

# Lansing Ridge - "The Community with Pride"

Deed Restricted Community  
Homeowners Association Newsletter  
March 2018



## **PRESIDENT'S REPORT**

Isn't January and February supposed to be winter? It has been so pleasant, but a bit confusing. Hope you are all enjoying it.

At the present time we have one home in foreclosure. We also have some good news for Lansing Ridge homeowners - please read the article later in this newsletter.

As of January 31, we have 43 homeowners who have not paid their homeowner dues. If you have not paid your 2018 dues, penalties and interest will apply. This will increase the outstanding amount which is certainly not in your best interest. We urge you to pay these outstanding dues or contact Leland Management.

The ARC committee is currently working on guidelines and standards that will make it easier for the ARC committee to make decisions. Once these guidelines have been completed, we will publish them and mail a copy to all homeowners.

I would like to remind everyone that in April the election of the Board of Directors takes place. If you would like to be on the Board please send your candidacy to Brittany at Leland Management so that you can be added to the ballot. The deadline is March 20, 2018.

*Raymond Diemer*, President

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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)

# Welcome

Since the last newsletter, 2 new homeowners have moved into the neighborhood.

1 on Grand Teton Blvd.  
1 on Adirondack Cir.

## 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



### Treasurer's Report

Expenses YTD: \$3,967.74  
Capitol Expenses YTD: \$1,500.00  
Checking Account balance: \$48,846.72  
Capitol Account balance: \$45,896.08  
Deposits YTD: \$18,981.85

Total funds on Deposit as of January 31, 2018: \$94,742.80

*Nora Pacheo*, Leland Management Company

### **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).

### **PREPARE FOR SUMMER**

It won't be long and summer will be back. Time to look at your homes and prepare. Look at your roof, does it need cleaned? How about your sidewalk or driveway? Do you need to pressure clean outside walls or remove iron stains? Check your irrigations systems. Are all zones working? Do you have full coverage in all areas? Reset your timers back to twice a week and adjust your watering times. Remember your city water schedules and only water on your scheduled days and times. If you need to resod areas, this would be a good time. The root system can develop before the extreme heat sets in. Just a reminder to help our neighborhood better.

*John Baker*, Board Director

## DO I NEED AN ARC?

You need an ARC for almost anything that affects the exterior of your property, such as - a new or replacement roof, gutters, garage door, fence, shed, doors and windows (including a front door). You also need an ARC for exterior painting, (even if it is the same color) new or replacement siding, widening a driveway, erecting a patio, installing a new porch or swimming pool, post lights and major landscaping projects. If you are in any doubt, please contact the Board of Directors.

These are the main items for which you have to apply for an ARC BEFORE the work commences. Also all applications must be submitted to the Board of Directors, NOT TO Leland Management.

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### ARC REPORT – January – February 2018

Adirondack Circle	Install paving stones down driveway and small front patio	Approved
Royal Poinciana Blvd	Exterior repaint	Approved
Grand Teton Blvd	New roof	Approved
Royal Poinciana Blvd.	Replace damaged siding	Approved
Royal Poinciana Blvd	New roof	Approved
Adirondack Circle	New windows & glass doors	Approved
Appalachian Drive	New roof	Approved
Appalachian Drive	Exterior repaint	Not approved
Adirondack Circle	Install new shutters	Approved
Appalachian Drive	Exterior Repaint	Approved
Grand Teton Blvd.	New roof, repair fence	Approved
Grand Teton Blvd.	Exterior Repaint	Not approved



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.

### GOOD NEWS FOR LANSING RIDGE

We recently had a conversation with a realtor about our community. She informed us that Lansing Ridge is a very attractive residential area for a number of reasons. First as a deed-restricted community it is obvious that this is a plus for buyers, who want certain standards without it being too onerous to homeowners. The next observation was that we have several styles of homes – it is not rows of 'cookie cutter' homes all looking the same.

The price range is within the reach of both first time buyers, young families and the retired, this gives a mixed age community, which she considered, was a healthy mix.

Very important for the future was that Cape Canaveral is about to expand starting in the near future. We understand that Jeff Bezos (Amazon founder) is building a facility that will not only launch rockets but also will build them, something that has not happened under NASA. Since it would appear the further north you go the less choice there is in reasonable price housing this leaves Lansing Ridge in a favorable position.

Prices are rising, but not at the giddy rate of a few years ago which was a no win situation. That is very encouraging. So all this good news is that our homes are selling fairly quickly at prices that appeal to many seeking new homes. Let us hope her comments turn out to be right.

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

*The article below was obtained from 1-800-PET-MEDS Health Blog.*

## **Benefits of Microchipping Dogs & Cats**

Each year over 3 million animals are euthanized in pet shelters. Many of these animals are someone's pet that either got lost or was found wandering through busy streets. Now with microchipping, missing pets can be taken back to their rightful owners quickly!

How does a microchip work?

A microchip is approximately the size of a grain of rice. It is placed under your pet's skin using a needle and acts as a tracking device. The microchip itself carries a number which is put into a database with contact information like name, phone number and address. If your pet wanders off and a pet shelter or vet's office picks him or her up, they can scan your pet's body to find out who Fido or Fluffy belongs to. Pets that receive a microchip implant will feel the same amount of pain as a vaccination. Remember that microchipping is useless unless you keep your records up to date.

What are the benefits of microchipping?

Now that you know how a microchip works, here are the many benefits for microchipping your pet.

- Keep track of your pet if he or she wanders off.
- If your pet ends up in a pet shelter they can get him or her back to you quickly.
- In case of a natural disaster your pet will be returned to you.
- Microchips last for your pet's lifetime, so all you have to do is keep your records up to date.
- If your pet is on medication and he or she gets lost, having a microchip allows you to find your pet sooner to administer meds.

What else should I know?

Having a microchip doesn't take the place of your pet's ID tags, so make sure your pet has proper identification at all times. As with all foreign objects, there is a risk of a microchip causing an adverse reaction in sensitive pets. In rare cases, documentation has stated that microchips may cause cancer in susceptible pets. As an owner it's up to you to determine whether or not microchipping is right for your pet.

Knowing that your pet is safe is a great peace of mind, so microchipping may be the right answer for you. However, using supplies like harnesses, leashes, and pet containment systems can also help ensure your pet is safe and secure.

### ***Editor's Note regarding the above article:***

*I strongly agree with microchipping your pet as collars and harnesses can be lost when walking a pet or if a pet were to get lost. If you do choose to microchip your pet, one of the most important things to remember is to make sure any/all contact information is kept current. I work with several animal rescue groups, and one of the most unfortunate, yet common things we see in pets brought to the shelters/rescue agencies that are microchipped is the owner's contact information is not updated, which leaves the animal rescue group no way of contacting the pet's owner. Checking and keeping your contact information current and updated regularly is an essential piece to having your pet microchipped.*

Nancy Stewart, Newsletter Editor

# News You Can Use

*The article below was obtained from MetLife Insurance monthly E-newsletter.*

## Emergency Kit Essentials

**Keep these items handy for when severe weather strikes.**



An emergency kit is a must-have household item. Whether or not you live in an area prone to natural disasters, such as earthquakes, hurricanes or tornadoes, it's smart to keep a kit well stocked and close by just in case.

### Why You Need an Emergency Kit

If severe weather strikes, your home may lose electricity, water, gas, and phone or Internet connections — services that help you survive and communicate. An emergency kit acts as backup with supplies that keep you safe, nourished and informed.

### What You Need in Your Emergency Kit

Keep your kit stocked with enough supplies to last three to 14 days. These are the most important items to have on hand:

- **Bottled water:** Stock a gallon of water per family member per day.
- **Food:** Include nonperishable items that require little or no preparation and are high in protein and calories, such as legumes, canned fish or dehydrated meat. Also pack a can opener.
- **Radio:** A battery-powered or hand-crank radio, such as a NOAA weather radio, can help you receive essential news updates.
- **Flashlight and extra batteries:** Test batteries periodically.
- **Important documents:** Pack copies of personal ID cards, insurance cards and immunization records.
- **Blanket:** Look for a Mylar thermal blanket, which you can find at outdoor supply stores.
- **Pet supplies:** Pack food, water, bowls and cleanup items. If you don't have a carrier for your pet, this is a good time to purchase one.
- **Personal care items:** Include toothbrushes, toothpaste, moist towelettes and hand sanitizer.
- **Medication and first-aid items:** The American Red Cross recommends stashing one week's worth of necessary medications. You'll also want to keep basic first-aid items on hand.
- **Additional items:** Consider storing a whistle, a cordless phone charger and enough cash to pay for a few days' worth of essentials.

Review and update items in your emergency kit annually or as your family's needs change. Replace stored food and water every six months.

### Storing Your Emergency Kit

Keep your emergency supplies in a protective, easy-to-transport case. Store your emergency kit in your home's designated shelter area where you can grab it quickly.

# 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

VACANT, 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.

## RCS PAINTING, INC.

Beautify your home and our neighborhood with a professional paint job.

SATISFACTION  
GUARANTEED!

**FREE ESTIMATES &  
REFERENCES**

**Call Randy Smith:  
(321) 757-6739**

Owner/Operator  
Licensed (PT222) & insured  
**Pressure washing also  
available**  
(discounts available for  
Lansing Ridge residents)



**Sassy Sparkles**  
has moved to **YOUR** area!  
**CALL NOW** and help clean the world,  
one home at a time!  
321 978 1114 or  
[sassysparkles.sf@gmail.com](mailto:sassysparkles.sf@gmail.com)

## GREENWAY PEST CONTROL SERVICES, INC.

"The Garden Guru"  
Jack Galton (321) 212-8065

Quality lawn, tree, shrub  
care, pest control

## P & L CLOCKS

Cleaning & repairs.  
Work guaranteed.

444 N. Harbor City Blvd.  
Melbourne, FL  
(321) 259-9036

## *The Raymond C. Diemer Collection*

Pens & Pencils, Boxes  
Fine Bowls, Scoops



Raymond C. Diemer  
Office: (321) 422-4252

The advertisement for Pink Apron Confections features a woman in a black dress on the left, social media icons (Facebook, Twitter, Google+, Instagram, Pinterest) at the top right, and a QR code at the bottom right. The text reads: "Pink Apron Confections", "Specializing in beautifully designed custom sugar cookies for any event.", "321.720.3382", and "WWW.PINKAPRONCONFECTIONS.COM".

## NATURES SUNSHINE INDEPENDENT DISTRIBUTER

Cindy Crawford (321) 255-  
3600

Quality herbs, vitamins, &  
supplements. Sugar-free  
products, aromatherapy, &  
personal care. Waterless  
cookware & water  
purification.

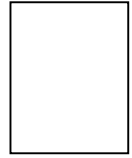


**YOUR AD OR ANNOUNCEMENT CAN BE PLACED HERE!!!** Just contact a Board Member if you would like to place an ad or announcement in our quarterly newsletter!!!

### 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*
- ♣ *Emergency Kit Essentials*

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**UPCOMING COMMUNITY EVENTS**

General Homeowners Meeting

Wednesday, January 17, 2018

7:30pm

at St. Timothy Lutheran Church on Croton Road

