

ODED'S WEEKLY REPORT

07-03-2026

HAPPY 250th INDEPENDENCE DAY – As the nation celebrates an historic milestone, the 250th anniversary of American Independence, we wish to extend our warmest wishes to everyone in the LakeRidge Falls family. Here at LakeRidge Falls, we are fortunate to be part of a community where neighbors look out for one another, lend a helping hand, and take pride in making this a welcoming place to call home. In this sense, LakeRidge Falls is a representation of the founding ideals of freedom, unity, and community that have helped shape this country. On this special 250th celebration day, we all should take a moment to appreciate not only the nation's history but also the friendships and shared values that make this community the best place to live in both Manatee and Sarasota Counties. Happy and healthy Independence Day America!



INDEPENDENCE DAY VACATION – Please note that I will be out of the office for three days vacation starting Monday, July 6th, 2026, and will return to work on Thursday, July 9th, 2026. During the time I will be away, your Board of Directors will be available to address any concerns or needs you might have. This in mind, please make note of the importance of the following announcement: if you experience a situation that falls under the scope of responsibility of the Association and which requires our assistance during the time the offices are closed, please call our “Emergency Only” line at **941-951-4034**.

SOLICITATION – Last week, yet another incident took place involving a contractor who attempted to solicit business in the community. In this incident, a contractor was recently added to a resident's approved vendor list after signing a legitimate contract with the resident. Instead of waiting for referrals or organic business, the contractor abused their “approved” status by sending a crew of four solicitors. It took a few minutes after their arrival before we started getting calls from residents who complained about their unsolicited door-to-door harassment.

With this in mind, please make note of the following points:

- Door-to-door solicitation is not allowed in the community.
- Being on the approved vendor list means the contractor is allowed to work if hired by a resident, not a permission to solicit business throughout the neighborhood.
- People who knock on your door and offer products and services are most likely trespassers.

While this time around we demanded they leave the community without delay, they only followed this directive once the Sheriff's Office was called. Therefore, LakeRidge Falls residents should NOT call the gatehouse or office and instead call the Manatee County Sheriff's Office's non-emergency number, which is 941-747-3011, to report such suspicious activity. If immediate assistance is warranted because of an injury or danger, please don't hesitate to call 911. Thank you for your attention and cooperation on this important matter.

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CHARGING E-BIKES IN THE GARAGE – This week, a long-time member of the community shared an alarming news piece with us. The article, which was broadcast and published on ABC7 WWSB, spoke of “[a] family of seven...” that “...is out of their home after a lithium-ion battery charging for an e-bike sparked a fire in...” their house. As stated in the article, “[t]he family is safe, but the home is unlivable.” Source: <https://www.mysuncoast.com/2026/06/15/sarasota-county-house-fire-caused-by-e-bike-lithium-ion-battery/>

Now, it is no secret that e-bikes have become incredibly popular for commuting and recreation, but their lithium-ion batteries come with serious fire risks that many owners underestimate, especially when charging them in the garage. You see, lithium-ion batteries can experience thermal runaway, a rapid overheating process that may lead to fire or even an explosion. These fires burn extremely hot and can be very difficult to extinguish. Garages are particularly hazardous, especially in homes with shared roofs, because they often contain flammable materials and may lack proper ventilation.

Therefore, please follow these important steps to ensure your and your neighbors' safety:

- Avoid charging in the garage if possible and never charge in a confined space.
- If your garage is your only option, make sure to supervise the charging process.
- Treat charging time like cooking on the stove, stay alert and present.
- Keep the e-bike and charger at least 3 feet away from any walls, vehicles, or flammable items.
- Place it directly on a concrete floor rather than on flammable surfaces such as carpets.
- Use only the manufacturer-approved charger and avoid using cheap third-party ones.
- Make sure to have a fire extinguisher in the house.

Convenience should never come at the cost of safety. Taking a few extra precautions when charging an e-bike can prevent a devastating outcome. Thank you in advance for your attention and cooperation on this very important matter.

Have a quiet, safe, and above all happy 4th of July weekend! ,

Oded Neeman, LakeRidge Falls Community Manager

