

# Lansing Ridge - "The Community with Pride"

Deed Restricted Community  
Homeowners Association Newsletter  
March 2019



## PRESIDENT'S REPORT

### Landlords please read the important notice on page 3.

I am sure by now that you have received the letter from our lawyer, Manning Law, regarding the extension of our Covenants.

In our Covenants (article 6 section 3), the duration of the Covenants and Restrictions is a term of 20 years, automatically extended for successive 10 years thereafter. Unless the majority of lot owners make some other decision the Declaration would expire in Oct. 2020. However, this new statute passed by Florida State supersedes our Covenants and it directs all homeowner associations to consider each year whether to preserve their association's governing documents. Our Covenants would have expired in Oct 2020. Our lawyer advised us that this would be a good time to make a decision whether to preserve the governing documents. The Board of Directors voted on this matter and the Notice to Preserve has been recorded in the public records in Brevard County to preserve the association's governing documents for an additional 30 years.

We reached this decision because we felt that we all purchased our homes in Lansing Ridge under the

protection of a homeowners association. If we failed to carry out our duties then very quickly that protection would expire and we would all be left without recourse for problems such as over grown lawns, rusty cars, and dilapidated houses etc.. In addition, the front entrance and maintenance of the detention pond plus liability insurance had to be addressed. This has now been achieved by the Board's decision.

### CHARITIES

From time to time, we have small blank spaces in our newsletter. At the last board meeting it was decided if any homeowner wanted to promote their favorite charity which of course must be a nonprofit or not for profit they could write a short article for publication. Needless to say there cannot be any promotions of a political or religious persuasion. You may promote your charity under your name or anonymously. You will find our first charity elsewhere in this newsletter.

Raymond Diemer, President

---

## THE DANGERS OF NOT PAYING HOMEOWNER ANNUAL DUES

Every year some homeowners do not pay their annual homeowner dues. This can result in the original amount of the dues to increase every month. For instance, after 30 days a late fee of \$25 is charged. Next, interest is charged at 1.5% per month. If no payment is received 45 days after the due date an intent to lien is issued which incurs a fee of \$87.00. Once the lien has been filed then Attorney fees as well as recording fees are levied which incurs further costs of \$140 - \$195), the total sum is carried forward to the following year, and the costs start to accrue again.

As you can see this can amount to hundreds of dollars and is certainly not in your best interests. Remember, if you have difficulty in making payment you can always ask Leland Management for a payment plan.

Continued failure to make payment forces the Board of Directors to consider avenues of enforcement, which will resolve this matter. We have no choice in this situation because we have a duty under the Constitution and Covenants to collect all amounts due to the Association.



## Welcome to Lansing Ridge!

Since the last newsletter, 8 new homeowners have moved into the neighborhood.

3 on Grand Teton Blvd.  
1 on Appalachian Dr.  
1 on Blue Ridge Ave.

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: \$2,218.75  
Capitol Expenses YTD: \$0  
Checking Account balance: \$63,216.03  
Capitol Account balance: \$47,917.59  
Deposits YTD: \$18,791.19

Total funds on Deposit as of January 31, 2019: \$111,113.62

Antonia Ramos, Leland Management Company

Tami Lanterman, Treasurer

## Do's and Don'ts of Using Cart Collection System

The automated cart program for garbage and recycling has been under way since Oct 2010.

The following are a few do's and don'ts for customers to keep in mind.

Do face the front of the cart toward the street so the side arm can collect it.

- ♣ Please do not place the cart on the sidewalk or under low hanging limbs.
- ♣ Do store your empty cart behind the front building line on non-collection days,
- ♣ as required by City Code.
- ♣ Don't place the carts or yard waste cans at the curb until after 5pm the day before collection.
- ♣ To be assured of pickup, place carts at the curb by 6:30am on the day of collection.

John Baker, Board Director

### ARC's Oct 2018 to March 2019

Appalachian	exterior repainting	Approved	Appalachian	solar panels on roof	approved
Grand Teton	“ “	“	Appalachian	new gutters and exterior repainting	Approved
Blue Ridge	trim repainting	Approved	Appalachian	exterior repainting	Approved
Grand Teton	new roof	Approved	Appalachian	solar panels on roof	Approved
Blue Ridge	replace storm shutters	Approved	Grand Teton	new roof	Approved
Adirondack	exterior repainting	Approved	Royal Poinciana	exterior repainting	Approved
Blue Ridge	new roof	Approved	Grand Teton	enlarge driveway	Approved
Appalachian	new fence	Approved	Royal Poinciana	new roof	Approved
Adirondack	new shutters	Approved	Adirondack	new windows	Approved
Appalachian	new roof and garage door	Approved	Appalachian	new windows	Approved
Grand Teton	new fence	Approved	Appalachian	new Garage door	Approved
Blue Ridge	new storm screen door	Approved			

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

## **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).

In January of 2017, the Covenants were amended to require all homeowners who rent their properties to submit the Rental Agreement form to the Board of Directors for approval. We print this Covenant every time the newsletter is issued.

Unfortunately, some homeowner are ignoring this restriction, and it is causing our volunteer Board extra and unnecessary work. This form should be sent to the Board PRIOR to any lease being signed. In the event that the Board does NOT approve of the lease it can lead to some very inconvenient actions being taken by the Board to rectify the situation.

**THEREFORE – PLEASE NOTE ALL LEASES MUST BE APPROVED PRIOR TO SIGNING BY THE OWNER AND THE TENANT.**

Below you will find a copy of the letter advising homeowners of this change in the Covenants

### Lansing Ridge Homeowners Association, Inc.

1290 Highway A1A, Suite 103

Satellite Beach FL 32937

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

Dear Homeowners,

January of 2017, the majority of the Lansing Ridge Homeowners Association, Inc. membership voted on amending the Declaration in regards to Board approval for rentals. That vote was passed on January 18<sup>th</sup> 2017 at the membership meeting held at the St. Timothy Lutheran Church, located at 1903 Croton Road, Melbourne FL, 32936.

Effective March 1<sup>st</sup> 2017, this new amendment voted on and passed by the Membership, now requires any prospective renters to fill out and submit the Lansing Ridge rental form to the Board of Directors for approval. Included in this mailing you will find a copy of the amendment that has been recorded with the Clerk of courts as well as the rental form.

If you have any questions, please feel free to call me at the information provided below.

Leland Management  
Brittany Robberecht, LCAM  
321-549-0951

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

### **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.



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.

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

# News You Can Use

## The Importance of Regular Duct Cleaning

*The article below was obtained from Next Generation Air & Heat's monthly newsletter.*

The ductwork in your home ensures your heating and cooling is properly delivered from air handler to duct registers throughout the house.

### **What happens to my ducts over time?**

Dust and debris build up in your ductwork which can greatly reduce the efficiency of your system and worsen air quality in your home.

### **How often should I have my ducts cleaned?**

Once a year is recommended.

## Duct Cleaning FAQs

### ***How Do I Know if I Need My Ducts Cleaned?***

In general, it can be hard to tell if you need to have your air ducts cleaned. However, there are certain warning signs you can watch for that will tip you off that your ducts may need to be cleaned. For instance, if you find yourself constantly dusting and cleaning all areas of your home, there is a good chance that a lot of that dust is simply cycling through your ducts over and over again and it is likely building up in there.

You may also notice that your home heating or cooling system is not functioning as efficiently as it used to or that it is heating or cooling various areas of your house unevenly. This can be a sign that buildup in your ducts is impeding and affecting airflow within the system. This is certainly easy to fix and addressing the problem sooner rather than later allows you to get the most out of your home comfort system.

Another warning sign to watch for is a buildup of dust or other debris around the vents in your home. You may also need your ducts cleaned if your air filters need to be changed more often than the manufacturer recommends.

### ***How Often Should I Have My Ducts Cleaned?***

There are no industry recognized standards governing how often you should have your air ducts cleaned. To a great degree that is because each individual situation is different. Your house may be relatively free of the contaminants that can build up in air ducts. In that case, you would not need to have any type of in depth professional cleaning carried out on a regular basis.

However, plenty of houses are prone to developing mold and dust buildup issues that make it necessary to clean out the air ducts more often. You may have a general sense of what the conditions in your house are like, but it is often helpful to consult with a reputable professional who can help you come up with a realistic estimate for how often you will require duct cleaning.

### ***Can I Clean My Ducts on My Own?***

There are certainly things you can do on your own to keep your ducts from getting too dirty. Vacuuming a little way down each access point is a good idea, and you should also keep up with a good schedule for changing your air filters. But there are simply too many parts of your duct system that you will not be able to reach safely while cleaning. Cleaning on your own can definitely make it so that you need professional cleanings less frequently, but having a professional come out once in a while is important.

### ***What Are the Benefits of Duct Cleaning?***

Professional duct cleaning can have many benefits. Clean ducts do not spread indoor air contaminants around, which helps to keep your indoor air quality high. Keeping your air ducts free of debris and buildup will also make it possible for your home heating and cooling systems to function more effectively and efficiently. You will get more out of the system and lower your energy bills in the process. It's certainly worth spending a little every year or so to have a professional come out and clean your air ducts.

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

*The article below was obtained from Banfield Pet Hospital's Article Library.*



## The Benefits of Multiple Pets

### The More the Merrier!

You're a pet lover so you already understand the many benefits of having furry family members. They bring joy, companionship and comfort to our lives every day. But did you know that multiple pets can enrich each other's lives as well as yours?

With some exceptions, pets are generally happier in pairs. Two pets may entertain one another and learn from each other while you're away. Adding a dog or cat to a single pet household can help reduce the incidence of separation anxiety, which often arises from the fear of being left alone. An additional pet can also help revitalize an aging or older dog.

If you're considering adding a new pet to your family, here are some tips to help make the transition easier and more successful. Please also ask your veterinary team for advice on the best way to introduce a new pet to your home and family.

1. Consider the type of pet that will make the best addition to your entire family. For instance, if you already have a cat and would like to add a dog to the family, consider a breed with a calmer temperament. If you're adopting an older dog, consider one that has been raised with or is friendly toward cats.
2. Make sure all pets are healthy and current on their vaccinations and test negative for parasites.
3. Before bringing your new dog into your home, try introducing them on neutral territory, either at an unfamiliar park or in a neighbor's yard where they are likely to be less territorial. Many shelters can set up a meet-and-greet between the pet you have and the one you are interested in adopting to make sure they are compatible.
4. Make sure to spend quality time with all pets, both reassuring your existing pet and bonding with your new pet. Make sure they get time alone with you as well as time together.
5. Give plenty of positive reinforcement for good behavior.
6. If behavior problems persist, consult your Banfield veterinarian for advice.
7. Considerations should also be given to additional investment in both time and costs associated with food, grooming, boarding and veterinary care.
8. The only thing better than one cat is two or three more!

Nancy Stewart, Newsletter Editor



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: [brobberrecht@lelandmanagement.com](mailto:brobberrecht@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  
Clive Edwards, Vice President  
Nancy Stewart, Secretary  
Tami Lanterman, Treasurer

#### **Directors:**

John Baker  
Leland Jones  
Roberta Nelson

#### **COMMITTEE MEMBERS:**

Joy Diemer



### **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)



Specializing in beautifully designed custom sugar cookies for any event.

**321.720.3382**

WWW.PINKAPRONCONFECTIONS.COM



**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

## P & L CLOCKS

Cleaning & repairs.  
Work guaranteed.

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

## GREENWAY PEST CONTROL SERVICES, INC.

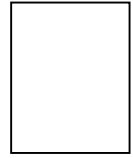
“The Garden Guru”  
Jack Galton (321) 212-8065

Quality lawn, tree, shrub care, pest control

**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 newsletter!!!

## CHARITIES

I would like to promote the nonprofit known as PURRS. This is based in Melbourne and is engaged in providing spaying and neutering of cats and dogs free of charge. They do a very great job and closely aligned with other rescue groups. You can send your donation to PURRS, 2263 West New Haven Ave. #207, West Melbourne, FL 32904



### *In this edition....*

- ♣ *President's Report from Raymond C. Diemer*
  - ♣ *Quarterly reports from the Board of Directors*
  - ♣ *Pet Care Tips & Advice*
  - ♣ *Recycling Do's & Don'ts*
  - ♣ **LANDLORDS IMPORTANT NOTICE ON PAGE 3**
- 

# Lansing Ridge - "The Community with Pride"

## *Deed Restricted Community*

### Homeowners Association Newsletter

March 2019

## **UPCOMING COMMUNITY EVENTS**

General Homeowners Meeting

Wednesday, April 24, 2019

7:30pm

at St. Timothy Lutheran Church on Croton Road

