

ODED'S WEEKLY REPORT

08-07-2026

COMMUNITY SURVEY - YOUR INPUT IS NEEDED BY AUGUST 10 - Final Reminder... please act!

TOPICS:

LANDSCAPING AND MULCHING, AND OUTDOOR LIGHTING

In preparation for the 2027 budget, the Board of Directors wishes to gather community feedback on these two important topics, as it helps the Board understand community priorities and guide future decisions.

This survey is private, and individual responses will not be attributed to any owner in reporting, and results will be presented only in aggregate form. Owner name and address are required only to verify eligibility and ensure one response per lot. The survey contains 12 questions and is estimated to take approximately 10 minutes to complete.

SURVEY WINDOW

- Opens: Friday, July 31
- Closes: 5:00 p.m., Monday, August 10

HOW TO PARTICIPATE

- Online - preferred - Click or scan the link below from any smartphone, tablet, home computer, or the community computers: <https://forms.cloud.microsoft/r/Mf5AFRB5Bg>
- Paper version - A fillable PDF is available for those who prefer or need a paper form. Copies can be obtained from the office or by request. Completed paper surveys should be returned to the office or emailed to the LRF President's address so the responses can be entered into the online results.
- Printed bulletins - Copies of the bulletin, as appears on page 2, with the QR code, are now posted in the Clubhouse and Club Room for easy access.

Once all responses are collected, a summary of the results will be shared promptly. We look forward to receiving your perspective, and we thank you for your continued dedication in helping Lakeridge Falls remain among the best communities to call home.

Thank you to everyone who takes the time to complete the survey. Your thoughtful input is invaluable and helps the Board make informed decisions that reflect the needs and priorities of our entire community. We truly appreciate your participation.



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08-26-2026



COMMUNITY SURVEY

Help shape the future of Lakeridge Falls.



Help shape future community priorities.



Quick and easy —
about 10 minutes to complete.



Topics include Landscaping,
Mulch, and Outdoor Lighting.



Simply scan the QR code
to participate online.



Hard copies are
available upon request.



Your feedback matters.

TOGETHER, WE MAKE LAKERIDGE FALLS
AN EVEN BETTER PLACE TO LIVE.



OUR COMMUNITY. OUR HOME. OUR FUTURE.



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UNKEMPT LANDSCAPING BEDS – In a recent inspection, it was noted that there are some incidents in which residents fail to maintain resident-installed landscape beds at the side and/or back of the Lot. LakeRidge Falls' Declaration of Covenant, Conditions, and Restrictions, Article VI Maintenance and Repair, section 6.1 Maintenance of Lots (a) states: ***“Each Owner must maintain his or her Lot, including all structures, landscaping, and other improvements comprising the Lot, in a manner consistent with the Governing Documents, the Community-Wide Standard, and any other applicable covenants...”***

In regard to landscaping, this rule means that residents who obtained approval from the Architectural Review Board (ARB) to install additional landscape at the side and/or back of their homes are responsible, and therefore agree, to maintain them in the same manner the Association maintains the landscape beds in the front. In other words, these residents must ensure to maintain these landscape beds regularly by periodically trimming the plant material, treating weeds, and mulching the beds at least once a year. Following the inspection, a few non-compliance letters were sent.

Now, not many like to receive a non-compliance letter. We understand the feeling. After all, it is unlikely for any given homeowner in any given deed-restricted community not to be in violation of one rule or another at some point in time during the ownership of the property. While unverified, some industry data (fixmyhoaviolation.com) suggests that over 48% of homeowners nationwide face an HOA violation at some point, with lawn and landscaping issues making up 28% of all citations...

To better understand the notion above, one needs to understand first that the governing documents are a set of legally binding core principles used by the members of the community to govern all aspects of the Association. These core principles help in administering and maintaining the community through the understanding by members that they are legally binding covenants and restrictions. Using a super simple example, members are obliged to pay quarterly dues, and the Association, which is the collective of all members, is obligated to provide services. For this reason, members who buy into LakeRidge Falls sign that they agree to abide by all applicable restrictions, rules, and regulations governing the Association, and LakeRidge Falls agrees to fulfil its fiduciary duty to the members by fulfilling its writing duties and enforcing its rules to preserve the value of the community.

With the above in mind, some people have suggested we find a friendlier way to inform members of a potential non-compliance matter, mainly by placing a phone call before a letter is mailed. Although it is a good idea, it is unfortunately unimplementable. Here is why. As mentioned above, the Association's governing documents are a set of legally binding documents. As with all legally binding contracts, one must follow specific steps to ensure remedy in the case of a breach. In the case of homeowner associations, as explained over the years to the Association by its legal counsel, such steps must be in writing and must be implemented equally to all members in the community, i.e., avoid selective enforcement.

If the Association would call Homeowner A to inform of a violation, how should the Association act in the case of Homeowner B who does not have a phone? How would the Association place an international call

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in the case of Homeowner C, who is a foreign national? What happens if all these Homeowners, i.e., A, B, and C, fail to correct the violation? Can the Association prove due process was followed in their non-compliance matters without written documents? Do you see where we are going with this?

With all of the above in mind, please, please, and once again please, don't get upset when receiving a non-compliance letter. In these incidents, never let anger or a bad mood cloud your judgment or act before understanding the matter at hand. Instead, please put the notice aside for a day or two. Then, revisit it and try to understand the rationale behind the letter. Try to understand what is being achieved. If you still can't understand why such a notice was sent to you, please feel free to communicate with us at any time. We will be more than happy to explain the issue and even be happy to assist, if possible, to resolve it. Hope this information is useful, and as always, thank you for your understanding and cooperation on this matter.

INVASIVE GREEN IGUANAS – If last week we spoke about an alligator sighting, this week we would like to take a moment to speak about green iguanas, one of which was sighted by a member of the community during this past week. The Florida Fish and Wildlife Conservation Commission (FWC) classifies them as a nonnative invasive species. As such, they damage native plants and wildlife, dig burrows that undermine foundations, destroy landscaping beds, and can carry salmonella. For these reasons, the green iguanas are not protected in Florida. While there are anti-cruelty laws under the law in which homeowners, i.e., landowners, can remove iguanas from their properties, the Association strongly encourages members and residents not to attempt to handle these animals by themselves. Instead, please, and again please, make sure to contact a licensed professional nuisance wildlife trapper. Many companies specialize in iguana removal and can also advise on long-term solutions for deterring them from coming back. For official guidance, please make sure to visit the FWC's Green Iguana page (myfwc.com) and University of Florida/IFAS resources (ifas.ufl.edu). Thank you in advance for your attention and consideration for this important matter.

Have a quiet and safe weekend!

Oded Neeman, LakeRidge Falls Community Manager