

LAKERIDGE NEWS

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



BEFORE



AFTER

PRESIDENT'S REPORT

A big Thank you to those participating in our Annual Lakeridge Meeting by attending or returning your ballot or proxy. The Board of Directors encourages members to always exercise their rights as a unit owner.

First and foremost, we thank Rick Hoffman for his leadership this past year overseeing the window, door and hallway project. Rick also encouraged by example better communication and transparency between the owners, Board of Directors and Russ. Gratitude is also extended to Tony Thigpen who has served for eight years on the Lakeridge BOD. He deserves a year off after his tireless efforts on the resident's behalf. Your Board is looking forward to working as a team with Manager Russ and continuing to make our Lakeridge Condominiums the best ever! Rick Hoffman, Paul Bell, Glenn Newland continue another year of their two-year term as BOD members. Elected for a two-year term at our January Annual Meeting are Don Carradin and Cissy Richardson.

The Board of Directors plans to continue improving communication, form important committees within our community and be more transparent in our day-to-day operations. The Directors will continue to be "on call" for emergency maintenance issues on the weekends, complete the required 4 hour certification and continuing education for BOD members and be open to your thoughts and concerns.

Cissy Richardson,

YOUR SOCIAL COMMITTEE

Want to take a moment to thank Carol and Wallace for putting the flags out for Martin Luther King Day and for President's Day. They have been putting them out for every Patriotic Holiday and is much appreciated.

Birthday Bingo is on the 4th Thursday of the month. The next few month it is scheduled for February 26, March 26th, and April 23rd. Join us for cupcake, ice cream, and coffee. Then followed by "Big Buck Bingo". The last game of the night will cost \$1.00, and whoever wins, gets the Big Buck's.

Our Strawberry Social was a great hit. For anyone that missed it, we had fresh strawberries, biscuits, angel food cake, whip cream and ice cream (until it ran out).

The trip to Broadway Diner and the Bartow Museum was a really great trip. The food was delicious, if you all have never been, a great place to try. The Museum had so much fun facts about all of Polk County. It was fun to see what our towns were and what they have become.

Coming events: **MARK YOUR CALENDARS**

March 28- Breakfast provided by Fritters Club and Ladies of Lakeridge from 9:00 to 10:30.

Future plans are a trip to Winter Park in April. Date has not been planned as of yet, but signs will be posted.

The Social Committee has been busy cleaning the kitchen, the cabinet drawers, and the supply closet. Thank you to everyone that helped cleaning the kitchen and decorating the common areas for February. They look very nice and festive.

Lastly, thank everyone that has helped setting up, tearing down the chairs and tables, and helping the Social Committee do these events. Our committee works because of the team work of all of you.

Don't Forget

Daylight saving time starts for 2026 on Sunday, March 8, at 2 a.m., when clocks will "spring forward" an hour, to 3 a.m. The 1st day of Spring is on March 20th.



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.

There's a lot happening around Lakeridge this month, and I'm pleased to share the latest improvements, updates, and helpful reminders that keep our community running smoothly.

DirectTV & Frontier Internet Service Upgrade Nearing Completion

Our transition to DirectTV & Frontier Internet Upgrade is almost complete. Technicians have been onsite daily, and installations are approximately 99% finished.

The Community Room internet is now active and available for resident use. Network: LakeridgeCommunityRoom Password: lakeridge33881

Weather and Landscaping Update

The recent freezing temperatures have caused stress and damage to some of our landscaping. The landscaping team will cut back affected areas and re-evaluate after March to determine what recovers. Once we see what survives, we will make decisions about replacements or additional care.

Hallway Window Cleaning

Hallway window cleaning is beginning soon as part of our ongoing effort to keep shared spaces clean and welcoming. Thank you for your patience as crews work through each floor.

Website Updates: Maintenance Requests

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

How to Submit a Maintenance Request:

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

Written: Forms are available next to the office door.

Frontier and DirectTV customer service numbers are also posted on the website.

Scheduled Board Meetings 2026

February 19

March 19

April 16

Units For Sale

303,305, 808,
409-under contract
605-under contract



Lakeridge Hosts PCSO Crime Prevention Presentation

Annerys Abreau from the Polk County Sheriff's Office delivered a fast paced, informative presentation to Lakeridge residents on how to protect themselves from cybercrime and identity theft. The event was organized by Safety and Security Committee member Muffy English, who used her community connections to bring this valuable program to Lakeridge.

Muffy is happy to use her connections to help the community, she stated, "I was so delighted to welcome Annerys, the Crime Prevention Specialist from the PCSO, who delivered an engaging and insightful talk". "She generously shared her expertise, and every resident came away having learned something valuable."

Key Topics Covered

- Facebook privacy and online security
- Passport and credit card protection
- Card tap skimmers and the importance of RFID blocking wallets

Recognizing suspicious calls, texts, and emails

Residents were reminded: **If something feels suspicious—don't engage, don't click, and hang up.**

Scams Affecting Seniors

A major focus was preventing scams that frequently target seniors. Attendees were urged to:

- Verify unknown callers
- Avoid sharing personal information

Report suspected fraud immediately

Common Scams Discussed

- Phishing emails and texts posing as banks

or government agencies

- Fake tech support alerts
- "Grandparent" emergency scams
- Romance scams

Investment and cryptocurrency fraud

Red flags include requests for gift card payments, pressure to act quickly, altered email addresses, and demands for personal information. Legitimate organizations **do not** threaten arrest or demand immediate payment.

Prevention Tips

- Use strong, unique passwords
- Enable two factor authentication
- Avoid public WIFI for financial activity
- Keep devices updated

Verify suspicious messages using official phone numbers

Residents were encouraged to talk openly with family so no one feels embarrassed reporting a scam.

PCSO Community Programs

The PCSO also highlighted the **Safe and Sound Program**, a voluntary registry that helps locate and safely return missing special needs adults or children. Caregivers can enroll by contacting PCSO at **863-298-6299**.

Final Message

Annerys emphasized that reporting scams—successful or not—helps law enforcement track patterns and protect others. While scammers continue to evolve, awareness and quick reporting remain the strongest defense.

Meet the Neighbors – Tony Thigen #705

We all know Tony from his service on the Lakeridge Board. It was quite interesting to discover more about him and his talents. So, going back to the beginning.....

He was born in Southern California, living there before moving to North Alabama twelve years later. He earned an Associates Degree, studied automotive service, and topping it all off with a Bachelors Degree in Information Management. Tony assists with managing information systems in Winter Haven. He also created two management products that he markets and are currently in use.

Tony and his wife, Sharon (a feared sharpshooter on the shuffleboard courts), have three daughters; Tegan, Nyssa, and Janel. They are also proud grandparents of three grandchildren.

Tony has been a licensed pilot since 1985. Tony's time flying also got him interested in another form of transportation: railroad trains. He said while flying, working toward his license, he would always see the tracks of the railway system and it continued to generate interest until he decided to learn more about the trains. Over time, he accumulated artifacts to enhance his interest, such as model trains and even some working railroad maintenance cars. Tony should have quite an interesting storage area with the plane and train interests.

Working with his hands is a way Tony uses to take his mind off the everyday and directs to his creativity. He has always been interested in construction and remodeling. All aspects, including flooring and tiles, keep the him interested. As a deacon at his church, he uses this knowledge of systems and construction

Spring Lake Apartments

If you wonder what is going on across the street with the yellow floats, they are building 168 apartments made of steel and 2 docks.

More details will come out at the **City Commission Meeting to be held Monday March 9th at 6:00 pm at 451 3rd St NW, Winter Haven.**

The agenda will address many question that have been raised about this project and the way it has been handled. The more people that show up shows how much concern we have about this project and how it will impact the surrounding residents with the increased traffic and other safety concerns. Please be respectful to the commissioners for adding this to the agenda so we can understand the issues and hopefully get our concerns answered.

Bette

Jeopardy!: Get a Clue!

I've been asked to write about my experience on Jeopardy! (the name always includes the !) on April 1, 2015. It looked like fun but turned out to be very challenging. Rather than describe my experience, I thought I'd share some Fun Facts you might not know unless you appear on the program. With the new host and staff, some things may have changed.

Auditions

Applicants took an online test of 30 timed questions to qualify for live auditions around the country. Passing scores were not revealed. Auditions consisted of a 50-question test plus taped sessions using the buzzers and being interviewed. Successful applicants remained in the pool of eligibles for 18 months. Nearly no one was chosen to appear on tv after only one audition.

Pre-taping

Before taping began, contestants were in make-up and spent several hours going over rules, verifying IDs and signing extensive legal documents. All contestants were rehearsed on 5 interesting facts submitted when they accepted the invitation to appear. On air, Alex discussed the one he thought most interesting.

Taping

- ◆ Contestants paid for their own airfare, hotel and meals unless they won the last game taped on Wednesday because they had to return in 2 weeks.
- ◆ Contestants were asked to stay at one hotel unless they had local accommodations. A Mercedes van shuttled us to Sony Studios at 7:15 am. The day ended at 5 pm after 6 shows were taped.
- ◆ Once all contestants were sequestered in the Green Room under the supervision of 3 contestant coordinators, Alex Trebek received the clues for the day in a separate area. He had several hours to rehearse unpronounceable words.
- ◆ The show taped 5-6 episodes on Tuesday and Wednesday every other week. Alex claimed he worked only 46 days a year!
- ◆ Most contestants were 20-40 years old with one college student, one 40- and one 50-something and one senior, whom Alex thought showed "Gray Power." They hailed from all over the US and Canada.
- ◆ Contestants were introduced to an attorney who acted as ombudsman to represent them in case of a dispute.
- ◆ It was a standing joke that Johnny Gilbert mispronounced Alex's name as Tree-bek' instead of the correct form, Truh-bek'.
- ◆ Alex chatted with the audience during commercials, disclosing that he'd never had plastic surgery. Up close at 75, he looked fabulous. He took polite questions during breaks but deflected less serious ones with zinging humor.
- ◆ Contestants were seated in the audience all day in an area in front of extreme stage right where they were never shown on camera. Mics hung overhead, so we were warned of disqualification should we verbalize answers during taping.
- ◆ One local contestant was chosen as alternate for each day of taping in case a regular contestant couldn't appear and was guaranteed to appear on an episode taped the next day. A contestant once fainted on stage because he'd fasted, wanting to avoid looking heavy on tv!
- ◆ Around 11:30 am, taping started after contestants had been taken into the empty studio to rehearse briefly with the Big Board and the buzzers. Some stand on hydraulic lifts that even out their height for the cameras.
- ◆ Buzzers functioned only after Alex finished reading the question. Buzzing in early locked one out for ¼ second. Timing and ear-hand coordination were everything.
- ◆ Contestants were given a prompt for Final Jeopardy! such as "Who is" or "What is" so they needed to write only their response to the clue. Taping stopped completely before Final Jeopardy! to give contestants time to calculate their bets.
- ◆ When Alex made a mistake (hard to believe, but true!), he retaped that clue during the next commercial break. If a contestant's answer was questionable, production stopped, contestants faced the back wall, the tape was re-played and the judges decided on a ruling.

Post-taping

For episodes taped in April and airing in July, checks were mailed in September to maintain confidentiality of results. Winners were given a form to help recruit future contestants. If you know someone who would like to audition for the show, contact me to see if the current contestant coordinators still take such referrals.

Kathy Riley, #401

General Information

New 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 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

New Internet & TV Services

HOA 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**

This password will be changed periodically to ensure privacy of the uploaded information

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

Book Report

My favorite author (among many favorites) is Louise Penny. She has written 20 books about Inspector Gamache and the Village of Three Pines in Quebec. If you love a good crime thriller, but aren't familiar with Gamache, you are in for a treat. Still Life is her first in the series, plenty of suspense as well as funny characters of Three pines. Try it, you might like it too!

Ruth

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 was a Notary? This is a complimentary service (by appointment) for Lakeridge owners and residents.
- ✦ Residents with hard surface floors, such as tile, hardwood, and laminate, are required to place felt pads or similar floor protectors on the bottom of the furniture pieces to eliminate noise