

ODED'S WEEKLY REPORT

01-23-2026

VICTORIA FALLS NEIGHBORHOOD PAINTING – As many have known, the Board of Directors, with the valuable assistance of the Architectural Review Board (ARB), amended Article 18, Painting, and its related appendices of Architectural Guidelines. Please click [here](#) to see the new guidelines. As reported, besides adopting color schemes and painting specifications, the guidelines provide for a new assigned schedule. As can be seen in the map below, all members of the Victoria Falls Neighborhood, i.e., Victoria Falls Cir and Kariba Lake Terrace, are required to paint the exterior of their homes by the end of 2026. Of course, this work can't commence before an application is submitted to and approved by the ARB. Now, the purpose of this article is not only to set a reminder of this requirement, but also to explain that it is better to take action now on this matter rather than to wait for later on in the year.

As the past showed us, if most members wait until the last quarter of the year to apply to paint their homes, this would most likely lead to a bottleneck situation. That is would mainly be due to high demand for specific vendors and rain delays caused by the hurricane season. Therefore, scheduling this project earlier ensures you have access to your vendor of choice and helps avoid potential delays as the deadline approaches. Remember, failing to submit and paint the exterior of a house within the time frame is a violation of the governing documents.

Therefore, please, and again please, don't wait for tomorrow, as the famous saying goes, for what can be done today. Thank you so much for your attention and cooperation on this important matter.

DRIVING SAFELY – This week, we received the following report from a resident of the community: "I just got home from my bicycle ride. I almost got hit by a woman resident... who entered via the back gate and drove right past the stop sign without a second glance..." While there is more to this report, the essence of it was shared above. The importance of this matter does not

2026-2028

ASSIGNED SCHEDULE

- i. Jan 2026 – Dec 2026 – Victoria Falls Neighborhood - Green
- ii. Jan 2027 – Dec 2027 – Stirling Falls Neighborhood - Orange
- iii. Jan 2028 – Dec 2028 – Sandstone Falls Neighborhood - White



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need to be mentioned. It is an issue of personal safety. Residents must obey the Association traffic signs and completely stop at the marked stop signs or before entering a crosswalk or intersection. This is also true for residents' approved guests and vendors.

Because this issue involves personal safety, it is the duty of the Security Committee and the Board of Directors to inform and remind all that they are obligated to continue and vigorously enforce this matter by all available means. Please, we are asking that you assist us by making sure you, your approved guests, and vendors drive slowly and carefully around the community.

On the other side, many of LakeRidge Falls' residents exercise daily. After all, this is an active adult community. Some do water aerobics while others choose to swim laps. Some like to use the new fitness center while others like to walk the community. Out of the many physical activities available in the community, we would like to take a moment and speak about one in particular: cycling. The reason why is because cyclists are more vulnerable than any other physical activity group in the community. After all, vehicles are less forgiving than a hot sunny day at the pool. Therefore, cyclists must always consider this and take the following safety measures while riding community roads.

- **Use safety equipment** – Helmets, gloves, knee and elbow pads, lights, and reflective materials are only a few of the safety measures cyclists must take to protect themselves.
- **Obey the rules of the road** - A bicycle is a vehicle and as such the user must obey traffic laws. Therefore, please make sure to stop at stop signs, stop for pedestrians crossing the road, etc.
- **Be courteous** – Cyclists don't own the roads. They share them with others. Therefore, always be considerate for others who share the road with you.

As always, together we can keep LakeRidge Falls a safe and pleasant place to live in. Thank you in advance for your cooperation and understanding on this super important matters.

BIG BIN ISSUES – There has been a great deal of discussion within the community regarding Manatee County's new Big Bin Advantage program,... mainly its disadvantages in addressing the needs of LakeRidge Falls' residents. As most know, Manatee County provided all residents with a new 96-gallon bin to be used for garbage. However, this large bin is too bulky and heavy, especially considering that most residents in this community don't produce enough waste to support its usage. Therefore, Manatee County offered such residents to exchange their 96-gallon bin for a 64-gallon garbage bin. The only stipulation was that residents had to specifically request them. The exchange process was scheduled to take place during the early part of this month. However, major setbacks with this transition were experienced, as shared with us by some residents. Based on these reports, residents are asked to leave their large bin outside their homes during pick-up day, i.e., Tuesday, but for some reason, the exchange does not take place. As a resident shared with us, "I called Manatee County today, and they said to continue putting your bin out on the day of the trash pickup, but they do not have a set date on what day they will do the exchange." So with this in mind, we kindly ask for your patience. If you see your next-door neighbors leaving their large gray bins outside their homes all day, please understand it is not their fault. Hope you find this information useful, and thank you for your support on this matter.

Have a quiet and safe weekend, Oded Neeman, LakeRidge Falls Community Manager