

# ODED'S WEEKLY REPORT

03-06-2026

**UPDATE - ROOF REPLACEMENT OF AMENTIES CENTER** – As most know by now, the Clubhouse, Pool, and Club Room resumed normal operation on Saturday of last week after AKVM concluded the replacement of the roofs. Yesterday and today, AKVM subcontractors are working on installing the new gutters and downspouts. We hope that by the end of the day, or no later than Monday, this work will be concluded. In the meantime, please note that some of the pavers at the entrance of the clubhouse have shifted during the construction. A couple of orange cones were placed identifying these areas. Therefore, please exercise care when using the front entrance to the clubhouse until the matter is corrected. As always, we wish to thank you in advance for your understanding and cooperation on this matter.



**WATER METERS** – In the last couple of days, we received reports from residents regarding unknown individuals who are turning off their water, working on the water meters, and some even reported issues with the backflows once they were done... It took a couple of hours of delay at the gatehouse, but eventually, the mystery was solved. These men are part of Envocore, a Manatee County subcontractor, which was hired for the meter replacement project Manatee County initiated last year, and which is called WaterWise.

Based on Manatee County's website, ***“Manatee County's Utilities Water Division will begin a two-year rollout to upgrade all (approximately 150,000) Manatee County Utilities customer water meters, beginning April 2025. Residents will be notified of the timeframe for their neighborhood via a postcard that will be mailed to their home through regular mail. The new WaterWise Manatee program is designed to improve water-flow detection and enhance customer service and support.”***

Based on the surprised reaction to the presence of Envocore crews, it is safe to assume that residents received their postcard notification in the mail to the same level as we inherit millions from a rich relative in Nigeria. Anyway, the bottom of this piece is to inform residents that Manatee County, via its subcontractor Envocore, is on-site replacing your water meters. If, for any reason, your backflow is leaking after they are done, you will need to contact the Manatee County Utilities Department. Hope this information is useful.

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**BACK EXIT GATE** – As many reported in the past few weeks, residents experienced some delays leaving the community using the back exit gate located on Lockwood Ridge Rd. In general, vehicles that were attempting to exit following another vehicle saw the arm gates closing and would not open again until the vehicle approached the closer to the arm gates, backed up to reattempt exit, or simply waited for a long time until the gates reopened. Unfortunately, we experienced issues with scheduling the gate maintenance company to come and address this matter sooner rather than later. But eventually, and thanks to the Security Committee and the Board of Directors, the issue was resolved this week.

All Systems Go, the Association's new gate maintenance company, inspected the issue late last week and reported that two out of the three loops were defective. In general, the loops are magnetic coils installed under the road to detect metal in vehicles and signal the gate to open. Well, Monday morning, this job was completed, and all was tested and reported to be in good working condition... but... Murphy's Law decided to kick in. A couple of days passed, and reports came in that the gates were opening, but the arm gates were acting up. After further inspection, All Systems Go determined that the loop detector for the arm gates themselves failed. While the loop is the magnetic coil that detects the metal in the vehicle, the loop is the board, i.e., the actual “brain,” that monitors changes in frequency, i.e., when the loop detects metal, and sends a signal to the gate to open. To make a long story short, All Systems Go replaced both of the loop detectors at the exit side, tested the gates, and reported that the exit gates are up and running again.

We hope this will be the end of this unfortunate situation and wish to thank all for their patience and understanding during this entire time.

**PARKING ON THE STREETS** – Unfortunately, this issue of parking on the Association's narrow roads continues. As such, please note that those who will be found parking on the streets in violation of the governing documents will face enforcement measures. If you wonder what the rule that governs this matter is, please refer to LakeRidge Falls' governing documents, Initial Restrictions and Rules, Paragraph 2, Restricted Activities, (a), which prohibits within the community the ***“[p]arking of any vehicles on private streets or thoroughfares; and parking of commercial vehicles or equipment, mobile homes, campers, and similar recreational vehicles, golf carts, boats, and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages; however, construction, service, and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Area.”***

Therefore, the Association took, takes, and will continue to take enforcement measures to ensure compliance as is obligated and to ensure the safety of members, residents, and invitees. Please, and again 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