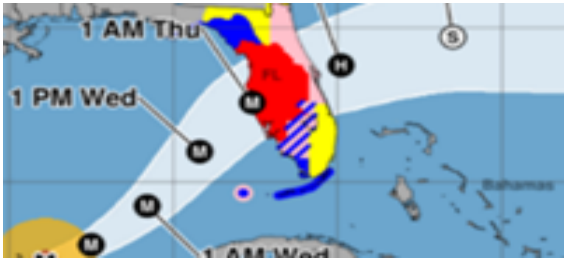


# LAKERIDGE NEWS

Published quarterly to keep you informed of the latest news and opportunities for our residents



Hurricane Season is June 1st to November 30th. Are you prepared? See Hurricane Prep hints on page 4

## PRESIDENT'S REPORT

Since our April Board Meeting, Russ along with the Board have been busy preparing for our paving project; finalizing the annual audit with the CPA; and reviewing our landscaping needs after the freeze and current drought/water restrictions. The best news is that the "love bug" season is finally drawing to an end.

We have new residents to welcome to our community:

- Unit 305 James and Georgina Hamilton
- Unit 808 Lorena and daughter Madeline Hajer

When you see them, please welcome them to our community and their new home. Their pictures will be displayed in the lobby soon.

Remember to check the bulletin boards by elevator "B" and the kitchen for updates and Lakeridge News. Committee meetings are posted and all members may attend. The Lakeridge website is a great source for information regarding our beloved community.

Share your ideas and concerns as we welcome suggestions and comments. Forms for maintenance etc. are available on the right side of Russ's door.

Cissy Richardson,  
President

## Meet the Neighbors – Julie Cross #610

Something that I learned doing interviews is that once one takes the time to talk to someone, the opportunity to know them just opens up. After talking with Julie, little did I know that she may be the biggest Bon Jovi fan in Winter Haven. With the albums, pictures and posters, she readily displays the evidence.

Julie enjoys music, particularly rock and 70's country. Along with the aforementioned Bon Jovi, Journey, and .38 Special are more of her favorites. She enjoys seeing live music in local clubs. After noticing guitars and keyboards when I went to visit for the interview, I imagine she gives playing a try, as well. Julie also likes taking part in wine tastings.

Julie is the Facility Coordinator for the Heartland for Children office, which works with youth in Central Florida counties. Heartland's coordinated services include foster care, adoption, and family preservation.

Growing up in Winter Haven, Julie was involved in numerous activities, including tennis and water skiing. Before moving to Lakeridge, she lived near Legoland. She has lived at Lakeridge since April 2020.

Julie has two brothers, one living in Charleston and the other resides in Winter Haven. There is also a nephew, with whom she spends time with. She loves animals and has a cat named Georgia.

Julie hopes to eventually become more involved with some of the programs in play at Lakeridge, after she retires. Currently, she is an active member of Grace Lutheran Church,

Moral of the story: when the opportunity presents itself to learn about a fellow resident and neighbor, take it!

Glenn

## SOCIAL COMMITTEE REPORT

### BIRTHDAYS

#### June

- 1 David Velegol (608)
- 1 Ann Hosegood (701)
- 6 Terry Dossey (504)
- 10 Blanca Santiago (210)
- 10 Jitka Cinibulk (607)
- 11 Melva McDermott (103)
- 12 David Kohler (501)
- 17 Jim Shugerts (201)
- 17 Idalia Medina (105)
- 20 Scott Dougrey (209)
- 27 Paul Bell (510)

#### July

- 10 Wallace Tulloch (309)
- 11 Bette Hoffman (806)
- 14 Barbara Smith (107)
- 14 Russ Chafee (office)
- 15 Bernard Lutz (302)
- 16 Cheryl Margolis (803)
- 18 Richard Smith (709)
- 21 Robert Ammons (604)
- 22 Jim Delaney (307)
- 24 Alica DeGarmo (807)
- 27 Allen Margolis (803)
- 31 Sandra Williams (801)

#### August

- 5 James Hamilton (305)
- 16 Kathleen Riley (401)
- 16 Cissy Richardson (703)
- 20 Marson Davey (409)
- 26 Richard Hoffman (806)
- 29 Patricia Smith (709)

Happy Spring to Everyone. The Holidays are coming up that we celebrate those who protect our Country and to Celebrate 250 Years of our Country. Times sure have changed. I remember 50 years ago when computers were just coming out and look at us now. Can't do anything without one. Cell phones were a big box on the console of the car and now you wear them on your arm. I think I am telling my age, but if you remember, you are too.

We had a great time going to Sukura Japanese Steak House. There were 22 people that went and



everyone seemed to enjoy their food. We even were able to celebrate 2 birthdays.

### Social Events Coming up

**May 25<sup>th</sup> a Potluck in the Community Room at 5:30 pm.** Bring your favorite dish to share and have social time with everyone. We have several new residents in the building and will be nice getting to know them.

**July 4<sup>th</sup>,** we will plan hamburger and hot dog picnic in the Community Room at 5:00 pm. Social Committee will provide the hamburgers and the hot dogs, buns, relish, mustard, ketchup, tea, water and coffee. The rest of food will be the potluck of whatever you want to bring to go with the hamburgers and hot dogs. Let us celebrate our 250 years as a Country.

**September 7<sup>th</sup>,** is Labor Day. We will celebrate by having Barbecue Sandwiches provided by Social Committee, plus a potluck with anything you would like to bring.

The Social Committee also has talked about a few more outings for meals. While the people go back up north, the restaurants are not as busy and the heat is too hot for us to do activities outside, so we are going to take advantage of several more meal outings. Keep an eye up downstairs for upcoming events.

Remember **Birthdays** is the **4<sup>th</sup> Thursday of the month at 7:00 pm.** Celebrate the months birthdays and also play Bingo. Last game is \$1.00 coverall for 1 bingo card.

Social Committee

Kathy Goe, Shirley Roberts, Terry and Joanne Hardenberg, Joanie McHenry

## MANAGER'S REPORT

**Manager's Mission:** Maintain and improve Lakeridge to the delight of its members while adhering to the Association Documents and Florida Condominium Statutes.

**Manager's Values:** Communication, Integrity, Transparency, Responsiveness, Accountability and Member Involvement.

Here's what is happening around Lakeridge recently, I'm pleased to share the latest improvements, updates, and helpful reminders that keep our community running smoothly.

### Landscaping Update

A property wide assessment of landscape damage from winter freezes was conducted April 15th leading to a rejuvenation plan.

This rejuvenation plan addresses the damage through a clear three-phase process: 1) Removal → 2) Reimagine → 3) Replant.

Remove dead plant material, redesign each affected area, and replant with cost effective, site appropriate selections. The Board may consider forming a committee to evaluate seasonal rotation areas.

This work will take several months to complete and will be scheduled in phases to stay within our budgeted allocations.

### Recent Projects

During the month of April, we had trees trimmed in preparation for hurricane season, the lobby & community room paint was freshened up, and all the windows have been cleaned.

### Upcoming Projects

The next major planned project is the Parking Lot Pavement Seal Coating and Repairs. The scope of work includes the application of two coats of sealant, crack filling, repainting of all curbs, wheel stops, striping, and directional arrows, as well as minor asphalt and concrete repairs. The bid solicitation process is currently underway and is expected to be approved within the next few months. Additional information, including specific dates and parking lot closure instructions will be communicated as they become available. Please stay tuned for further updates.

#### **Scheduled Board Meetings 2026**

June 18, September 17, October 15,  
November 19, December 18

#### **Units For Sale**

303



## Hurricane Preparedness Program Highlights

Presented by Rick and Bette Hoffman on May 4, 2026

### FEMA recommends:

7 days of food

1 gallon of water per person per day

Flashlights—no candles or open flames

Personal hygiene items used regularly

Medications for up to 2 weeks after the storm ends

For pets: food, water, medications and hygiene items

Cash: \$200 in small denominations

Important documents in a waterproof bag During the storm, shelter in place in walk-in closet or in an enclosed hallway with no windows. Place a mattress and blanket to sleep there overnight during the storm. Avoid rooms with windows.

### Bette's List to Stock Before Storm Season, from prepper channels on YouTube:

Food: 7 days' supply. Write expiration dates on cans in large print with magic marker.

Canned foods: Canned soup, broth, veggies and meats with pop tops or a manual can opener.

Pet food

Water: 7 days' supply of potable water. If our tap water supply is contaminated, drinking it may cause severe illness, diarrhea and dehydration.

Several collapsible 5-gallon water bottles

Water bottle with filter or a filter straw

Water BOB holds 50 gallons drinking water ; fill tub for flushing toilets and household cleaning

**Solar powered generator with LiFPo batteries.** Gas powered generators are not permitted.

They can power a hot plate for cooking and making beverages.

Medications: some must be refrigerated, so a cooler or generator is needed.

Have regular medications plus a first aid kit with pain and anti-diarrheal pills.

Take photos of prescriptions in advance for ordering an emergency supply.

Coffee: brew before the storm and store it in a thermos.

Miscellaneous items:

Hand sanitizer and wet wipes (large and small)

Solar powered phone bank for charging cellphones

LED flashlights

LED headlamp for hands-free operating in the dark

Whistle for calling for help

Weather radio: battery-operated or hand cranked

Paper towels, toilet paper and plastic bags

Large bucket in case of a drop in water pressure, especially on upper floors.

Cloth towels to soak up leakage in front of windows and doors.

Tarp or plastic sheeting in case windows break.

Keep your car's gas tank full. During a storm, ½ empty = empty.

Keep a "go bag" handy with important papers in waterproof bags: passport, insurance documents, marriage license, health insurance, titles to car and property, etc. Take photos of documents for insurance claims and legal purposes.

No insurance is sold once a storm is named. You must purchase it before there is a storm.

Residents on the first floor may consider purchasing flood insurance.

**If you stay in your unit,** tie a ribbon around the doorknob on your front door, so floor captains will check on you after the storm has subsided. Let Russ know if outside family or friends are staying with you during the storm or you will be leaving.

### Advice for those leaving the building:

Consult information on shelters and evacuation procedures in publications available at Publix and in our community room at the start of storm season. Special Needs and Pet Friendly Shelters fill fast. Places must be reserved in advance.

Elevators are turned off when winds reach 30 mph. Leave before the storm or when wind speeds are low or you must climb down the stairs with your belongings.

Leave backup contact information with Russ if you evacuate to a known family or friend's residence.

### **New Owners / Residents**

- Patricia Gregory Unit 409 – Birthday 5/14
- Marson Davey Unit 409 – Birthday 8/20
- Lorena Hajer Unit 808 – Birthday 4/12
- Madelene Hajer Unit 808 – Birthday 11/2
- James Hamilton Unit 305 – Birthday 8/5
- Georgina Hamilton Unit 305 – Birthday 12/13
- Michael Terry Unit 605  
- Birthday 4/11
- Deborah Terry Unit 605  
- Birthday 11/5

### **The Future Committee**

#### **Exploring Long Term Improvements for Lakeridge**

The Future Committee is reviewing ideas that could enhance our quality of life and keep Lakeridge a desirable community. Our role is to research options and present recommendations for resident consideration.

#### **Current Priority**

We are evaluating the tennis court, which is scheduled for refurbishing next year. The committee will compare the cost of repair with possible alternative amenities that may be more affordable and better used. Any change to an existing amenity would require a resident vote.

#### **Ideas Under Review**

- Small dog park
- Expanded walking trail behind the fence
- Generator for lights and one elevator during outages
- Covered picnic area near the gazebo

These are exploratory concepts and may be long term or phased in over time.

Tony

### **Book Report: 3 for 1!!**

I'm going to tell you about a book series by John Grisham, the Camino Island trilogy. They have lots of twists, turns, and tight plots that are all set on the fictional Camino Island town of Santa Rosa. These books are loosely based on Amelia Island and Fernandina Beach on the Northeast shore of Florida. The bookstore there, "Story & Song", has been visited by John Grisham who has a home on Amelia Island.

These books are fast and follow each other. Try them, you will like them:

#1 – Camino Island,

#2 – Camino Winds, and

#3 – Camino Ghosts.

Happy Reading!

Ruth

# Safety and Security

**Based on 2026 data, the most critical safety and security issues for seniors in a condominium building focus on fall prevention, emergency preparedness, and controlled access, particularly as buildings age.**

## Top Safety Issues

- **Fall Prevention:** Falls are the leading cause of injury for seniors. Key risks include uneven surfaces, loose rugs, poor lighting in hallways/parking areas, and lack of grab bars in bathrooms.
- **Fire Safety and Emergency Preparedness:** This includes functional smoke detectors, clearly marked emergency exits, and established evacuation plans that account for residents with limited mobility.
- **Environmental Hazards:** Poor lighting in corridors, stairwells, and parking areas increases both injury risk and criminal vulnerability.
- **In-Unit Safety:** Potential issues include stove fire risks, lack of accessibility features (e.g., high thresholds), and poor air quality/humidity management.

## Top Security Issues

- **Controlled Access:** Protecting against intruders through secure entrances, key fob systems, and monitoring of common areas is critical.
- **Visitor Management:** A secure building needs a, manned, or technological system (like security cameras) to manage visitors, particularly at main entrances.
- **Preventing Exploitation/Scams:** Seniors living alone are often targeted by phone, email, or in-person scammers, making secure communication and restricted access to residential floors essential.
- **Cybersecurity & Data Privacy:** As buildings adopt smart tech, protecting personal resident information and managing digital access systems has become a major concern, particularly around potential insider threats or lax IT protocols.

## 2026 Specific Concerns

- **Structural Integrity and Maintenance:** Following legislative changes, particularly in Florida, 2026 demands stricter inspections (milestone inspections) for buildings over 30 years old or 3+ stories to prevent structural failures.
- **Technology Integration:** Modern buildings are increasingly using AI-driven fall detection and passive health monitoring, making reliable high-speed Wi-Fi a critical safety infrastructure.
- **Financial Stability of HOA:** Deferred maintenance has become a major risk, with new regulations requiring fully funded reserves and extensive repairs, which can impact a building's ability to maintain safety standards.

Don

## General Information to Save

### Telephone Numbers for the Entry System

The entry system telephone is now on a cell network. The caller ID will not show Lakeridge. Each box (Gate/Door) has a unique number. When called press 9 to open the gate or door.

When you receive a call from these numbers save them as a contact on your phone

- **Front Gate 863-219-6239**
- **Main Door 863-219-6283**

### Internet & TV Services

COA Customer Service Numbers

- **Frontier: 844-660-0648**
- **Direct TV: 866-258-8766**

### Website

The website has been updated in accordance with new statutory requirements. A password is required **to use the Resident section. The password is LakeridgeMedia**

We've made it easier than ever to report maintenance issues or submit requests.

Online: Use the new Maintenance Request button on the community website.

Written: Forms are available next to the office door.

### Maintenance Issues After Hours or Weekends:

If you encounter a maintenance issue or emergency after hours, call any board member. On the weekend, the Board of Directors operates a rotating "on-call" schedule.

Please refer to the notice posted on the office door and contact the appropriate board member who is currently on call. It is important **not to visit** the board member at their home, instead, **give them a call**. They will assess the situation and determine the necessary actions to resolve the issue

## House Rules Reminders

- If you have maintenance issue, please **use the forms** located next to the office door and place them in the office door slot.
- Always let Russ know **ahead of time** about scheduled furniture or appliance deliveries.
- All pets must be **kept on a leash** when outside of the condo unit, pets are not permitted in the community room or pool area.
- All pets must be taken to the **designated areas** to relieve themselves.
- Please **break down & flatten** any moving or delivery boxes before putting them in the dumpster.
- All garbage must be **placed in bags**. Bags must be **tied** before putting down the trash chute.
- When parking, pull all the way forward until you are against the wheel stop, to prevent any driveway clearance restriction.
- **Do not back out** of the driveway.
- If a visitor calls you from the call box at the gate or front door **press number 9** on your phone to let them in.
- Owners are responsible for hired contractors working in their unit (parking, hours, rules, etc.) Let the office know 2 weeks in advance.
- Did you know Russ is a Notary? This is a complimentary service (by appointment) for Lakeridge owners.