

ODED'S WEEKLY REPORT

07-24-2026

BILLIARD TABLES – After “only” two months, we are pleased to share that the billiard tables project has finally been completed! As previously reported, the Association’s 25-year-old billiard tables reached a point where routine maintenance was no longer sufficient. After careful review, the Board of Directors chose to refurbish the tables rather than replace them, recognizing their craftsmanship and long-standing value to the community. While the project took longer than originally expected, the final result is outstanding!



We sincerely thank everyone for their understanding and patience throughout this process, and we hope residents will enjoy the completed billiard tables for many years to come.

SIDEWALK MAINTENANCE - Speaking of delayed projects, it would be hard to miss the blocked sidewalk areas along Stirling Falls Neighborhood. But before we continue, here is a short overview of this routine maintenance work.

For those who may not be aware, LakeRidge Falls’ Roads & Grounds (R&G) Committee surveys the Association’s 5 miles of sidewalks each year as part of a preventive maintenance program. Once their task is concluded, the Association submits their findings to a local concrete company, which evaluates and thereafter presents a professional opinion on what work should take place. Each year the committee inspects a different section of the community in addition to areas that require immediate attention. So if a couple of years ago it was the common area around the clubhouse, and last year it was Sandstone Falls Neighborhood, this year it was Stirling Falls Neighborhood's time to be evaluated.

Back to our story, thanks to the work of Mr. Ron Dampier, a former member of the committee, who identified potential tripping hazard sidewalk sections along the Stirling Falls Neighborhood, the committee was able to obtain and thereafter present to the Board of Directors during its May meeting three proposals for performing such maintenance work. After careful review, the Board of Directors

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awarded the project to Mr. Ron LaCivita, a local concrete vendor. While it took a little bit longer than hoped for, Mr. LaCivita was on-site this week performing some of the preparatory work for the sections that are scheduled to be replaced. In doing so, the raised sections were removed, compacted, form-worked, and blocked. If everything goes according to schedule, Mr. LaCivita is scheduled to pour the new cement on Wednesday. Until then, therefore, please, and again please, make sure to exercise caution when walking along these marked sidewalk sections.

As a side note, we are also happy to share that the next areas to be addressed are LakeRidge Blvd and the sidewalk around Pond 11. In this in mind, it would be a great time to recognize the current and former dedicated members of the R&G Committee, Mr. Mike Byrnes, Mr. Ron Dampier, Mr. Warren Ferry, Mr. Paul Hoffman, Mr. Harold Sabot, Mr. Bob Rouleau, Mr. Joe Stanley, Mr. Ray Weigand, and Mr. Joe Zlatic, for their for their outstanding commitment to improving resident safety throughout our community.

LANDSCAPE COMMITTEE – Speaking of committee work, back in February of this year the Board of Directors tasked the Landscape Committee with obtaining proposals for enhancing the Florida Friendly Garden while incorporating a donation by the Peace Pole Project, a global movement that involves planting a handcrafted monument with a universal message with the goal of promoting unity and goodwill among people. This way, the twenty-year-old garden could regain its place as a significant focal point in the Association's well-maintained grounds.

And indeed, the committee wasted no time and started working on obtaining designs in the months that followed. Unfortunately, the proposals for updating this well-established Florida native garden came with a price point that made the committee go back to the drawing board.

As such, the first step was to get a cleaner slate to work with to better visualize the potential landscape design paths. Therefore, it was agreed to remove or trim the Southern Red Cedar trees that were damaged by the past few years' tropical storms, a work that was scheduled to take place in one way or another. And indeed, this week this work took place. Judging by the positive feedback from those who walk by the area, the garden regained some of its appeal by simply performing this task.

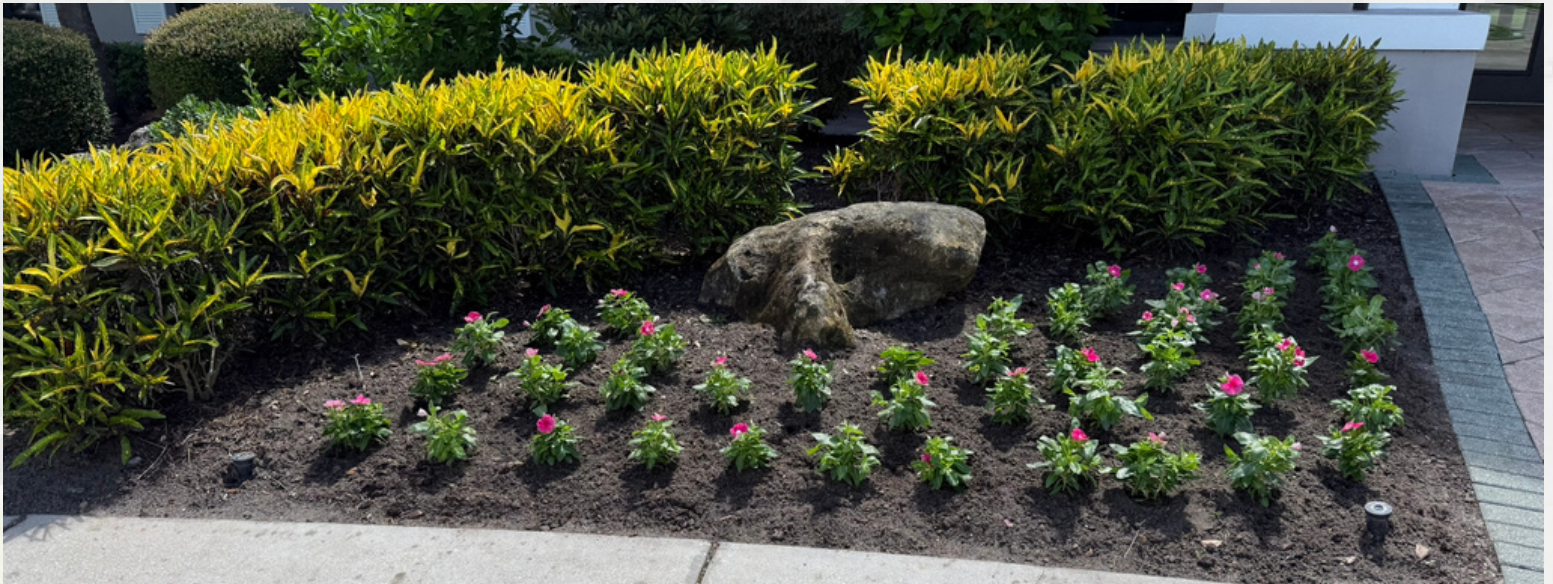


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Nevertheless, the more exciting news is that this work has opened up new opportunities for the committee to develop a more feasible and financially sound plan. A plan that will enhance the overall landscape look of the community landscape, incorporate the generous Peace Pole donation, and transform the Florida-Friendly garden into a major focal point.

Staying with landscape matters, this week BrightView Landscape, the Association's landscape maintenance company, replaced the annuals with a variety of Vincas. The University of Florida describes vincas as prolific throughout the warm months, as they tolerate the heat and flower in the hottest weather. These annuals should carry LakeRidge Falls through the remaining months of the summer and are scheduled to be replaced around November.



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