

# ODED'S WEEKLY REPORT

12-26-2025

**HAPPY NEW YEAR** – On behalf of my family and myself, I want to wish all the wonderful and amazing people of LakeRidge Falls a happy and more importantly healthy new year! May this coming year bring you joy, prosperity, and cherished moments with family and friends. Here's to a year filled with laughter, kindness, and the warmth of community spirit!

**COMMITTEE SIGN-UP** – The committee sign-up sheets are now available in the Clubhouse. If you wish to be considered for any given committee, please write down your name on the sign-up sheet for the committee or committees you are interested in.

The available committees are the Architectural Review Board, Budget, Buildings, Community Relation, Hurricane Preparedness Group, Landscaping, Pool, Roads & Grounds, and Security Committees. With this in mind, please see below the Association's Committee Structure Policy, which is also posted on the Association's website and portal. The Board of Directors encourages homeowners and residents to join the different committees as it provides a feeling of ownership and is a great opportunity for you to become active and involved within the LakeRidge Falls community as committees play a vital role in the operation of LakeRidge Falls.

## COMMITTEE STRUCTURE POLICY

APPROVED: 08/17/2023

Committees play a vital role in the operation of the LakeRidge Falls Community Association Inc. As such, members and residents are encouraged to play a part in the operation of the community by serving on various committees of interest to them. Article V, Committees, of LakeRidge Falls' By-Laws, states "the Board of Directors may create committees as it deems appropriate to perform such tasks and to serve for such periods as the Board of Directors may designate by resolution."

The following committees are presently established as standing committees:

- Architectural Review Board (ARB) – guided by Article V, Architecture and Landscaping, 5.2 Architectural Review, and ARB Procedures for Electing Members.
- Budget
- Buildings
- Community Relations (CRC)
- Landscape
- Pool
- Roads & Grounds
- Security

Committees shall serve at the pleasure of the Board of Directors in an advisory role. The committees shall also assist the Board of Directors in establishing policies and researching areas of interest.

Committees shall exercise only such authority as granted by Board resolution. The Board may or may not elect to follow a committee's advice on any matter. Committees may not act without specific Board authority and may not bind the Association contractually or financially. For this purpose, mission statements were drafted and approved by the various Board of Directors.

Committees are formed each year in February. Starting in December, interested members and residents may volunteer and complete the sign-up sheet regarding experience as appropriate with a committee's function.

At its first organizational meeting, the new Board of Directors shall appoint at least one Board member to act as liaison to each committee for the purpose of advising and guiding the committee. The Board of Directors may review the composition of each committee for membership assignment.

Once established and approved by the Board of Directors, the liaison will call the first committee meeting to order. It is thereafter the duty of the members of the committee to elect a chairperson.

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from their ranks and to establish a regular meeting date and time. The liaison will coordinate communication with the board and assist the chair as needed. The Board of Directors reserves the right to establish and amend general guidelines for committees as it sees fit. The current general guidelines for committees:

- Committees may be assigned projects, research, and/or tasks by the Board of Directors.
- Committees will seek approval from the Board of Directors to address projects/problems they identify before proceeding to do so.
- Committee members are forbidden from maintaining and/or attempting to maintain any area in which the Association has or assumed maintenance and other responsibilities.
- Committees are responsible for oversight of areas consistent with their mission/goals.
- Committees should recommend "not to exceed" dollar amounts for suggested projects.
- Committees may establish Task Forces as they deem necessary to assist in assigned research.
- Committee recommendations for project funding shall: (1) be shared with the community by means of an open workshop hosted by the Budget Committee and then (2) submitted to the Board of Directors for consideration of conditional approval subject to its review and approval of the final budget.
- Committees will not enter into any contract with a vendor or company.
- Committees' meetings shall be made available to members and residents on at least one web-hosted service, such as Go-To-Meeting or Zoom.

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**PICKING AFTER YOUR PET** – A couple of residents have reported an incident involving another community member who failed to clean up after the dog. Well, we can go into great detail by describing intestinal parasites and bacteria and how they can affect members of this Association. However, we are sure all residents understand the importance of picking up their pet's waste and properly disposing of it.

We say properly because at least two other residents complained about the smell of odor coming from containers, cans, and/or pots that are hidden behind or within shrubbery located in proximity to garage doors. Apparently, some individuals are collecting a significant amount of dog waste bags behind or inside such shrubs, believing it no harm is caused until they are disposed of during garbage collection day. However, this practice is unsightly and hazardous. More importantly, it promotes foul odor and invites flies, both of which are a nuisance to neighboring residents.

Although these two phenomena are relatively small, they are offensive and unfair to our neighbors. We kindly ask those who own a pet for their help in preventing these matters from recurring. If you have a pet, please make sure to pick up after it and dispose of the pet's waste by throwing it away in your garbage using bags that can mask the unpleasant odors, i.e., as with diaper disposal cans, and store it in your garage. Please don't place a small garbage container outside your garage and/or behind a shrub, as it is a violation of the rules governing this Association. The best and most friendly solution is to flush the waste down the toilet. With this in mind, we thank you in advance for your cooperation and understanding in this matter.

**PAYMENT REMINDER** – By now, most residents should have received their 2026 coupon booklets or auto-debit notice letters in the mail. If you have yet to receive it, please contact our office so we can address it without delay. Regarding auto debit notice letters, they are intended to advise those who are enrolled in an Auto Debit Program, in which the bank automatically withdraws the funds out of their bank accounts each quarter, that the amount being drafted will be adjusted to the new Association dues.

As before, this is a friendly reminder that payments are due no later than January 10<sup>th</sup>, 2026. Here are all the payment options available for homeowners to use:

- **Coupon Payment Booklet.** The booklet you received in the mail includes 4 payment stubs. Please make sure to detach the paystub 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.
- **Join the Automatic Debit Service.** You can request Centennial Bank to automatically debit your account. The necessary form is available in the Association's management office, inside the booklet mailed to you, or in Centennial Bank's website: <https://www.my100bank.com/association-banking/association-payment-options/>. Please take into consideration that Centennial Bank requires 5 days to set up an enrollment.

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- **Pay Online.** Please note that this service may have fees involved with it. If you wish to do so, you will need to visit Centennial Bank's website: <https://www.my100bank.com/association-banking/association-payment-options/>
- **Use Your Bank Online Payment Services.** Most banks offer a service that allows clients to pay their bills online. Please contact your bank for more information.

## PLEASE NOTE, THE ASSOCIATION DOES NOT ACCEPT PAYMENTS IN THE OFFICE

We hope you find this information useful and thank you in advance for your attention to this matter.

**OFFICE CLOSED** – Please note that LakeRidge Falls offices will be closed on Thursday, January 1<sup>st</sup>. We will open again on Friday, January 2<sup>nd</sup>. Please also note, that if you experience a situation that falls under the scope of responsibility of the Association and which requires our assistance during the time the offices are closed, please call our “Emergency Only” line at 941-444-7090.

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager

# Happy New Year!

