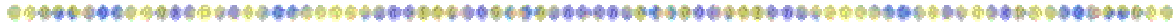


# Lansing Ridge - "The Community with Pride"

Deed Restricted Community  
Homeowners Association Newsletter  
September 2017



## PRESIDENT'S REPORT

Hope you all had a great Labor Day, and like me, am looking forward to cooler weather.

It was very disappointing that at the last Homeowners meeting we were unable to reach a quorum. Even counting the seven Board Member present, we could not meet the 15 member criteria to hold a meeting. While we were able to discuss certain matters with those present, it did not constitute an official Homeowners Meeting. It seems to us that with 244 homeowners we should at least expect a 10% attendance. With 24 homeowners at the meeting we can conduct the matters required, and fulfill the terms of the Covenants. If this continues it will make it extremely difficult, if not impossible, to keep control of the Homeowner

Association. This would ultimately lead to Leland Management becoming responsible for ALL the association's duties. It is reasonable to assume that should this occur they would undoubtedly increase their management fee which would mean an increase in homeowner dues. I am therefore urging all homeowners to consider attending the next homeowner meeting (and future meetings) which is on October 18, 2017 so that this does not occur. Homeowners meeting take place 3 time a year. The meetings start at 7:30 pm and are normally over by 9:00 – 9:30 pm. Surely it is not too much to ask you to support your volunteer Board of Directors for such a short period of time.  
Raymond Diemer, President

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## A PEEK UNDER THE HOOD

For those of you who live in our very fine community, it's probably time that we again speak to the role your Board of Directors take in administering the rules of our Home Owner's Association (HOA). Primarily, of course, the Board is governed by the written documents of the HOA and all decisions made must conform to those covenants.

However, there are a few, if any, written documents that cover every eventuality for which they were designed. It is when such anomalies occur that the Board must exercise their judgement. To this end they have certain resources available to aid them. Foremost is the advice and counsel of the management team that is hired to handle the day-to-day operations. Since they are trained and certified to have access to the current legal

presidents that apply, they are uniquely positioned to aid in this regard.

That said, probably of overarching importance is plain old common sense. Often spirited discussions develop over the situation under consideration but all are conducted with the intent of arriving at a just conclusion. Your Board is dedicated to this result and plans to continue to travel that road.

Your Board is sensitive to the concerns of all members of the HOA and will continue to work for the betterment of our community. Your involvement toward achieving this goal is always welcomed and encouraged.

Leland Jones, Board Director

## LANSING RIDGE HOMEOWNER'S ASSOCIATION PROJECTED 2018 ANNUAL BUDGET

EXPENSE	PROJECTED	Storage Rental	900.00
2018		Hall Rentals	150.00
ELECTRICITY		Insurance	3,995.63
Florida Power & Light	<u>470.00</u>	Professional Services	1,475.00
Total	470.00	IRS & Fees	<u>61.25</u>
		Total	7,481.88
GROUPS MAINTENANCE		MISCELLANEOUS	
Lawn Cutting	4,140.00	Post Office Box	132.00
Lawn Fertilizer, Weeds,		Safety Deposit/Computer/Software	-
Pest Control	700.00	Garage Sale Exp.	-
Tree Pruning	375.00	Clerk of Court Fees	50.00
Mulch Application	1,300.00	Signs	200.00
Sprinklers	<u>500.00</u>	Bank Fees	1,036.00
Total	7,015.00	Website Costs	175.00
		Special Events/Misc.	150.00
RETENTION POND MAINTENANCE		Home Owner Mowing	100.00
Water Management Services	2,100.00	Management Co. / Newsletter Printing	
Grass Cutting	3,240.00	13,900.00	
Pond Clearing	500.00	Printing & Copying	<u>4,080.00</u>
Pond Maintenance	<u>0</u>	Total	19,823.00
Total	5,840.00	TOTALS	41,919.88
GENERAL REPAIRS		CAPITAL EXPENSES	
Wall Maintenance	0	Wall Maintenance	0
General Repairs	<u>1,290.00</u>	Pond Maintenance	2,000.00
Total	1,290.00	Total Projected Expenses	43,919.88
ADMINISTRATION		Total Homes	244
Office Supplies	600.00	2018 Homeowner Dues	\$180.00
Gas/Expense Reimbursement	100.00		
Postage	200.00		

### **Treasurer's Report**

Expenses YTD: \$23,777.78  
 Capitol Expenses YTD: \$0.00  
 Checking Account balance: \$33,170.38  
 Capitol Account balance: \$47,340.57  
 Deposits YTD (as of May 31, 2017): \$31,187.08

Total funds on Deposit as of July 31, 2017: \$80,510.95

Nora Pacheo, Leland Management Company

Jim Wilson, Treasurer



Since the last newsletter, 6 new homeowners have moved into the neighborhood.

1 on Alleghany Cir.  
3 on Appalachian Dr.  
2 on Grand Teton Blvd.

### Welcome to Lansing Ridge!

If you have moved into Lansing Ridge and have not received a welcome packet, please contact Brittany Robberecht at Leland Management Company.

Brittany Robberecht, Leland Management Company

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#### ARC REPORT March 1, 2017 – August 30, 2017

Grand Teton	Exterior Painting	Approved
Royal Poinciana Blvd	Repair & replace fence	Approved
Appalachian Drive	New roof	Approved
Royal Poinciana Blvd	Exterior re-painting	Approved
Adirondack Circle	Exterior re-painting	Approved
Appalachian Drive	Exterior re-painting	Disapproved
Grand Teton Blvd	Exterior re-painting	Approved
Appalachian Drive	Exterior re-painting	Approved
Grand Teton	Widen driveway	Approved
Appalachian Drive	New patio	Approved
Royal Poinciana	New landscaping	Approved
Appalachian Drive	Exterior re-painting	Disapproved
Appalachian Drive	Exterior re-painting	Approved
Appalachian Drive	New fence	Approved

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#### NON-PAYMENT OF HOMEOWNER DUES

If a homeowner fails to pay the annual homeowner dues it can have serious consequences. For instance, if after receiving a late notice, you ignore it, then each month interest at the rate of 1.5% per month will begin to accrue. If you continue to ignore the matter Leland Management will levy a charge of \$87 to process an "Intent to Lien" letter.

We are sure that you can see to continue to ignore this matter is certainly not in your best financial interests, and can eventually lead to more serious actions by Leland Management. If payment continues to be withheld they have the option to start FORECLOSURE proceedings, indeed they have a duty to do this as part of their management duties on our behalf.

We need to stress that if you have a VALID reason for nonpayment (such as illness) you should contact Leland Management and they will try to work out a payment plan that is acceptable to all parties.

If you wish to make a payment, or set up a payment plan please contact Leland Management at 1221 Admiralty Blvd, Rockledge, FL 32955, (321-549-0951)

## E-MAIL ADDRESSES

At the last Board Meeting Leland Management requested that homeowners notify them of their e-mail address. The purpose is to compile a list of addresses so that they can make immediate contact should an urgent matter arise. These addresses are kept confidential and are not divulged to other members nor the public.

### **ATTENTION - LANDLORDS**

Under Article III Section 3, Homeowners who rent out their property **must** inform the HOA with information about the rental. You can do this by completing the rental form on our web site at [www.lansingridge.org](http://www.lansingridge.org).

### **APPLICATIONS FOR ARCHITECTURAL REVIEW**

Please note that ALL applications for an ARC must be submitted to the Homeowner Association **NOT** to Leland Management. You can mail it, e-mail it, or hand it to a board member.

You need to submit an ARC if (a) you are re-painting your house (even if it is in the same color). (b) Installing a new roof (c) erecting a new fence, (d) installing a shed, (e) installing a new swimming pool or porch, (f) installing a new garage door, and other alterations as set out in the Covenants.

You do NOT need an ARC to repair a fence with matching boards, or a garage door. Nor do you need an ARC to cut down a tree (the stump must be removed) or widen a driveway with paving stones. This is just a sample. **PLEASE READ YOUR COVENANTS – THEY WILL HELP YOU.**



If you are approached by a "solicitor" at your front door or anywhere on your property, inform the individual that we are a "no soliciting" community and that signs are posted at the entrances. If the individual ignores you, inform the person that you will report him/her to the City of Melbourne Code Enforcement (get the name & badge number of the individual if possible). If very serious, call the Non-Emergency Police Department line.

### **Planned upgrades for our subdivision's roadways:**

A recent discussion with the City Engineering office found that Blue Ridge is the only road in Lansing Ridge planned for resurfacing in the near future (2017/2018). This plan is contingent, of course, on the funding approval by the City Council.

All such plans are based on the recommendations of a city wide study by an outside firm done earlier. That study named roadways that need to be addressed before future inattention would cause significant repairs to their base.

It seems that the old adage of an ounce of prevention being worth a pound of cure applies when it comes to roads too.

Leland Jones, Board Director

visit us at [www.lansingridge.org](http://www.lansingridge.org)

## A WORD ABOUT THE RETENTION POND

(reprinted from March 2017 Newsletter)

From time to time, a homeowner will question the necessity of paying for the expenses of maintaining the retention pond.

First, the pond serves a very necessary function. It collects storm water from several streets on our sub division and retains it in the pond, which decreases the chances of street flooding. Secondly, the pond is on our property, we therefore have a duty to maintain it. Under Article III Section 1 (a) of the Covenants the Board of Directors MUST maintain all of the common areas, including the pond.

Homeowners have suggested we hand it over to the City. This can only be done under certain conditions, and surely common sense tell us that the City would be flooded with such requests if it were to shoulder the responsibility without just cause. Nor will St. John's Water Authority take over the maintenance of a pond except under certain conditions. So we have no options, the pond is here to stay for the foreseeable future, and we have to pay for it.



## Annual Community Garage Sale



This is the time to bring out all those hidden treasures and have a good time while you make money. What could be better than that? Encourage your neighbors to join in the Community Wide Garage Sale, the more the merrier!!

Homeowners may choose to participate on Saturday, October 21, 2017 from 8am-2pm. Please also note that there will not be an ad in "Florida Today" because of increasing costs. Instead, Board Members are making sure to advertise the community garage sale on several web sites such as "Next Door Neighbor", Craig's List, and "Facebook". Hope this works!!! Happy selling!!!



## 5 Ways to Keep Your Home Safe Year-Round



*Set reminders to perform these tasks regularly.*

Regular safety checks can help protect your home and family from preventable accidents.

Whether you set reminders on your phone, write tasks on a calendar or coordinate checks with seasonal events such as daylight saving time or your birthday, put these regular checkups on your to-do list.

### **1. Inspect your fire extinguishers.**

**When:** Monthly

**How:**

- Make sure extinguishers are easily accessible.
- Check the tamper seal and pull pin. If the seal is broken or the pin is missing, replace the extinguisher or have a certified fire extinguisher technician inspect it.
- Look for physical damage and debris in the hoses and nozzles. Replace the extinguisher if it shows signs of damage or corrosion.
- Have fire extinguishers professionally inspected once per year.

**2. Check your garage door sensors.** If they are not working correctly, a closing garage door could harm belongings or people in its path.

**When:** Every three months

**How:**

- Test the automatic reversing mechanism by placing a piece of wood, such as a 2×4, on the ground in the door's path as its closing. The door should reverse one or two seconds after hitting the wood. If it does not, refer to your owner's manual on how to make an adjustment to the opener's sensitivity or contact a professional garage door service.
- Test the photoelectric sensors by placing an object in front of them as the door is coming down. The door should immediately reverse. If it does not, check the sensors for alignment, dirty lenses or damage.

### **3. Test your smoke alarms.**

**When:** Monthly

**How:**

- Push the test button to make sure the alarm sounds.
- See how the alarm responds to smoke: Light a match and blow it out directly under the alarm, or use an aerosol smoke can if the detector is out of reach.
- Have someone stand as far away from the smoke alarm as possible to be sure it's audible.
- Change the batteries twice a year.
- Replace the device every seven to 10 years — earlier if the alarm sounds weak or doesn't emit noise after you change the batteries and perform multiple tests.

### **4. Practice a family fire drill.**

**When:** Twice a year

**How:**

- Pick a place to meet outside that everyone can remember.
- Follow your fire escape plan. If you don't have one, map out how you will exit each room in the event of a fire.
- Practice the drill at night when family members are asleep. This will help prepare them for waking up to smoke alarms and getting out of the house quickly.

### **5. Update your first aid and emergency preparedness kits.**

**When:** Twice a year

**How:**

- Check expiration dates and replace old contents.
- Make sure flashlight batteries work.

*The above information was obtained from Met Life Insurance.*

visit us at [www.lansingridge.org](http://www.lansingridge.org)

# P E T C A R E C O R N E R



## 10 Halloween Safety Tips for Pets



Halloween is a fun time of year where everyone has fun and children roam the streets in search of yummy goodies from neighbors. Even though Halloween usually means we're thinking about dressing up and getting candy, we mustn't leave out the furry members of our family.

Here are just a few tips for your Halloween night to keep your pet safe.

1. Don't let your pet eat candy. Candy causes major digestive upset, and may even require a trip to the vet.
2. Let your pet try on his or her costume before Halloween night.
3. Make sure your pet's costume has nothing he or she will chew and choke on.
4. Don't leave your pet in his or her costume for hours.
5. Never force a costume on your pet.
6. Keep proper ID on your pet if you take him or her trick-or-treating.
7. If your pet has a tendency to bite strangers, make sure to keep him or her away from trick-or-treaters.
8. Keep lit candles and jack-o-lanterns away from your pet.
9. Always keep a leash on your pet when you are out walking with fellow tricksters.
10. Practice obedience commands a few days prior to Halloween.

### Ways to celebrate Halloween with your pet

In some instances, dogs and cats are may be left out of Halloween celebrations because it's known more as a kid's holiday. However, your pet can join in on the fun whether you prefer to take him or her with you trick-or-treating, or just to stay home and enjoy the festivities. If you are wondering how to include your pet this Halloween, here are a few suggestions below.

#### Let your pet be a door greeter:

If you are planning on staying home and greeting trick-or-treaters, why not let your pet be the center of attention. Children love to see pets do funny things. Can your pet hold the candy basket? If not, no biggie. Whether your pet has "tricks" up his or her sleeve or not, it doesn't matter. It's nice to just keep your pet in the mix. On the other hand, if you plan to have a costume party, it would be nice to have your pooch be a part of the fun, especially if you are having costume party. If your pet is not a fan of costumes, why not have him or her greet people at the door.

#### Take your pet trick-or-treating:

Trick or Treating is a great way to spend time with the family. It's also fun to bring your pet along for the walk. Whether you dress up your pet or not, remember to always have a leash and waste bags with you. You don't want to leave any "tricks" for fellow treaters. In addition, don't let your pet be left out on all the treats! Bring some delicious treats along with you for your journey. Just keep a few in your pocket and make your pooch happy!

#### Stay in and enjoy the night:

We know some pets may be anxious having people come into their home, but that doesn't mean he or she has to miss out on the fun! If your pet gets a little antsy around strangers in costumes, try playing with your pet in a different room or even outside. Cats can be fickle sometimes, but putting your furry feline in another room can really help calm him or her. However, don't forget to keep your cat entertained!

If it's nice outside, why not head out for a game of fetch. If you don't have the backyard space, consider a Himalayan Dog Chew. It's a tasty, healthy treat made from an ancient Nepalese recipe that provides hours of chewing fun. He or she will definitely be entertained for the entire night.

*The above information was obtained from 1-800-Pet-Meds.*

visit us at [www.lansingridge.org](http://www.lansingridge.org)





# CONTACT Leland Management Company



Association Manager: Brittany Robberecht, LLCM

1221 Admiralty Blvd.

Rockledge, FL 32955

Phone: (321) 549-0951 Fax: (321) 559-2847

Email: [brobberecht@lelandmanagement.com](mailto:brobberecht@lelandmanagement.com)



## CONTACT LANSING RIDGE

[www.lansingridge.org](http://www.lansingridge.org)

Email: [contact@lansingridge.org](mailto:contact@lansingridge.org)



Lansing Ridge  
Homeowners Association, Inc.



### MEMBERS OF THE BOARD OF DIRECTORS

*The Board meets once a month for 1-2 hours to handle community business, discuss events, and share ideas for improvement.*

#### **Board Members:**

Raymond C. Diemer, President

VACANT, Vice President

Nancy Stewart, Secretary

Jim Wilson, Treasurer

#### **Directors:**

Karen Caulkett

John Baker

Clive Edwards

Leland Jones

#### **COMMITTEE MEMBERS:**

Joy Diemer

Terri Wilson



### **COMMITTEES**

#### **Newsletter Committee:**

Nancy Stewart, Chairperson

#### **Landscape & Improvement**

#### **Committee:**

John Baker, Chairperson

#### **Architectural Review Control**

#### **(ARC):**

Joy Diemer, Chairperson

#### **Welcome Committee:**

Leland Management  
Company

#### **Non-Compliance Committee:**

Leland Management  
Company

#### **Webpage:**

Leland Management  
Company



## **Community Safety & Neighborhood Watch**



### **Who to call at the Melbourne Police Department**

EMERGENCIES: 911

Non-Emergencies: (321) 608-6731

Property Crimes: (321) 608-6731

Animal Enforcement Dispatch: (321) 264-5100  
(option 4)

General Tips and Complaints: (321) 608-6731

Narcotics Tips: (321) 608-6443

Crime Line: 1-800-423-TIPS (8477)

Code Enforcement: (321) 608-7905

Records Request/Police Records: (321) 608-6590

Records Division is located at

650 N. Apollo Blvd., Melbourne

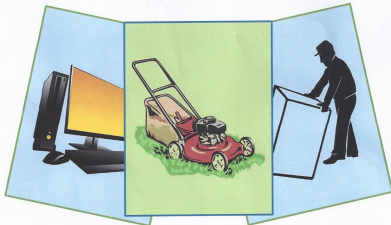
Hours of Operation: 8:30am - 5:00pm

visit us at [www.lansingridge.org](http://www.lansingridge.org)

# CLASSIFIED ADS

Remember to check for insurance and licensing when utilizing any service.

## Wagner Brothers



### Yardwork

- Mowing
- Edging
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- Plant planting/  
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- Sprinklers
- Etc.

### Other

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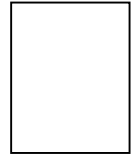


**YOUR AD OR ANNOUNCEMENT CAN BE PLACED HERE!!!** Just contact a Board Member if you would like to place an ad or announcement in our quarterly newsletter!!!

### NEWSLETTER ARTICLES WANTED

We are always looking for newsletter articles of interest to the community. Whether it be a cooking recipe, tips for seasonal related issues (i.e. storm preparation), or anything that you think may be of interest to our community - we are interested. We urge all homeowners to submit articles for the newsletter. If you have an article, please drop it off to any Board Director.

visit us at [www.lansingridge.org](http://www.lansingridge.org)



*In this edition....*

- ♣ *President's Report from Raymond C. Diemer*
- ♣ *Quarterly reports from the Board of Directors*
- ♣ *Pet Care Tips & Advice*
- ♣ *News You Can Use*

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Lansing Ridge - "The Community with Pride"  
*Deed Restricted Community*  
Homeowners Association Newsletter  
September 2017

**UPCOMING COMMUNITY EVENTS**

General Homeowners Meeting

Wednesday, October 18, 2017

7:30pm

at St. Timothy Lutheran Church on Croton Road



Community Garage Sale

Saturday, October 21, 2017

8am - 2pm



visit us at [www.lansingridge.org](http://www.lansingridge.org)