

ODED'S WEEKLY REPORT

05-15-2026

2025 FINANCIAL AUDIT – We are happy to announce that the 2025 Audit of LakeRidge Falls' financials has been completed, and copies are now available on the Association's Engage Portal. As in the last few years, the audit was performed by Braxton & Holway, P.A., a reputable CPA firm located in Bradenton. It is important to note that Braxton & Holway is a member of both the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants. Braxton & Holway indicate in their report that:

We have audited the accompanying financial statements of Lakeridge Falls Community Association, Inc., which comprise the balance sheet as of December 31, 2025, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lakeridge Falls Community Association, Inc. as of December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Of course, a big thank you is warranted to the 2025 Budget Committee, the Treasurer, and the Board of Directors for an exceptional job.

REJUVENATION PRUNING – Based on several service requests, the Landscape Committee asked during its last meeting that BrightView Landscape, the Association's landscape maintenance company, perform rejuvenation pruning, for lack of a better term.

Rejuvenation pruning is an aggressive, yet beneficial, horticultural practice designed to restore overgrown, aging, or declining shrubs and plants. Unlike routine maintenance pruning, this method involves cutting plants back significantly to stimulate new growth and the overall appearance of plants that are overgrown. Therefore, and in the next couple of weeks, you may notice BrightView Landscape crews paying "extra attention" to hedges composed of plants such as arboricola, viburnum, etc., located along entryways, windows, and structures.

Therefore, residents may notice drastic, yet temporary changes in plant appearances. Some hedges may look "sticky" while others, as reported by a few residents in the past, may look as if they were "butchered." Nevertheless, long-term results should be well worth it. The Landscape Committee thanks members and residents for their patience and understanding during this process.

LANDSCAPE SERVICE REQUEST – During the last Board of Directors meeting, the issue of landscape service requests was brought up. To make a long story short, the Board of Directors asked that a comprehensive directive guideline be posted for those residents who are seeking to obtain and thereafter submit such a form online.

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How to Retrieve and Submit a Landscape Service Request Form at LakeRidge Falls's Website

Residents of LakeRidge Falls can easily request landscape services related to maintenance concerns by completing the official Landscape Service Request Form by following this simple step-by-step guide:

Step 1: Retrieve the Form

1. Go to the community website: www.LakeRidgeFalls.org
2. From the main menu, click on Forms.
3. On the Forms page, locate and click the link labeled: Landscape Service Request
4. The form will open as a fillable PDF (named "2025-LANDSCAPE-SERVICE-REQUEST-Fillable.pdf").

You can also go directly to the Forms page here: <http://www.lakeridgefalls.org/governance/forms/>

Step 2: Complete the Form

- Fill out all required fields directly in the PDF using your computer or tablet (no need to print first).
- Be as specific as possible about the issue or request (photos are always helpful).
- Save the completed form to your device.

Step 3: Submit the Form

Based on LakeRidge Falls' Landscape Policy & Process:

- Submit the completed form to the Community Association Manager
 - Email the form to: PropertyManager@LakeRidgeFalls.org
 - Drop off a printed copy at the clubhouse office or at the designated mailbox across the office.
 - Mail it to the Association office.

Of course, paper copies are available in the clubhouse near the main office.

We hope you find the above useful and beneficial.

WATERFALL – Also during its last meeting, the Board of Directors discussed the results of the survey conducted regarding the waterfall. Recognizing the strong but divided opinions within the community, the Board concluded that the most appropriate step at this time is to keep the waterfall operational while continuing to closely monitor ongoing maintenance considerations.

As part of this decision, the Board also voted on dissolving the Waterfall Task Force. We are sure all would join us in expressing our sincere appreciation to the dedicated members of the Waterfall Task Force, Dr. Mark Lucas, Ms. Mitch Matte, Mr. Greg Sabolsky, Mrs. Barbara Weintraub, and Mrs. Jan Wright, for their hard work and commitment.

We thank all residents who participated in the survey and appreciate your continued engagement in community matters.

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BACKFLOWS – Members may start receiving notices from the Manatee County Utilities Department (MCUD) reminding them about the requirement to conduct an annual certification test of the backflow prevention device. For those who may not be aware, the backflow prevention device is the standing C-shaped pipe next to the sidewalk in front of the house. The backflow is designed to protect the drinking water from being polluted by contaminated water due to reduced pressure in the county water system. For this reason, MCUD requires that all homeowners in the county perform a yearly test to ensure the backflow prevention device is operating properly.

As it does every year, the Association contracts with a Certified Backflow Prevention Assembly Service Provider to perform this task for you. We are more than happy to announce that this year the work will be conducted by [Green Coast Backflows](#), which was highly recommended by at least a dozen members of the community. They are scheduled to start on the week of June 1st.

Here is a quick recap of how the work would take place:



- Green Coast Backflows will inspect all 399 backflows in the community.
- Once completed, Green Coast Backflows will submit the proper forms to the MCUD on behalf of the homeowners.
 - If passed, Green Coast Backflows will install a tag on the backflow. The tag indicates the month the certification took place and more importantly that the backflow passed the certification test.
 - If a backflow fails inspection, Green Coast Backflows will place a door hanger notification at the residence with their contact information.
 - Homeowners may contact/hire Green Coast Backflows directly to discuss the type of repair needed/hire them to perform the repair. Green Coast Backflows' prices should range from \$289 to \$319 depending on the backflow's model. Or,
 - Homeowners may choose any Certified Backflow Prevention Assembly Service Provider to correct the matter.
- Regardless of the vendor selection, the Certified Backflow Prevention Assembly Service Provider should submit the proper forms with MCUD once the repair work is completed.

We wish to thank you in advance for your attention to this important matter.

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