



# *The Lakeridge View*

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Many exciting things have happened in our beautiful community of Lakeridge this past quarter!

For starters, our newsletter has a brand new look!

In this issue, we will update you on our newly elected Board of Directors and the various committee members, important tips regarding our beautiful lake, our new website, and much more.

We have added new topics in an effort to inform and educate the community about our wonderful natural habitat and will feature a tree and bird section in each quarterly edition.

We hope you enjoy our new newsletter!

*Board of Directors,  
Lakeridge Townhomes Homeowners Association*



# Meet our New Board of Directors



**Evelio Chavez,  
President**



**Carlos Rangel,  
Vice President**



**Linda Singer,  
Secretary**



**Jennifer Schneider,  
Treasurer**



**Risa Parsons,  
Director**



**Richard Tejera,  
Director**



**Josu Elejabarrieta,  
Director**



**Cira Rubio,  
Director**



**Yahu Palacios-Gonzalez,  
Director**



**Monica Rodriguez,  
HOA Manager**



# Committees



## SECURITY



*Lead: Carlos Rangel*  
Members: Erik Sulev



## WELCOME

*Lead: Josu Elejabarrieta*  
Members: Marietta Pidermann



## ARCHITECTURAL

*Lead: Yahu Palacios-Gonzalez*  
Members: Cira Rubio and  
Evelio Chavez



## LAKE & DUCK

*Lead: Richard Tejera*  
Members: Evelyn Geiser, Yahu  
Palacios-Gonzalez, Randall  
Breitwisch, Christie Kirchoff, Marietta  
Pidermann and Monica Sulev

## LANDSCAPE & GROUNDS



*Lead Grounds: Carlos Rangel*  
*Lead Landscape: Cira Rubio*  
Members: Evelio Chavez,  
Kathleen Sullivan Sealey,  
Lynn Allen, and Karla Colindres.



## FRONT ENTRANCE

*Lead: Evelio Chavez*  
Members: Cynthia Greene,  
Mya Bannard, Risa Parsons  
and Carlos Rangel



## NEWSLETTER

*Lead: Yahu Palacios-Gonzalez*  
Members: Linda Singer,  
Evelio Chavez, Risa Parsons  
and Mya Bannard



## BUDGET

*Lead: Jennifer Schneider*  
Members: Linda Singer, Josu  
Elejabarrieta, and Yahu  
Palacios-Gonzalez

## GRIEVANCE



Members: Gabe Olana,  
Christie Kirchoff,  
Paul Black  
and Francisco Villanueva

## LUDLAM TRAIL



*Lead: Evelio Chavez*  
Members: Risa Parsons, Linda Singer  
and Carlos Rangel



# OUR NEWLY ELECTED DIRECTORS



**Cira Rubio**



Cira and her husband, Albert, have been a part of the Lakeridge community for 16 years and love to call it home. Professionally, Cira has been involved in the real estate industry for over 40 years, the last 11 of which have been dedicated to sales.

She thoroughly enjoys the satisfaction of helping her customers attain their real estate goals and the relationships she has formed throughout the years.

Cira's personal interests are reading, gardening, Pilates, and traveling. But most of all, she loves spending time with her blended family of six children and six grandchildren that are frequent visitors at Lakeridge.



Josu and his family (Josie and Emma) have lived in Lakeridge for 10 years. Professionally, Josu is a research analyst at a local investment firm where he leads credit investments across various sectors.

He enjoys spending time with his family, jogging around the community and "a little" red wine.

Josu studied engineering as an undergraduate at the University of Michigan (Go Blue!) and a graduate student at Columbia University.

**Josu Elejabarrieta**



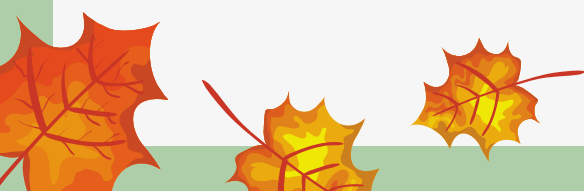
**Richard Tejera**



Richard is a returning director and a retired attorney who continues to go to the office. Richard seeks resolutions to his client's issues using the principals of collaborative family law.

For the last 35 years, he was a partner in a 2 member law firm with his brother-in-law, in Coral Gables. Since 2019, he moved his solo practice across the street from Lakeridge to Marina Lakes.

Richard graduated from the University of Florida with a degree in Economics in 1976 and received his J. D. from Boston College School of Law in 1980.





*Thank  
you!*

Thank you to our neighbors Karla Colindres, Peyton and Effie Watson for donating 7 trees to our community.



Also, thank you to Lakeridge resident Kathy Sealey (coastal ecologist), who assisted in determining the best locations to plant these trees. Five Mahoganies were planted along the walkway to create foliage and shade and two Queen Crape Myrtle trees were planted along SW 71st place.

## CHECK OUT OUR WONDERFUL NEW WEBSITE!

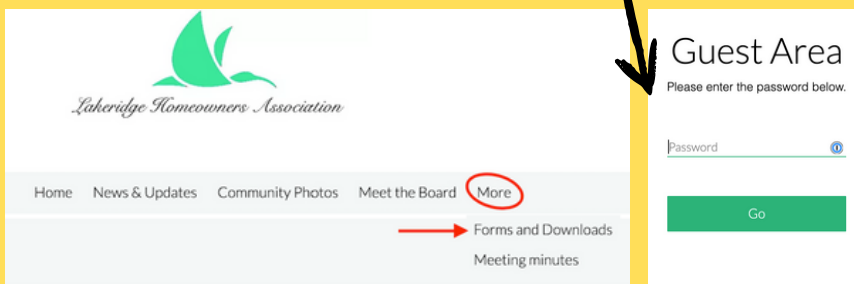
Thank you to Carlos Rangel for creating a brand new website for our community.

If you have not visited our website yet, please head to:

<https://www.lakeridgemiami.com/> to keep up with current information, news, and more about Lakeridge.

You will be able to find forms, minutes of meetings, zoom video recordings, copies of newsletters, lost and found, and much more!

When looking for our governing documents and forms, select from the pull-down menu "Forms and Downloads" and enter the password "emeraldlake"



## Grilled Peach Crumble

(4 servings)

- ½ cup (60g) all-purpose flour
- 2 tablespoons (30g) light brown sugar
- ¾ teaspoon kosher salt
- ¾ teaspoon ground cinnamon
- 4½ tablespoons (60g) unsalted butter, cubed
- 4 ripe peaches
- Extra-virgin olive oil
- Vanilla ice cream, for serving

1. **MAKE THE CRUMB TOPPING:** Preheat the oven to 350°F. Line a baking sheet with parchment paper.

2. In a small bowl, whisk together the flour, sugar, salt and cinnamon. Add the butter and use your hands to work it into the dry ingredients until combined. The mixture should be crumbly but hold together when squeezed in your palm.

3. Spread the crumble mixture onto the prepared baking sheet, and bake until golden brown, 12 to 15 minutes. (It will look and feel too soft, but will crisp up as it cools.) Cool completely. The crumble can be stored in an airtight container on the counter for up to a week.

4. **ASSEMBLE THE CRUMBLE:** Prepare a grill or grill pan for medium-high heat. Halve the peaches and remove the pits. Brush each half with olive oil. Using tongs, transfer to the grill cut-side down. Grill until grill marks form, about 3 minutes. Transfer to a plate to cool slightly.

5. To serve, divide the peach halves among four bowls and top with some of the crumble and a scoop of vanilla ice cream.

Recipe: [www.purewow.com](http://www.purewow.com)

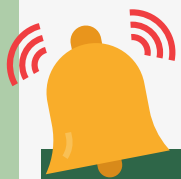
[HTTPS://WWW.LAKERIDGEMIAM.COM/](https://www.lakeridgemiami.com/)



# Clean the Lake DAY

**Thank you** to all that participated in our Community Lake Clean - Up on Saturday, August 28th!

After a hot summer day of cleaning the lake, refreshments and food were provided by your Board at the South Pool.



**FRIENDLY REMINDER:**  
**TRASH CONTAINERS MUST BE KEPT  
BEHIND YOUR PROPERTY FENCE,  
EXCEPT FOR TRASH PICK UP DAYS.**



Taking care of our lake must be considered a constant diligent effort by all of the residents of Lakeridge.

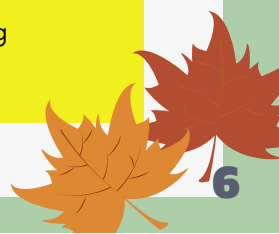


We continue to monitor the Lake's bacterial counts.

Although recent bacterial and fecal coliform numbers have improved to below the **EPA** limits in the majority of the testing sites, we must remain vigilant to lower these values even more.

Great efforts for this cause have been taken, such as reducing the number of Muscovy ducks (*thanks to the work capturing and removing the ducks to a sanctuary by Christie Kirchoff*).

We all can play a part in conserving our beautiful lake for all to enjoy.

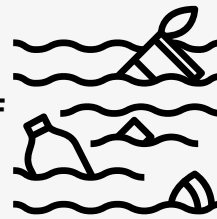


Here are some tips to join the effort  
*#saveourlake*

• DO NOT FEED  
WILDLIFE OF  
ANY KIND



• DO NOT THROW TRASH  
INTO THE LAKE  
AND PICKUP  
AFTER YOURSELF  
AND OTHERS



(water bottles, plastic bags, food, etc.)

• PINE NEEDLES THAT FALL IN THE  
WATER ARE A BIG PROBLEM FOR THE  
ACCUMULATION OF BACTERIA.

◦ IF YOUR PROPERTY IS ON THE  
WATER, PLEASE CLEAN THE WATER  
AS FREQUENTLY AS POSSIBLE TO  
AVOID PINE NEEDLES THAT ARE  
FLOATING AND LATER SINK. (WHICH  
WILL MAKE IT HARDER TO RETRIEVE  
LATER)

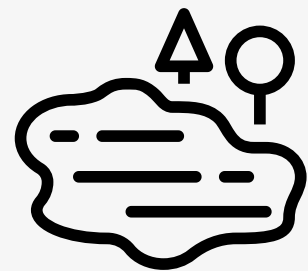


◦ DO NOT BLOW YOUR PINE NEEDLES  
INTO THE LAKE (THIS IS PROHIBITED)

◦ CUT ANY LIMBS OFF THE TREES ON  
YOUR PROPERTY THAT PROTRUDE  
OVER THE LAKE.



◦ IF YOU HAVE ANY AUSTRALIAN PINES  
ON YOUR PROPERTY,  
CONSIDERATION SHOULD BE GIVEN  
TO REMOVING THESE NON-NATIVE  
TREES.



## I OWN A HOUSE

*by Mary Oliver*

I own a house, small but comfortable. In it is a bed, a desk, a kitchen, a closet, a telephone. And so forth--you know how it is: things collect.

Outside the summer clouds are drifting by, all of them with vague and beautiful faces. And there are the pines that bush out spicy and ambitious, although they do not even know their names. And there is the mockingbird; over and over he rises from his thorn-tree and dances--he actually dances, in the air. And there are days I wish I owned nothing, like the grass.



BIRD OF THE QUARTER

# *The Northern Mockingbird*



BY RANDALL BREITWISCH

In our yards and common areas here at Lakeridge, the most visible bird is Florida's state bird, the Northern Mockingbird (*Mimus Polyglottos*, the "many-tongued mimic"). Known for their vocal ability, males have songs that are only sung by Mockingbirds, along with mimicked vocalizations of many other species of birds (e.g., Cardinals, Blue Jays, and Hawks), the sounds made by nestlings for food, and human cultural noises (e.g., car alarms and the "beep-beep" of a truck backing up).

Male repertoires that are simply extraordinary. We don't know how many different songs an individual male can sing, but the number is certainly in the hundreds. And, males probably acquire new songs throughout their lives. Presumably, males have this trait because, over the millennia, females have favored males with such ability. But, we don't know why this would be a reliable trait for selecting "good" males as mates.

Mockingbirds choose to nest in densely foliated shrubs and trees. They are fierce defenders of their nests, "dive-bombing" dogs, cats, and even humans passing by, as you may have experienced. Mockingbirds feed on insects taken from ground-level, especially from lawns (no lawn chemicals, please!).

When foraging along the ground, Mockingbirds sometimes open and close their wings, stiffly and "robotically." We don't know why they do that, either. They also eat small native fruits, swallowing them whole. They very much like the small fruits of fig trees.



Mockingbird pairs divide the labor of raising young. Females incubate the eggs, and both parents feed the nestlings. When the young fledge from the nest, the male takes on the major role in feeding fledglings, while the female lays another clutch of eggs in a new nest the male has built.

When these new eggs hatch, the male aggressively drives the fledglings out of the territory and begins to help his mate feed the new nestlings. Care of fledglings by the male is quite important; a young Mockingbird receives more food from its parents as a fledgling than it does as a nestling. In southern Florida, Mockingbirds can sometimes raise three broods of young in a single summer breeding season.



Finally, if you are awakened at night by a singing Mockingbird, please note that it is an unmated male, trying desperately to attract a female before the breeding season ends. Try to appreciate his plight and display some sympathy. He is doing the best he can.



THE MAGIC OF PLANTS IN LAKERIDGE

# The West Indian Mahogany

BY KATHLEEN SULLIVAN -SEALEY

Welcome to the “magic of plants” column in the Lakeridge newsletter. This short column is all about our landscaping and yards. Residents and visitors alike admire the green, tropical landscaping of our neighborhood. The plants are the core of our landscaping, like the paint on a canvas! Whether shrubs, grasses, vines, or trees, all the plants work together to transform Lakeridge into a green oasis, with a patch of green/blue lake.

The plants do more than just frame the lake, the plants are part of the living filter that keeps the lake clear and swimmable! The goal is to have the plants in our landscaping work together to make Lakeridge beautiful, but also, easy to maintain and more likely to resist damage from storms. The place to start is with the large trees around Lakeridge, like the West Indian Mahogany (*Swietenia Mahagoni*)

The fruiting “wood rose” of the Mahogany Tree



Mahogany trees have beautiful dark green, compound leaves. This tropical tree is an evergreen – leaves stay on the tree all year long, with individual leaves lost at least once a year.

The Mahogany tree has a fruiting “wood rose” throughout the summer. These trees can grow to over 20 meters in height, and an aggressive root system, and sometimes, a wood rose can fall on property or people. The small wind-borne seeds go everywhere, and voluntary Mahogany seedlings are seen throughout the landscape. In natural forests such as you might see at the Deering Estate or Everglades National Park, you will see a large “mother” Mahogany tree surrounded by many small trees and seedlings up to several hundred meters away!



The compound leaf of Mahogany

South Florida has a hot and wet climate, shifting from a sub-tropical to tropical climate over time. Sixty years ago, Miami was a cooler and drier place, and more transitional trees grew in natural and urban spaces. The last hard freeze we had in Miami was early in 1989, since then, there are many tropical species that are embracing South Florida as home!

Today, we have more of the once-endangered Mahogany trees than ever across the landscape. The Mahogany tree is a truly tropical tree that thrives in Miami and is commonly used in landscaping for its beautiful canopy and shade. Mahogany trees are the second most abundant native tree in Lakeridge, after the live oak (*Quercas virginiana*), another large, slow growing shade tree.

Mahogany trees are true tropical trees with a buttress root system. You can see the dark roots radiating out from the tree, emerging in the grass or buckling the adjacent pavement. Most tropical trees have this type of root system to keep the tree upright in a storm. Arborists can disagree about this native tree's wind tolerance, but no tree is absolutely hurricane-proof. Mahogany wood is brittle, and branches often break off even in low winds. The tree is considered “self-pruning” in losing lower branches in storms, keeping an elevated canopy. The Mahogany can look ravaged after a storm, but the tree will rarely uproot. As shade tree, a mature Mahogany tree in our neighborhood is between 30 to 50 feet (9 to 15 meters) tall. The shade from this tree is often broken or patchy, allowing grass to grow under the canopy.

Mahogany trees need room, and around Lakeridge, you will see Mahogany trees planted along the fence line and the lakeside park area. All large trees should be planted at least 25 feet from any building. Trees closer to buildings need regular pruning and trimming to keep branches off the roof and away from the building. For any tropical landscaping, plants can overgrow the space that was allotted to the planting. Mahogany trees can do that, and as they grow into very large trees, they will need pruning after 20 or more years. These are long-lived trees that will add to shade for your walk along the lake or provide shade to the southern or western exposed windows. You might notice that there are new Mahogany trees planted along the lake path. These trees will grow into part of the new native landscaping that will offer a larger vegetation buffer between Lakeridge and the Ludlam Trail.



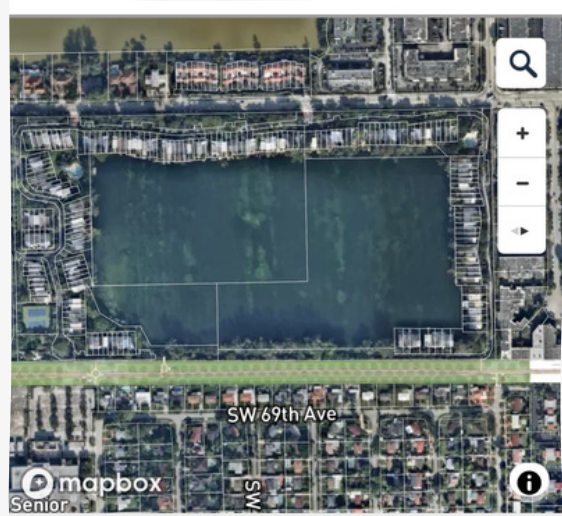
# The Ludlam Trail

The Ludlam Trail is a Miami-Dade County Parks, Recreation and Open Spaces project that is currently in the planning stages.

This project will encompass 5.6 miles between NW 7th Street and SW 80th Street and between SW 69th and 70th avenues, within the former railroad right-of-way.

The project's intent is to provide a new shared-use trail that will include pathways for walking, running and cycling. The trail is not a park.

Therefore, it will be open 24/7. After the planning stage, the design phase will occur to be followed by construction. This \$45 Million project is not expected to be constructed for approximately 9 more years.



Map of Ludlam Trail. [Full screen map](#)



September 11, 2021

Ms. Alesia Turteltaub, M.S.  
Miami-Dade County Parks, Recreation, and Open Spaces  
275 NW 2nd Street  
4th Floor  
Miami, FL 33128

**Subject: Ludlam Trail Preliminary Concept Plan**  
Security and safety comments and specific requests by Lakeridge Townhomes Homeowners Association

Dear Ms. Turteltaub:

Lakeridge is a 170-unit Townhome Community built in the late 1970s with approximately 350 Miami-Dade County residents. We are located along SW 72nd Avenue between SW 40th Street (Bird Road) and SW 56th Street (Miller Drive). Lakeridge will share our easternmost property line with the proposed Ludlam Trail Project. Several critical areas of concern for the security, safety, privacy, and quality of life for our residents arose from your most recent public hearing outlining the current design concepts for the Ludlam Trail on August 21, 2021.

It is of utmost importance to prevent non-residents and trespassers from interfering with our long cherished safety, tranquil family environment, and our carefully preserved wildlife habitat. We have restrictions that must be upheld regarding the use of our private lake (which is the only lake within the limits of the Ludlam Trail where people could swim.)

Therefore, we respectfully request the following:

- Construction of an 8-foot concrete barrier wall along the easternmost portion of our property (2,000 linear feet) shared with the Ludlam Trail. This is of the utmost importance to our community as the Ludlam Trail will be available for use 24/7 leaving our most vulnerable area open to intruders.



In addition to the concrete wall, a 15-foot-wide buffer landscaping abutting the concrete fence to be added to the official planned design. Landscape buffers did not appear on the project rendering along the perimeter of Lakeridge.

- Provide only one access point to our property (in place of the three access points in the current design) to be coordinated with our HOA directors. Our roads are privately maintained and currently can only be accessed by one guarded main entrance on SW 72 Avenue.
- No shelters, bike parking, or bike fix-it stations abutting our property. It is disturbing to see two shelters directly behind our eastern border. We believe that these spots will become popular places for South Miami High School students and other unsupervised minors to congregate and create a nuisance as well as potentially be used by homeless people.

We very much appreciate the opportunity to have our comments and concerns be part of the public record. In addition, we are grateful to now have an in-person meeting with Ludlam Trail project representatives scheduled for September 21, 2021.

It is our hope and intention that the aforementioned areas of concern will be addressed and rectified so that we may all have our quality of life enhanced, not threatened, by the creation of the Ludlam Trail.

Sincerely,  
Lakeridge Townhomes Homeowners Association, Inc

Evelio Chavez,  
President

Cc also emailed to: ludlamtrail@miamidade.gov

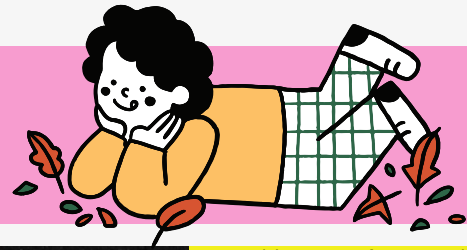
Your Board of Directors continues working diligently trying to ensure that Lakeridge's best interests are considered while the county continues planning for the final design for the Ludlam Trail.

Several virtual meetings have been attended, phone calls, emails, and letters have been sent by the Board in our attempt to be heard and to protect our community.

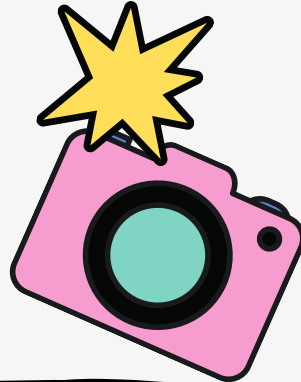
Some of our requests to be incorporated into the Trail Project are:

- Construction of an 8-foot concrete barrier wall along our easternmost property line.
- A 15-foot wide landscaping buffer abutting the concrete fence
- Provide only one access point to our property (currently, the design has three access points to our property)
- No shelters, bike parking, or bike fix-it stations abutting our property.

# KIDS CORNER



**FEATURE RESIDENT:  
EMMA ELEJABARRIETA,  
6 YEARS OLD**



My summer at Lakeridge was amazing!

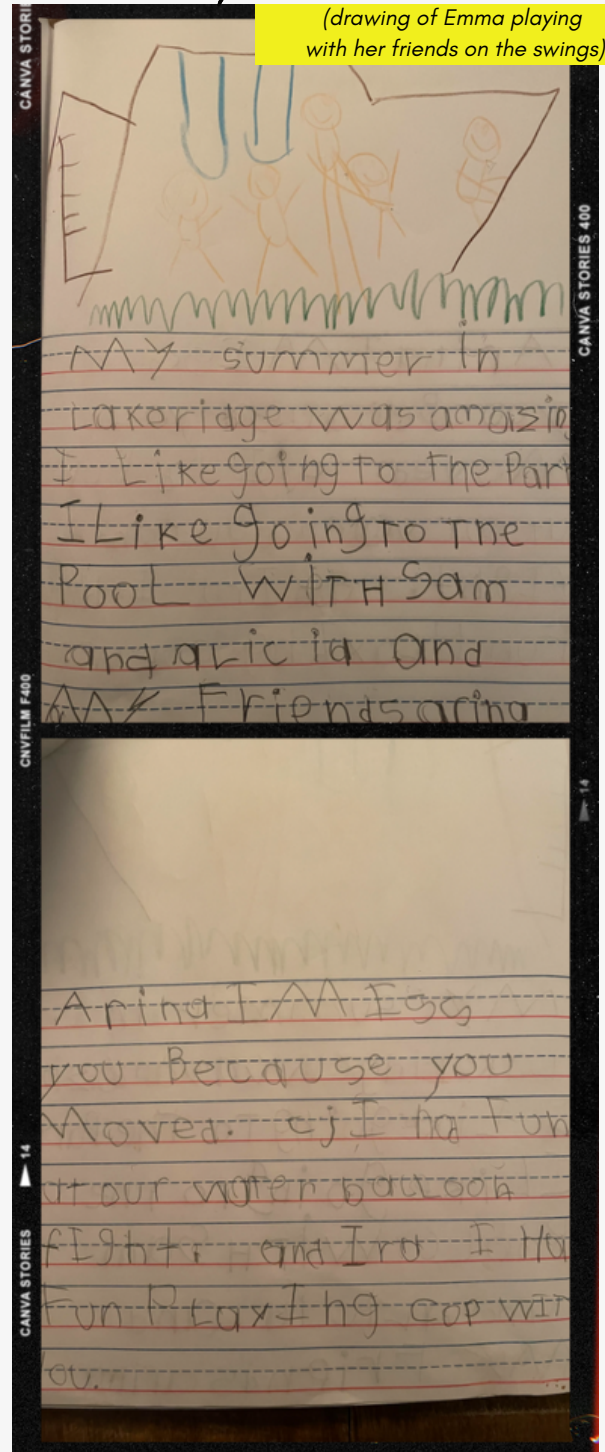
I like going to the park. I like going to the pool with Sam and Alicia and my friend Arina.

Arina, I am going to miss you because you moved.

CJ, I had fun at our water balloon fight. And Ira, I have fun playing cop with you.

*Emma*  
*August 2021*

(drawing of Emma playing with her friends on the swings)



**THANK  
YOU**

to Kathy Ezell for donating over 20 books for the children's library!





# BIG THANK YOU TO CYNTHIA GREENE AND MYA BANNARD



For 14 years, Cynthia Greene was an impactful member of our HOA board of directors, especially for 10 of those years when she was President of the HOA.

During her tenure, Cynthia envisioned a redo for the front entrance still in progress. She led numerous initiatives that improved our surroundings and greatly added to the quality of life for Lakeridge residents. Just a few improvements include putting beautiful pavers in our walking park, having the community Butterfly Garden installed and maintained, installing the Little Libraries (thanks to Linda Singer for the idea) and personally keeping them stocked and orderly for all these years, building the sports/play area for kids next to the tennis courts including a swing set, fort and basketball court. Inviting Kiwi Tejera to deejay Sunday Music on the Lake during the first pandemic summer, producing a Lakeridge Art Show and a community-wide Garage Sale. Her years of writing the quarterly Lakeridge newsletter resulted in it being named one of the top ten newsletters in the country by Neighborhoods USA.

Cynthia Greene's newsletter writing style and HOA leadership style kept us informed while making us smile from her humor, for almost a decade and a half—and for that, we are very grateful.



Mya joined the Board of Directors in 2013 and from the very beginning, she was an active member and part of the Architectural Committee.

She was involved with the planning and initial care of the Butterfly Garden as well as the Committee for the new entranceway (where she remains as an active Committee member)

Mya's input was vital in writing and editing the 2021 Blue Book in partnership with Cynthia Greene, especially in the area pertaining to the rules guiding architecture and lighting.

She also proposed the new colors used in the recent paintings of our units.

She was a very active and dear Board Member during her tenure. For the last three years, Mya served as the lead of the Architectural Committee.

Mya's background is in Fine Arts and Psychology and experience with Real Estate for the last 35 years.

**Thank you, Cynthia and Mya, for all your dedication and hard work throughout the years to our beautiful community.**

**We will continue the work that you both started to keep improving our community in every area! and for years to come!**

THANK  
YOU

