

ODED'S WEEKLY REPORT

05-01-2026

PRUNING SCHEDULE PROGRESS – As some may notice, the pruning schedule is a little bit behind. Nevertheless, we want to reassure you that while BrightView Landscape, the Association's landscape maintenance company, is currently behind on the pruning schedule, they have agreed to take decisive action to get back on track. As of today, three dedicated trimming crews are on site and actively working through Sandstone and Victoria Falls Neighborhoods. This extra “push,” we hope, should make significant progress over the coming days and get us back on track. As always, we appreciate your patience and understanding as their crews work energetically to restore the landscape to its best appearance.

WATERFALL UPDATE – While we aimed at having the waterfall back in operation by today, a couple of delays pushed the completion date to next week. As reported last week, the waterfall was turned off and drained this week for a routine quinquennial maintenance work. On Monday, Mr. Tamas Pataki, who needs no further introduction, is scheduled to pressure clean and thereafter paint the walls where the water is cascading, i.e., not the entire structure, and the letters/logo. As before, we apologize for any inconvenience this may cause and thank all for their understanding and support.

KNOWLEDGE – As human beings, we don't really like to deal with the unknown. It is therefore only natural that we strive to address uncertainties by enlightening ourself by studying, theorizing, seeking help or advice, praying, etc. Unfortunately, assumptions are, at the time, the most common tool one utilizes to fill informational gaps. You see, it takes time and effort to study any subject matter to champion it. It is much easier and faster to simply settle for parts of such subject matter and let theories and assumptions fill the gaps in any given storyline. Here is an example. When a resident submits a landscape service request that can't be fulfilled or an architectural submittal that is being denied, the easiest route for said resident to understand the reasoning behind the decision is to make one assumption or another, such as “the Association does not like me.” It is much harder, on the other hand, to go to the Association's portal or website to read and understand the policies and guidelines that govern such decision-making.

The Association Engage Portal and website are designed to empower members and residents by providing direct access to reliable information and updates about the community. By using them, individuals are encouraged to seek understanding first, rather than simply reacting emotionally to decisions, news, or issues considered. They are great tools where questions can be answered with clarity, policies can be reviewed with context, and decisions can be made based on facts rather than rumors. Ultimately, the practice of using the portal and website strengthens the entire community. When members and residents approach challenges with curiosity and openness, LakeRidge Falls becomes not just a place to live, but a vibrant, resilient community where all can flourish.

Please make sure to use them.

<http://www.lakeridgefalls.org/>

<https://engage.goenumerate.com/s/lakeridgefalls/index.php>

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LANDSCAPE POLICY & PROCESS – Staying with the topic of knowledge, the Association is responsible, under Article VI, Maintenance and Repair, 6.1 Maintenance of Lots, (a), of the governing documents, to perform maintenance of all **initially installed landscaping**. To execute its responsibility under Article V and to ensure a consistent Community-Wide Standard for landscape care, the Board of Directors and the Landscape Committee established a straightforward policy. Besides providing the mechanism of how one should file a landscape request and thus ensuring requests are addressed in a timely manner, the policy establishes a clear set of guidelines on how requests are going to be handled. Does it mean that every landscape request submitted will be addressed based on the resident's expectations? Unfortunately, no.

You see, landscape requests are handled based on their nature considering three factors: overall design, aka, community-wide-standard, nature of the plant, and budgetary limitations. In simple terms, an action would be taken if an action is deemed necessary **based on these three factors**. It is important to remember that the landscape contractor, i.e. BrightView Landscape, will only act upon direction from the Association as we provide oversight and coordination of all landscape matters.

Now, let's take a look into these factors:

- **Overall Design** – As mentioned above, the governing documents speak about the concept of community-wide-standard. The term is defined as: “the standard of conduct maintenance or other activity generally prevailing throughout the community...” The entity that decides what are the standards in the community, as one may guess, is the Board of Directors, of course, based on the recommendations of the Architectural Review Board (ARB) and Landscape Committee. Therefore, residents who wish to have their front yards composed entirely of flowers, as an extreme example, would be denied because it does not fit into the overall design of the front yards in the community as set forward years ago.
- **Nature of the Plant** - It is not uncommon for residents to submit a request that involves a highly invasive plant, such as Mexican Petunia, or a request to install plant material from residents' home states. Past experiences have taught us, however, that it is very costly to control the spread of invasive species, not to speak about the money invested and lost on plant material that can't handle Florida's drought. Therefore, the Association is using plants it knows are Florida Friendly. In other words, plant material it knows will mature to the desired size, consume less water, and require less maintenance, i.e., mainly pruning and pesticide treatment. This all leads to the next factor which is...
- **Budgetary Limitations** – The Association has specific line items for landscape maintenance. As one may guess, these funds are not endless, and as such, the Association must ensure only matters that meet certain criteria are addressed. Therefore, residents who desire a larger-sized replacement plant or wish to replace a healthy plant with another may be required to pay for their wish. After all, why should the funds of 398 homeowners, which are designated for the community landscape maintenance as a whole, be used for the personal wants and needs of a single homeowner?!

It is important to note that decisions are guided by written policies and established guidelines rather than emotions or personal feelings. By relying on these documented procedures, the community ensures fairness, transparency, and consistency in such matters, helping residents understand that decisions are made according to objective criteria and rational rather than personal bias.

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FLUSHING YOUR WATER HEATER – Because this topic surfaced this week, by a resident of the community, this will be a great opportunity to remind everyone of an important maintenance matter, which tends to be overlooked. Flushing a water heater tank, i.e., not to be confused with a tankless water heater, once a year is an essential home maintenance practice in ensuring that the water heater works properly. A simple Google search, “Why Does a Water Heater Need Flushing?” would reveal many articles by professional companies and individuals on this matter.

Reading through these materials, it seems there is one main reason why one should flush a water heater regularly: sediment. In an article titled “How to Drain a Water Heater,” HGTV, a leading home improvement TV channel, explains that “[o]ver time, naturally occurring minerals in the water, as well as sand and grit flushed from municipal water lines, can settle in the bottom of the tank. This sediment buildup can potentially reduce the efficiency and capacity of your water heater.”

As far as efficiency goes, the article explains, the “[s]ediment can interfere with burner efficiency in a gas water heater and can cause cracking and popping noises during heating cycles.” As far as capacity is concerned, well, common sense leads one to conclude that sediment buildup reduces the volume of water in the tank. When water is heated, it expands. Expansion creates pressure. With less filled volume, overheated water can lead to an excess pressure buildup, engaging the pressure relief valve and hence causing it to leak.

For the reason above, please make sure to hire a professional and licensed company to regularly flush your water heater tank. It would extend the life of the water heater while ensuring continuous and efficient use of it. Thank you for your attention and cooperation on this matter.

Have a quiet and safe weekend,

Oded Neeman, LakeRidge Falls Community Manager