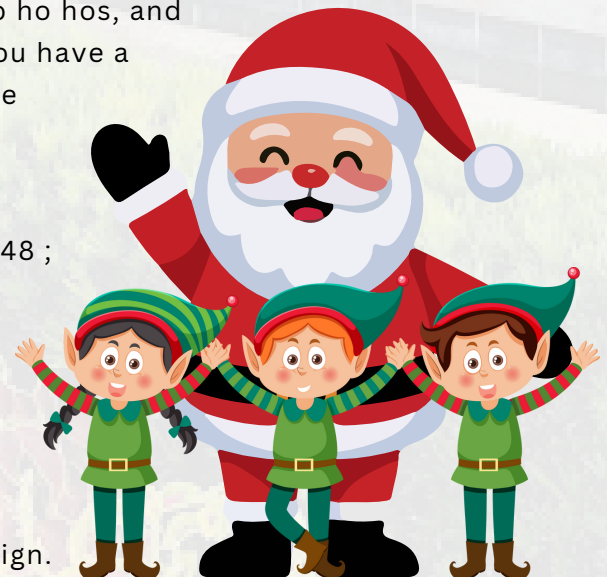
Jolene Ruffo: 860-608-7285

Sue Selvidio Stanley: 860-303-6332 ;

Barb Weigand: 312-385-3697

Marie Avery Withers: 941-725-0911

Thank you in advance for your participation in this blessed campaign.



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DEADLINE: DECEMBER 15TH



Community Relations Committee

Bring a Toy to Give Joy

HOLIDAY DECORATIONS – This will be a good opportunity to take a moment and speak about the rules governing the decoration of homes for the holidays. Going straight to the point, the Association's guidelines are as follows:

“A reasonable number of holiday and religious lights and decorations may be displayed on a lot for up to 30 days prior to a publicly observed holiday or religious observance and up to 30 days thereafter without prior approval of the ARB. The Association may reserve the right to remove such items when it deems they are excessive in numbers, size, or brightness, draw excessive attention or traffic, and unreasonably interfere with the use and enjoyment of the neighboring properties. Inflatable decorations are prohibited.”

With this in mind, please note that a festive look is always welcomed and much encouraged.

This will also be a great opportunity to remind all that the Buildings Committee is looking for volunteers who will be willing to decorate the clubhouse for the holiday. Such work will be limited to the interior of the clubhouse and will include hanging ornaments, tying ribbons, putting up wreaths, etc. So, no hard labor, no picking up heavy boxes, and/or no climbing on ladders. If you are willing and available to assist, then please make sure to sign up on the sign-up sheet located at the clubhouse. Thank you in advance for your help!

ROOF TILES - In an effort to make the roof replacement process easier for members, the Board of Directors has placed a rack in the Clubhouse with sample roof tiles by three different manufacturers. These eight samples are most of the available tiles that were approved to date by the Architectural Review Board (ARB). This display allows homeowners to view the different tile options in person to possibly help make informed choices that best suit their preferences. Of course, members are encouraged to stop by to review the samples. We do, however, kindly ask not to remove or touch the sample for your own safety. As always, the members of the ARB and this office are available to assist homeowners with any questions or concerns they may have.



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MANATEE COUNTY SHERIFF'S PRESENTATION - In a continuous effort to improve the security and safety of LakeRidge Falls' residents, the Security Committee, with the blessing of the Board of Directors, scheduled a presentation with Deputy Tom Kaczmarek from the Manatee County Sheriff's Office to discuss the topic of Home Security and Theft Prevention. You are hereby invited to participate in this important presentation in person or virtually. The presentation will take place in the Clubhouse's Grand Salon on Thursday, December 11th, at 6:30 pm. For those who can't attend in person, you are more than welcome to virtually attend the meeting via Zoom, Meeting ID: 893 0011 1198, Passcode: 932355. Please make sure to attend this important presentation.

OFFICE CLOSED - Please note that the LakeRidge Falls offices will be closed Thursday, November 27th, and Friday, November 28th, due to the Thanksgiving Holiday. We will open again on Monday, Dec 1st. As always, 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.

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager



DECEMBER
11
@ 6:30

The Security Committee will like to invite you to a presentation about:

HOME SECURITY & THEFT PREVENTION

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
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