

ODED'S WEEKLY REPORT

05-29-2026

BILLIARD TABLES - There is a good chance that if you attempted to play some billiards this week, you have seen the two railless tables... Don't be alarmed. Here is the story behind it.

The Association billiard tables are the original tables that were placed by the developer of the Association. The developer saved no money as it placed two American hand-crafted tables from a well-known local manufacturer by the name of Robertson Billiards. And indeed, for the past 25 years, many of the Association's residents have been taking advantage of these luxury billiard tables. As with all community assets, these tables also require maintenance every few years. As such, they were refelted, i.e., the clothes covering the surfaces were replaced, and leveled to ensure maximum enjoyment.

However, as mentioned above, the 25-year-old tables reach a point at which routine maintenance is no longer an option. As such, the Board of Directors faced two options: refurbish the tables or replace them with new ones. Therefore, the Association reached out to Robertson Billiards, which, as a side note, was the entity maintaining them for the past 25 years, for input and suggestions. After a period of research, the Board of Directors considered these two proposals during its last meeting. It was not an easy decision considering the price difference between the two options, but in the end, the Board of Directors decided to preserve these hand-crafted marbles.

As such, the first step was to remove the rails from the tables and send them for refurbishment. Once they are ready, Robertson Billiards will make sure to install them back, not before the tables are refelted. Of course, and once completed, Robertson Billiards will level the tables. Of course, we are sorry for the temporary inconvenience this work may cause, but we are certain all members and residents will be pleased with the new look and feel of what is truly the highest quality billiard tables an Association can have.

RACCOONS – A couple of residents, as happens every so often, reported this week of raccoons spotted behind their homes. Therefore, it is important to once again advise residents of some important safety tips related to raccoons in particular and wildlife in general:

Do not feed them – artificially feeding wildlife may result in larger animal families that their natural food supply can't support. Therefore, they become more and more dependent on humans. As a result, they may lose their natural fear of humans, which may lead to property damage and endanger the surrounding neighbors.

Do not leave your garbage can lid open – raccoons are pretty smart animals. Therefore, please make sure to use your garbage container lid is closed.

Do not leave pet food outside or in the lanai – this also means not to leave your pet outside unattended, as raccoons may attack dogs or cats if they feel threatened by them.

Do not handle raccoons yourself if you feel threatened – instead, please immediately contact nuisance

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wildlife professionals. A nuisance animal may be removed from the property as long as the professional follows Florida Administrative Code (F.A.C.) 68A-9.010.

For more information about raccoons, please take a moment to read the pamphlet by the Florida Fish and Wildlife Conservation Commission called "Living With Raccoons," which is posted on the Association's website. We kindly ask for residents' cooperation on this matter. Please help us to protect LakeRidge Falls' wildlife.

BACKFLOWS – Remember, the Association is starting next week to inspect all 399 backflows in the community using Green Coast Backflows. If an issue is raised with the backflow, Green Coast Backflows will notify you of the matter. You are then required, by Manatee County, to correct the problem and, in doing so, can hire any certified company you believe would best serve your interest in addressing the identified matter. If no issues are discovered, Green Coast Backflows will submit the proper paperwork with Manatee County on your behalf, which means you would not be required to take any further steps on this matter.

LEAKING BACKFLOW – Speaking of backflow, a couple of weeks ago, a member of the Association brought to our attention that one of the Association's backflows was leaking. Upon further investigation, it was noticed that the backflow was not really leaking, as can be seen in the picture, but rather cascading water as if it were a small waterfall. We, of course, immediately turned off the backflow and placed a call, as you can guess, to Green Coast Backflows. Thankfully, they were able to send a technician the same day, and the matter, i.e., degraded rubber seals, was corrected within a couple of hours. This is a great opportunity to thank all members and residents who bring such matters to our attention, as it assists greatly in addressing a problem in a rapid manner.



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