

ODED'S WEEKLY REPORT

10-09-2026

SUPER SIMPLE GUIDE: NEW WAY TO PAY YOUR LAKERIDGE FALLS DUES - Most of you should have received the Centennial Bank letter regarding the bank upgrading its system. But wait a second: if the letter is to notify homeowners that the system the bank is working with is being upgraded, why is the letter so confusing?

Similar to Terry Bradshaw's joke about how he couldn't spell the word "cat" if you gave him the letters C and A, Centennial Bank also managed somehow to spell the word "cat" with seven mistakes. In simple terms, they conveyed a simple message with extreme complexity.

Here is a way to untangle this complexity. Starting October 23, 2026, the bank that processes your payments is upgrading its system. Simple. But before we go over how these three simple changes will impact you, please take a moment to go over what the **CURRENT** four options are for homeowners to pay their quarterly dues:

Coupon Payment Booklet. A payment booklet that is sent in the mail containing 4 payment stubs and 4 envelopes.

Automatic Debit Service. A form in which members authorize Centennial Bank to automatically debit their accounts.

Online Payment. Members can pay their dues via Centennial Bank's website, which includes a fee, using a credit/debit card or an e-check.

Your Bank's Online Payment Services. Members can utilize their personal banks to pay their quarterly dues.

NOW, WHICH METHOD DO YOU USE?

Starting October 23rd, here are these changes mentioned above will impact you.

Coupon Payment Booklet. NO CHANGE. No Fee. Those who mail their payments will still be able to do so in the future. This is a reminder that new payment booklets are mailed in December.

Automatic Debit Service. CANCELED - All those who were signed up for auto draft will need to choose, before January 1st, 2027, a new method to pay their Association quarterly dues.

Online Payment. NEW WEBSITE. Those who wish to make payments using a credit/debit card or an e-check, will be required to utilize Centennial Bank's new payment provider website. This service had a fee before and will continue to have a fee after October 23rd.

Your Bank's Online Payment Services. UPDATED INFORMATION. Because Centennial Bank is upgrading its system, there is a new mailing address for sending payments, and all homeowners were assigned new account numbers.

- The new mailing address is PO BOX 20365, Tampa, FL 33622-0365
- Your new account number appears on the letter Centennial Bank sent you (If you didn't receive it, contact the Association, not the bank).

Therefore, you will need to update... well... the mailing address and account number in the settings for mailing the payments.

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Super Simple Guide: New Way to Pay Your LakeRidge Falls Dues

Due to a system upgrade by Centennial Bank, our payment processing is changing effective **October 23, 2026**.

We know the letter was *a bit confusing—sorry about that!*

1 Current Payment Options (Before October 23, 2026)

Payment Method	Description
 Coupon Payment Booklet	Payment booklet mailed with 4 stubs and envelopes.
 Automatic Debit Service	Authorize auto-debit from your account.
 Online Payment	Centennial Bank website with fee; pay by card or e-check.
 Your Bank's Online Payment Services	Use your personal bank's online bill-pay service.

2 Changes Starting October 23, 2026

Payment Method	Status / Change	Details / What You Need to Do
 Coupon Payment Booklet	NO CHANGE (No Fee)	Continue mailing payments. New booklets will be mailed in December.
 Automatic Debit Service	CANCELED	Service will end. Choose a new payment method before January 1, 2027.
 Online Payment	NEW WEBSITE (Fee continues)	Use the new payment provider website. Fee will still apply.
 Your Bank's Online Payment Services	UPDATED INFORMATION	Update your bank's online bill-pay with the new mailing address and account number.

3 Important New Details

-  **New Mailing Address:** PO BOX 20365, Tampa, FL 33622 -0365
-  **New Account Number:** Appears on the Centennial Bank letter (contact Association if missing).

 **Update your bank's online payment settings with the new mailing address and account number.**

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2027 PROPOSED BUDGET – During its last meeting on October 1st, the Budget Committee concluded its two-month work of composing the proposed budget for 2027. Thereafter, the Committee voted to present it to the Board of Directors for its consideration and potential approval. This year, the Budget Committee is proposing a minor increase of **LESS** than 1% per quarter, which is about \$6-\$9, for all neighborhoods. Another recommendation by the Committee was to hold a Budget Workshop meeting in the Clubhouse and online to provide members with a deeper insight into the budget-building process and, more importantly, offer members an opportunity to voice their opinions before the Board approves the 2027 budget at its November meeting. We, of course, will make sure to post the meeting date and time once a decision is made on this matter.

Copies of the 2027 Proposed Budget are posted on the Association portal and attached to the Oded's Weekly Report emails.

As always, this would be a great opportunity to thank the members of the Budget Committee, Mr. Steve Bauer, Mrs. Nancy Blair, Mr. David Cowett, Mrs. Alice Dorn, Mr. Dick Dorn, Mr. Bill Feeley, Mrs. Ed Grood, Ms. Mitch Matte, Mrs. John Sullivan, Mrs. Suzi Weinstein, and Mr. Lanny Weintraub, for their dedication and hard work in preparing the 2027 proposed budget. These dedicated members volunteered endless hours composing a proposed budget that addresses all the needs of the community. Please take a moment next time you see one or more of the committee members to thank them for all their hard work.

PONDS INFO SESSIONS - In the continued effort to keep members and residents well informed, the Board of Directors approved, during its September meeting, holding a series of weekly sessions on the topic of pond maintenance and pond erosion. The goal of these Pond Info Sessions is to introduce the community to individuals and groups who are considered to be knowledgeable in their field to convey their insights, answer questions, and promote a positive discussion for achieving healthy and safe ponds.

We are more than happy to announce that the next session will host the Pond Working Group on Wednesday, October 14, at 6:00 p.m. in the Grand Salon (and via Zoom).

Session Details:

Speaker: Pond Working Group

Topic: Association Ponds

When: Wednesday, October 14th, 6:00 p.m.

Where: Grand Salon

Zoom: Meeting ID 898 2371 5887 | Passcode 777777

These sessions are an excellent opportunity to learn more about pond health, maintenance practices, and erosion-related issues affecting the community. We encourage all interested residents to attend.

MOWING SCHEDULE – Starting October 19th, we are transitioning into a bi-weekly mowing schedule. The reason for the change in the mowing schedule, besides the fact that the contract calls for it, is best summarized on the pamphlet shared with us by BrightView Landscape, and which can be found on the next page.

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With the above in mind, this practice will continue until springtime, around the end of March or the beginning of April, when the temperature changes.



Fall Turf Growth Slows Bi-Weekly Mowing Begins

As we move into October, South Florida begins to experience more moderate weather patterns, including cooler overnight temperatures and shorter days. These seasonal changes naturally slow the growth rate of St. Augustine grass and other warm-season turf varieties commonly found throughout our community. With the turf growing at a reduced pace, transitioning to a bi-weekly mowing schedule allows us to maintain a neat, consistent appearance while matching the landscape's actual growth demands.

Reducing mowing frequency during the fall and winter months also helps promote overall turf health. Mowing too often when grass growth has slowed can place unnecessary stress on the plant and reduce its ability to store energy for the cooler season ahead. By adjusting our maintenance practices to align with seasonal growth patterns, we can encourage stronger root development, improve drought tolerance, and help the turf maintain its color and density throughout the winter months. This approach is a standard best management practice that supports both the long-term health of the landscape and the efficient use of community resources.



BrightView

And with this, have a quiet and safe weekend!

Oded Neeman, LakeRidge Falls Community Manager