

ODED'S WEEKLY REPORT

04-03-2026

FRIENDLY PAYMENT REMINDER – Just a gentle reminder that the April quarterly Association payment is now due. We kindly ask that you submit your payment by April 10th, 2026.

Please use the following payment options:

- **Coupon Payment Booklet.** The booklet you received in the mail includes 4 payment stubs. Please make sure to detach the payment stub 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. If, for whatever reason, you don't have the booklet, we will be more than happy to provide you with a copy of the payment stubs.
- **Join The Automatic Debit Service.** You can request that Centennial Bank automatically debit your account. We can email or print you the necessary form, which is also available on Centennial Bank's website.
- **Pay Online.** Please note that this service may have a fee associated with it. If you wish to do so, you will need to visit Centennial Bank's website and click on the Services tab.
- **Use Your Bank's Online Payment Services.** Most banks offer a service that allows clients to pay their bills online. Please contact your bank for more information.

Please remember that we are NO longer able to accept payments at the office.

Thank you for your attention and promptness!

PALMS – As you may know, a couple of weeks ago, we concluded trimming all the queen palms in the community. However, the purpose article is not to advise what has already happened, but to remind all of the unfortunate future of what will happen. As reported at least half a dozen times in the past, the consensus among professionals and scholars is that due to climate change impacts, the vulnerability of palm species may leave Florida palmless within a few decades. Two of the more well-known diseases are Ganoderma and Lethal Bronzing.

In a document titled "Ganoderma Butt Rot of Palms," Monica L. Elliott and Timothy K. Broschat of the University of Florida describe Ganoderma as a fungus that "degrades the lignin in the lower 4-5 feet of the [palm's] trunk." As they also describe, a "palm cannot be diagnosed with Ganoderma butt rot until the basidiocarp (conk) forms on the trunk, or the internal discoloration of the trunk is observed after the palm is cut down." They conclude by saying there are "currently no cultural or chemical controls for preventing the disease or for curing the disease once the palm is infected." In sum, using simple terms, Ganoderma is a palm

disease that can't be prevented or treated and can only be diagnosed after it is too late. To read more about Ganoderma, please click [here](#).

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The other lethal disease is called Texas Phoenix Palm Decline, or as it has come to be known, Lethal Bronzing. In a similar document published on the University of Florida's website titled "Lethal Bronzing Disease," Brian W. Bahder and Ericka E. Helmick describe it as a type of bacterium that lives "in the part of the plant where sap is transported." Because the bacterium is "transmitted to plants by piercing-sucking insects that feed on the sap," prevention is a challenging task. They conclude by saying that "current data suggests that once palms start showing symptoms, the label rate for the antibiotic oxytetracycline-hydrochloride is not sufficient for symptom reversal." For this reason, the recommendation is that "once a palm shows symptoms and tests positive for the LBD phytoplasma [Lethal Bronzing], it should be removed immediately." To read more about Lethal Bronzing, please click [here](#).

Adding to the mix, the average life span of a queen palm is 30 years, which is the age of the palms in the community (i.e., they were around 5 years when installed by the developer), and one can reasonably conclude that this issue significantly impacts LakeRidge Falls. Here is a simple example. In 2023, the Association had 443 queen palms. In 2026, however, this number dropped to 336, which is almost a loss of 25% of all of the Association queen palms within only three years. Unfortunately, this rapid trends continue, as can be seen in the picture below, as more and more queens are dying.

The good news, however, is that the Association is well prepared to deal with this unfortunate reality. Some may not be aware of the fact that the idea behind the creation of the Long-Term Landscape Group sparked back in 2015 after the Association learned most of its Queen and Chinese Fan palms were infected with Ganoderma. In other words, since 2016, the Association has been continually working to ensure it has an action plan and funds set aside to address this matter by replacing the palms with more disease-resistant palms, hardwood trees such as shady ladies, and a complete landscape bed makeover of beds that were dominated by palms.

Rest assured, we will make every effort to replace all dead queen palms in the community as part of our ongoing commitment to maintaining a healthy and vibrant landscape. With this promise in mind, we wish to thank all for their understanding and patience on this subject matter.



DYING QUEEN PALMS THROUGHOUT THE COMMUNITY

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CROTONS AND OTHER DEAD PLANTS – Staying with landscaping matters, more and more service requests are coming from residents requesting to replace one “dead shrub” or another. In the vast majority of cases, the identified plant is one variety or another of a croton. On its website, the UF/IFAS Extension, an educational entity composed of the University of Florida, the USDA, and the various county governments of Florida, advises that corton draws “...*attention with its stunning color and make a bold statement in your house or yard*” ([source](#)).

But despite these recent concerns about the health of the croton plants, it is important to recognize that the community’s crotons can be resilient and capable of bouncing back after periods of stress. Crotons may lose all of their leaves, making many believe they are dead or dying. However, with warmer temperatures and consistent watering, these vibrant plants typically begin to produce new growth and restore their colorful foliage.

Residents are encouraged to give crotons time to recover and avoid attempting to remove, trim, and/or fertilize them. With patience and attentive landscaping practices, crotons will once again enhance the beauty of LakeRidge Falls.

Have a quiet and safe weekend,

Oded Neeman, LakeRidge Falls
Community Manager

