

# ODED'S WEEKLY REPORT

06-26-2026

**FRIENDLY PAYMENT REMINDER** – Just a gentle reminder that the July quarterly Association payment is due next week. We kindly ask that you submit your payment by July 10<sup>th</sup>, 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.

***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!

**BACKFLOWS** – Good News, Green Coast Backflows, which was hired by the Association to perform the early test of the backflow prevention devices in the community, has concluded its work. Once completed, Green Coast Backflows submitted the proper forms to the Manatee County Utilities Department (MCUD) on behalf of the homeowners. Now comes the important part:

**If passed**, Green Coast Backflows installed 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 failed**, Green Coast Backflows placed a door hanger notification at the residence with their contact information.

Why is it important? Well, if you don't see a tag on your backflow that looks like this...

Then, homeowners should contact Green Coast Backflows directly at 941-310-2037 to discuss the type of repair needed and/or hire them to perform the repair.

However, homeowners may choose ANY Certified Backflow Prevention Assembly Service Provider to correct the matter. Regardless of the



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vendor selection, the Certified Backflow Prevention Assembly Service Provider should perform the repair and submit the proper forms with MCUD once the repair work is completed. If not, a second notice will be sent by MCUD.

**Remember:** if your backflow preventer failed the annual inspection, you are required to repair or replace the backflow and recertify it within 30 days. If not, MCUD will take action to enforce this county ordinance. For more information on this subject matter and to locate other Certified Backflow Prevention Assembly Service Providers, please visit MCUD's website at: <https://www.mymanatee.org/services-and-amenities/service-listing/service-details/backflowtesting>

**CLUBHOUSE MAINTENANCE** – This week introduced us to a couple of challenging, not to say messy, incidents.

**Door Closer** - Early this week, we came to learn that the Clubhouse's front entrance door closer, the mechanical device that automatically closes a door after it is opened, was hanging loose from the frame... Now, we know how it happened, but to explain it, we would need a couple of minutes of your time to go over the Association's door/gate access system.

In simple terms, we all know that the Clubhouse front and back doors are unlocked during weekdays from 7:30 am to 5 pm. If someone wishes to enter the Clubhouse outside those hours and during operation hours, i.e., 6 am to 11 pm, then one would need to use his/her assigned Key FOB, or FOB in short. Instead of using traditional keys, as it did years ago, the Association utilizes FOBs, which are small plastic electronic devices that contain a microchip. Once a FOB is placed in proximity to a reader, the rectangular black box near the doors/gates, the reader sends a signal to the control panel, which verifies the permission level of the FOB holder, and if approved, releases the magnetic lock at the top of the door. If the control panel does not recognize the signal from the FOB, because, for example, the FOB holder is not in the database or does not have permission to enter at the time of use... well... the magnetic lock will not open.

And this is where we go back to our story. Apparently, someone was attempting to enter the Clubhouse while not properly using the FOB, i.e., placing it in proximity to the reader. The combination of attempting to pull the door open while it was locked, applying greater force on new attempts, and eventually pulling the door forcefully when the FOB was eventually read and approved by the control panel caused the closer to detach from the door itself...

Not just that, the hydraulic fluid, which controls the speed and force of the door, started leaking from the device, as can be seen in the picture. This is, as a side note, why some residents noticed following this incident that the front door was slamming after each use.

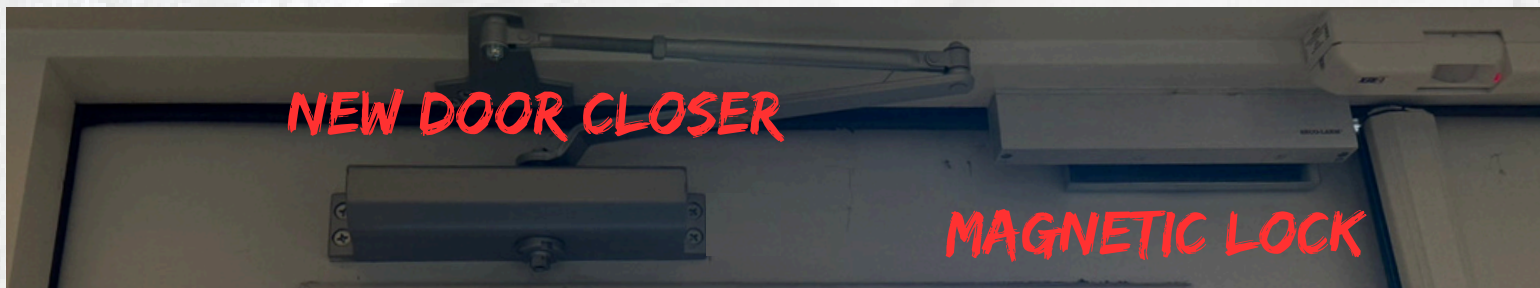
**HYDRAULIC FLUID**



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Now, the good news is that we were able to replace the closer within a couple of days. However, and that said, we kindly ask that residents be more careful and patient when using their FOBs. Please make sure to hold the FOB within 2 to 4 inches of the reader. If approved, the light on the reader will turn green, and you will hear a beep sound. This should be your indication that your access was approved. Simple, but very important.



Ladies' Bathroom – Also, this week, and unfortunately, the sewer line serving the women's bathroom in the Clubhouse got clogged. It started when we received a report from the Association cleaning company, Wee Kleen, that one of the toilets was not flushing. Attempts to use a plunger failed to yield positive results. However, and before we were able to implement another method to address the matter, we received a complaint from a resident that another toilet was not flushing. It didn't take much investigation to realize that the sewer line itself was clogged.

Left with no other option, we had to close the bathroom and place a service call with Professional Plumbing, the Association's plumbing maintenance company. Thankfully, they were able to send a tech the following day. It took a heavy-duty drain cleaner to do the job, but eventually the line was unclogged, and all toilets were said to be in good working order.

This is a good time, and as a friendly reminder, to kindly ask all residents, and mainly guests, to help prevent future plumbing issues by flushing only toilet paper. Please do not dispose of wipes, paper towels, feminine hygiene products, or any other items in the toilets, as these materials can clog the sewer lines and cause unnecessary disruptions and repair costs for the Association. We appreciate everyone's cooperation and understanding in keeping the Clubhouse facilities in good working order.

**DROUGHT** – As many know, we are going through an extended period of drought. Therefore, it is noticeable that there are several areas with patches of brownout sod and some areas where the sod is struggling. Yes, there are several reasons why yellow/brown patches, i.e., hotspots, appear, such as poor irrigation coverage, soil composition, insects, diseases, type of grass, and sun exposure. However, an extended drought acts as a catalyst for all of them. For example, chinch bugs, which are an insect pest, tend to feed on St. Augustine grass during the hot and dry times of the year. The dryness caused by the drought makes the Association's grass a fruitful ground for their infestations.

With this in mind, BrightView Landscape is making sure to run the irrigation to its fullest capacity. However, any irrigation system is only a supplemental tool for rainfall. After all, BrightView Landscape

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can't program the system to irrigate all grounds at the ideal time of the day, which is early morning. Moreover, the Association is limited by the amount of water it can use per the water permit it is governed by and issued by the South Florida Water Management District (SFWMD), a governmental agency that regulates Florida's water resources.

Nevertheless, rest assured that the Association is doing everything within its capacity to battle the drought. We need the rain. We need the rain for more than one day. But once the rainfall comes, we should be in the clear. Until then, we wish to thank you, once again, for your understanding in this matter.

Have a quiet and safe weekend,

Oded Neeman, LakeRidge Falls Community Manager