

ODED'S WEEKLY REPORT

08-14-2026

COMMUNITY SURVEY - In preparation for the 2027 budget, the Board of Directors conducted a survey in the last couple of weeks, gathering community feedback on landscape/mulching and on outdoor lighting. The feedback, which will be shared shortly, was very helpful in understanding the community priorities and guiding future decisions. The Board is planning to discuss the results of the survey during its meeting today. That said, please take a moment to look at the survey results as shared by the Board of Directors:

The Board thanks the numerous owners in the community who took the time to complete the Online 2027 Budgetary Considerations Survey. We received 203 separate responses out of a possible 399, representing nearly 51% of our owners. That is an excellent response rate and reflects the high level of interest in the topics of Landscaping, Mulching, and Outdoor Lighting.

As expected, the results varied, but certain questions revealed some strong preferences. Of the 203 respondents, for instance:

- *75% were either "Very Satisfied" or "Satisfied" with the overall appearance of the Community's landscape.*
- *24% indicated no concerns with the Community's Landscaping appearance, while 23% selected Shrub Pruning, making it the most frequently cited concern (M)*
- *42% did not support refreshing the mulch of the common areas in 2027, while 23% favored refreshing the mulch at the Clubhouse (M)*
- *60% did not support refreshing the mulch of all 399 lots in 2027*
- *55% thought mulch should be refreshed "Only when visibly needed"*
- *78% were either "Very Satisfied" or "Satisfied" with the adequacy of the outdoor lighting in the common areas*
- *55% selected "None" when asked about concerning lighting gaps. The two most frequently identified areas were "Street Corners", selected by 17%, and "Walking Paths", was also selected by 17% (M)*
- *34% would not support upgrading the common-area lighting to LED solar-powered fixtures, noting that the "Current Lighting is Sufficient", while 33% would support upgrading, "But only if energy savings justify the cost"*
- *Lastly, 67% did not support purchasing, installing and maintaining a commercial-grade exterior light string under the front eaves of the clubhouse*

Note: Three questions permitted multiple selections (M).

The Board appreciates everyone who participated and shared their perspective. Thank you for your continued interest and involvement in our community! The charts on the following pages provide a visual summary of all survey results.

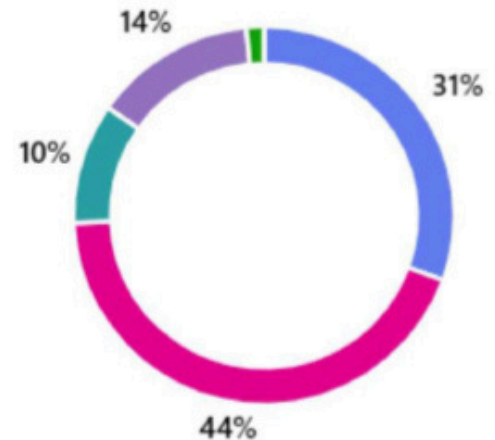
ODED'S WEEKLY REPORT

08-14-2026

LANDSCAPING COMMON AREAS & NEIGHBORHOODS

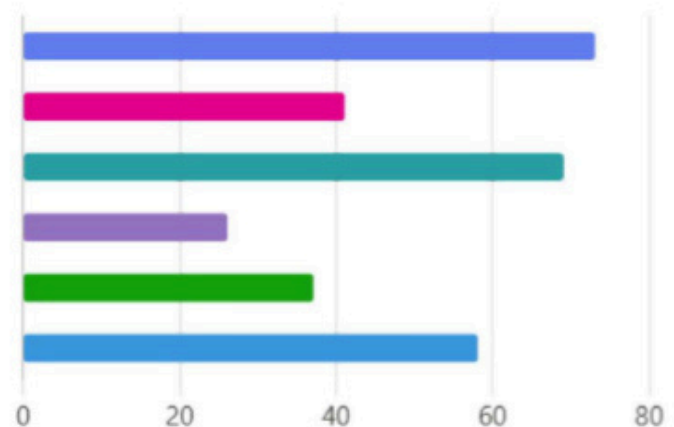
How satisfied are you with the overall appearance of the Community's landscaping?

Very satisfied	62
Satisfied	89
Neither satisfied nor dissatisfied	21
Somewhat dissatisfied	28
Very dissatisfied	3



If any, what concerns do you have with the Community's Landscaping appearance? (M)

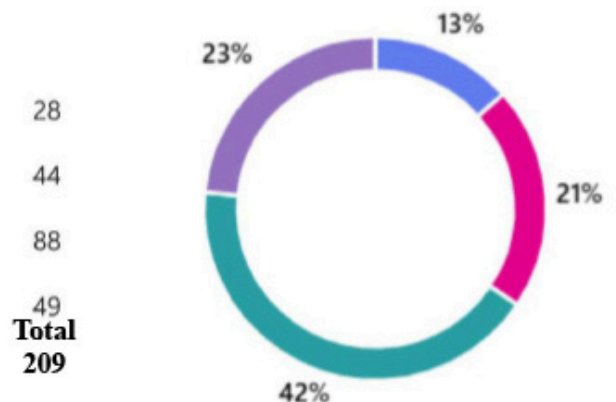
None	73
Weed & Pest Control	41
Shrub Pruning	69
Lawn Mowing	26
Tree Trimming	37
Maintenance & Clean-up of plant material on residents' lo...	58
Total	304



MULCHING COMMON AREAS & NEIGHBORHOODS

Would you support refreshing the mulch in the Common Areas in 2027? (M)

Yes - It's a priority	28
Yes - Even if, to expect an add'l average increase of approximately \$22 in my Qrtly HOA fees.	44
No - Not a priority for 2027	88
I'd favor a refresh of Clubhouse Only Property at approx \$4K or \$2.50/Qtr/Lot	49
Total	209

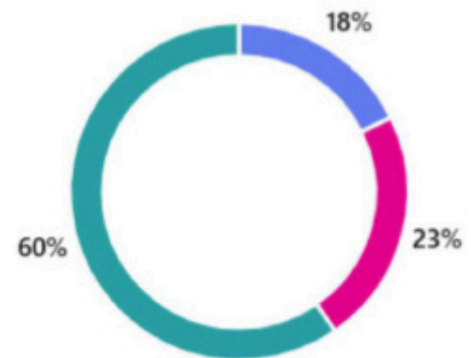


ODED'S WEEKLY REPORT

08-14-2026

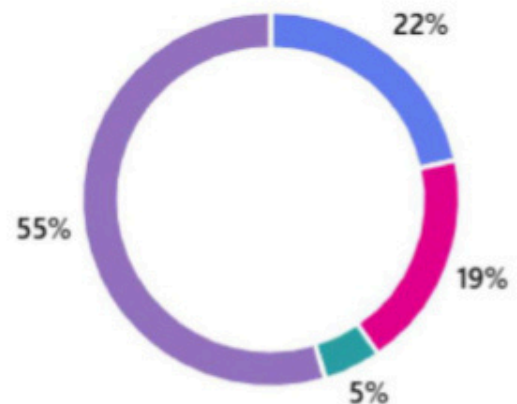
Would you support refreshing the mulch of all 399 Neighborhood lots in 2027?

- Yes - It's a priority 36
- Yes - Even if, to expect an add'l average increase of approximately \$30 in my Qrtly HOA fees. 46
- No - Not a priority for 2027 121



How often do you think mulch should be refreshed in common areas?

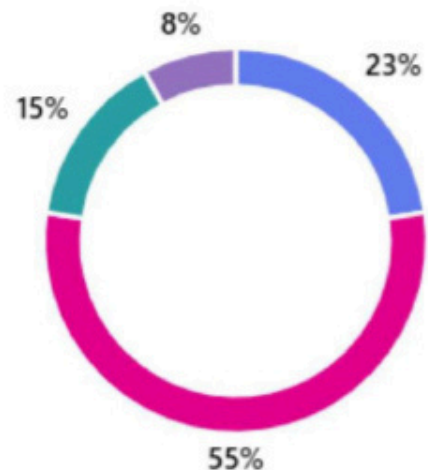
- Every Year 44
- Every 2 years 38
- Every 3 years 10
- Only when visibly needed 111



OUTDOOR LIGHTING

How would you rate the adequacy of outdoor lighting in common areas (paths, parking areas, and entrances)?

- Very Satisfied 46
- Satisfied 111
- Neither satisfied nor dissatisfied 30
- Dissatisfied 16
- Very Dissatisfied 0

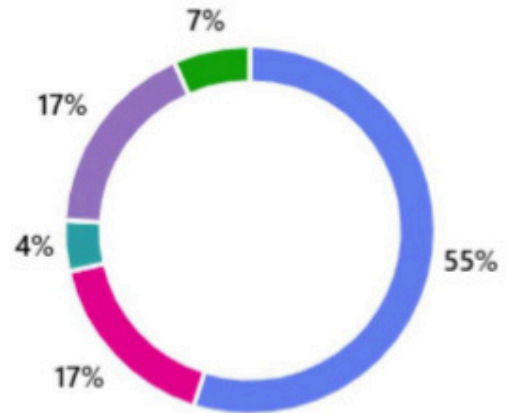


ODED'S WEEKLY REPORT

08-14-2026

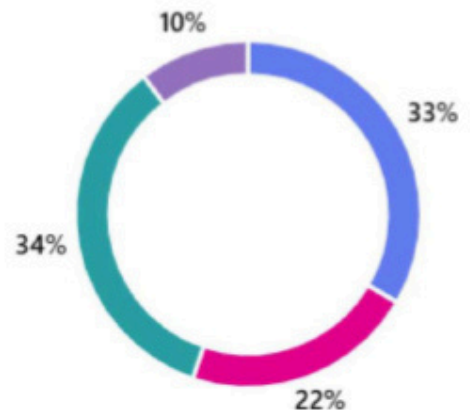
Which areas have the most concerning lighting gaps? (M)

None	123
Walking Paths	37
Parking Areas	10
Street Corners	39
Community Entrance/Exit Areas	15
Total	224



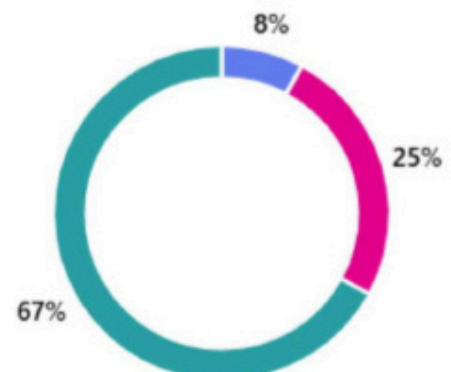
Would you support upgrading common area lighting to LED solar powered fixtures/poles in 2027?

Yes - But only if, energy savings justify the cost	68
Yes - But only if, the cost is reasonable	44
No - Current lighting is sufficient	70
No - I support upgrading the lighting but not in 2027	21



The decorative holiday light string previously installed under the front eaves of the Clubhouse has failed and has been removed. The Board is considering commercial grade exterior lighting mounted under the front eaves, which would require purchase, installation, and ongoing electricity costs. Please indicate your level of support for this potential 2027 project.

Yes - If the cost added to my HOA fees next year is \$30 or less.	16
Yes - If the cost added to my HOA fees next year is \$20 or less.	51
No - I do not support this project at this time	136



ODED'S WEEKLY REPORT

08-14-2026

PREVENTIVE MAINTENANCE – This week, we had Symbiont Services, LakeRidge Falls' pool/spa geothermal system maintenance company, on-site performing scheduled planned maintenance on the heating/cooling system. In simple terms, the pool heating and cooling system runs with 6 units and the spa with one. Unfortunately, their technicians found a laundry list of issues with the pool units, some of which were resolved and some that need to be addressed.

Unit #1 – Had a bad temperature sensor that was replaced. However, the unit is missing a pressure test. Without one, a technician can't measure water pressure, which is essential to ensure the unit is operating properly.

Unit #2 – Had a high source water temperature fault. The issue was resolved.

Unit #3 - The control board isn't talking to the unit. The unit had to be bypassed until the issue is resolved.

Unit #5 - The high-pressure switch is bad and needs to be replaced. This sensor switch shuts down the compressor if the pressure gets too high. The system kept shutting off with a high-pressure error even after flushing. They temporarily bypassed it so it could run for now.

Unit #6 - The coil is leaking. The technician noted water around the unit and heard a hissing sound. It's also pulling too many amps, and the pressure is surging.

The significance of the semi-jargon laundry list above is to show why preventive maintenance matters. Regular planned maintenance allows small issues, such as clogged coils, failing sensors, or early pressure problems, to be caught and corrected before they escalate into system failures and unexpected downtime. By staying on top of these services, we reduce the risk of costly repairs and ensure residents and guests can enjoy one of LakeRidge Falls best amenities without interruption. That said, we will make sure to address all issues that have been raised as soon as possible and without delays.

VICTORIA FALLS NEIGHBORHOOD PAINTING UPDATE – As reported several times in the past, the Board of Directors, with the assistance of the Architectural Review Board (ARB), has amended Article 18, Painting, and its related appendices in the Architectural Guidelines. As such, all homes in the Victoria Falls Neighborhood, which is composed of Victoria Falls Circle and Kariba Lake Terrace, must have their exteriors painted by December 31st, 2026. Work cannot begin until an application is submitted to and approved by the ARB.

The current status as of today is that 37 out of the 55 buildings have submitted painting applications and were approved. This means that 18 buildings, or 36 homeowners, still need to apply. Waiting until the final months of the year risks delays. High demand for preferred vendors and rain interruptions during hurricane season often create bottlenecks. Submitting your application now gives you the best chance of securing your chosen contractor and completing the work well before the deadline.

ODED'S WEEKLY REPORT

08-14-2026

More importantly, failure to submit an application and complete the exterior painting by December 31st, 2026, is a violation of the governing documents. So please, and again please, act now. Early action helps everyone avoid last-minute complications. Thank you for your attention and cooperation on this important matter.

Have a quiet and safe weekend!

Oded Neeman, LakeRidge Falls Community Manager