

ODED'S WEEKLY REPORT

02-20-2026

RECOGNITION AND APOLOGY PART 2 – I wish to start this week's report with yet another sincere apology for inadvertently failing to include Ms. Dorie Parsons. This time around, there is no justification whatsoever for this shortcoming. I would like, once again, to take a moment to sincerely apologize for inadvertently failing to thank Ms. Parson who served the Board of Directors. Her thoughtful leadership and steady guidance. Her ability to lead with both kindness and sound judgment was a true asset to this community. Not many know, but Ms. Parsons led by what I call "quiet strength," leadership that focuses on reason and open communication without getting emotions involved. She was truly a tremendous asset to LakeRidge Falls and will surely be missed. All of LakeRidge Falls members and residents are fortunate to have her support and involvement.

ROOF REPLACEMENT OF AMENTIES CENTER – From one apology to another. We are happy to announce that starting Monday, AKVM, a local roofing company, is scheduled to start the project of replacing the roofs of the Clubhouse, Annex Building, and the Gatehouse. Unfortunately, this means that we would need to close the clubhouse and pool during this project. The "good news," however, is that AKVM has informed the Association that the amenities, the clubhouse and pool, can be made available to residents before and after the designated construction working hours, which are going to be 7 am to 6 pm.

Now, the last thing the Association wants to do is to close these amenities, but please understand that this closure is done for your own safety. After all, construction that involves roofing can be potentially hazards due to falling debris. That said, we also request, again for everyone's safety, that residents stay away from the work areas during construction hours. This precaution will help ensure the project proceeds smoothly and without incidents. We wish to thank you in advance for your understanding and cooperation on this important matter.

AS A FINAL NOTE, PLEASE NOTE THAT ALL COMMITTEE MEETINGS SCHEDULED FOR NEXT WEEK WILL BE HELD ON ZOOM.

STORING ITEMS OUTSIDE THE HOUSE - NON-COMPLIANCE MATTER – Recently, one issue popped up that was important enough that it caused a couple of residents to complain about it: items that are stored outside members' dwellings. Unfortunately, storing items outside the house, such as roof tiles, garbage cans, fertilizer bags, etc., creates a condition that violates Lakeridge Falls' Declaration of Covenants, Conditions, and Restrictions, Exhibit C, Initial Restrictions and Rules, Section 2, Restrictive Activities, paragraph (v), highlighted and underlined added:

"The following activities are prohibited within the Community... Any construction, erection, placement, or modification of any structure or thing, permanently or temporarily, on the outside portions of the Lot, whether such portion is improved or unimproved, except in strict compliance with the provisions of Article V of the Declaration."

To avoid this unsightly condition and to avoid taking enforcement measures, we kindly request all members who replaced or are in the process of replacing their roofs to ensure no tiles are stored outside their homes. Furthermore, please make sure to store garden items that may be used while working outside. And finally, we kindly ask to store all garbage cans inside the garage. We hope this information is useful, and as always, thank you for your understanding and cooperation in this matter.

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BULLETIN BOARD - This is a friendly reminder that the Association's Bulletin Board located at back entrance to the Clubhouse is reserved for community announcements and events only. Kindly refrain from posting business advertisements, personal notes, or private messages to ensure it remains a helpful resource for all residents. Please also note that going forward any unsolicited information will be removed without further notice.

PARKING - Today, a report came in of a broken irrigation head. Please see the picture below. Upon further investigation, it was noted that a vehicle that was partially parked on the sod was the cause of the broken sprinklers. Now, the Association governing documents advise that any act of any contractor, subcontractor, agent, employee, or invitee of a member of this community is pretty much an act done by the member. In simple terms, the Association can hold members and/or residents responsible for damage caused by a guest. We kindly ask that all guests park responsibly, avoiding areas where vehicles may cause harm to landscape or infrastructure. Thank you, as before, for your attention and assistance on this matter.



While on the topic, and considering all the roof replacement construction work that is taking place in the community at the moment, this will be yet a good opportunity to ask all members to please remember that parking on the Association's narrow roads can be hazardous, especially when parking on both sides of the road.

With the safety of all in mind, we kindly ask you and/or your invitees to park all vehicle/s in your driveway in a way that does not block pedestrians from safely using the sidewalks, or in the clubhouse parking lot according to the parking lot policy. This is especially true for those contractors' employees who show up to job sites with their private vehicles. Please help us keep LakeRidge Falls a safe place to live in by following this simple direction as it will greatly assist us in eliminating potential hazardous and safety incidents. Thank you in advance for your cooperation and understanding in the matter.

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