

# Lansing Ridge - "The Community with Pride"

Deed Restricted Community  
Homeowners Association Newsletter  
September 2019



## PRESIDENT'S REPORT

Hope you all had a great Labor Day, and like me, am looking forward to cooler weather. We have been lucky this year so far, hurricane Dorian and Humberto stayed off our coast and we had no damage. Unfortunately, Dorian devastated the Bahamas. I strongly urge all residents to take heed of the weather forecasts for hurricanes in the future. It is better to be prudent before than regret it afterwards.

Good news the Annual Assessments for 2020 will remain at \$180.00 due on January 1, 2020 and not later than January 31, 2020. The Budget will be mailed out in a separate mailing. The Board of Directors was able to maintain the same assessments this year due to excess funds from this year and last year.

The Board elected to apply these funds to this year's budget instead of transferring them to the reserve account which would have increased the Annual Assessment to \$200.00. Assessments not paid by January 31, 2020 shall bear interest from the due date of January 1, 2020 at the rate of 1.5% per month in accordance with Article V Covenant of Maintenance Assessments; Section 8 Effect of Nonpayment of Assessments.

Whatever day you celebrate this coming season, traditionally it is a time for family. However not all members of our community are lucky enough to have a family member close by and they have to face the holidays alone. So, if you know someone who will be on their own maybe it would give not only them, but

also you, pleasure to invite them into your home for a few hours. After all this season is for giving, not receiving and being neighborly is the best gift of all.

I would like to remind everybody that the next Community Garage Sale will be held on October 12, 2019 from 8 AM to 2 PM the rain date will be October 19, 2019.

The next General Homeowner meeting is on October 16, 2019 at St. Timothy's Church on Croton Rd. The General Homeowner meeting will start at 7:30 PM and I hope to see everyone there.

Have a great Holiday Season.

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 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.

## **\*\*NEW! Violation Enforcement Process\*\***

**It is unfortunate that Florida State continues to place more and more burdensome conditions on both condo and homeowner associations. As a result, it will now take much longer to get a violation resolved if the homeowner fails to resolve it on their own. So if your neighbor's lawn (for instance) is neglected and it stays that way for weeks blame it on Florida State. If you want more information on this new condition and how it affects you, attend the Homeowner Meeting on October 16, 2019 at St. Timothy's Church.**

**The board has appointed a fining committee to hold violation hearings for continuing violations on homeowner lots. Fines can accrue up to \$1,000.00 per occurrence and become a lien on your parcel. It is very important that you take care of a violation on your property when you receive a notice. Please reach out to the Community Manager if you are unable to remedy the violation in a timely manner.**

# Welcome

## 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: \$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

### **\*\*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).



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.

### **Notes on ARCs**

When you submit an ARC for a new roof, it must be accompanied by a sample of the asphalt tile. This applies whether or not the roof you are having installed is the same color as your old roof. The sample can be a small piece, which you can obtain from your installer, a true color photo, or a brochure. An e-mailed photo is NOT acceptable because quite often it does not print out as the true color.

From time to time we receive hand written ARCs where the e-mail address is not readable. As you know an e-mail address only has to have one incorrect letter or symbol for it to be returned. Since all our approved ARCs are sent out by e-mail it means the homeowner does not receive a copy of the approved document. So, please write as clearly as possible. Thank you.

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

## Yard Waste Tips for Prompt Pick Up

Yard waste is collected once a week. Yard waste is anything that grows around your home or property and that you cut. This includes grass clippings, weeds, twigs, branches, palm fronds, leaves, etc. The key to prompt yard waste pickup at our home is proper preparation. Following are some points to remember:

-  Yard waste must be cut to proper lengths and placed in containers for collection. Containers need to be plastic or metal and cannot exceed 40 gallons in capacity and weigh no more than 50 pounds.
-  **DO NOT USE THE RECYCLING OR TRASH CARTS FOR YARD WASTE**
-  Branches must be cut in lengths of 4-feet or less. All branches, leaves, twigs, berries, clippings, etc. must be placed in containers.
-  Yard waste is NOT accepted in plastic bags or paper bags
-  When placing yard waste at the curb for collection, do not place it in or on storm drains or in any manner that could obstruct drainage.
-  Make sure your trash is free of any other debris that is not yard waste (such as wood fencing, doors, landscaping timbers, etc.)
-  Do not obstruct or conceal fire hydrants with yard waste.
-  Do not place yard waste piles under power lines or trees
-  Do not place yard waste over water meters.
-  Yard debris may not be placed on vacant lots, city streets, medians, or parks.
-  Yard waste generated by landscape contractors or tree removal workers must be disposed of by the contractor and is not included within the requirements of the City's sanitation contractor's responsibility.
-  Call Waste Management for pick up of large amounts of yard debris.

When yard waste will not fit into carts, it can be stacked near the roadway. The debris should not be on a curb, gutter, or water meter and must not go in the street. The debris should not be placed under a power line or a large tree. Accepted placement procedures also include cutting limbs into 4-foot sections.

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## IDENTITY THEFT

**Identity theft is stealing someone's personal information and using it to commit fraud or theft. Identity theft is a serious crime. Victims can have their identities stolen for months or years and not even know it.**

### How Identity Theft Can Happen

Identity thieves get personal information in many ways. They may:

-  Practice "dumpster diving" to get information from the trash found at homes or workplaces.
-  Steal wallets or purses for IDs, credit cards, and other information (or they can enter your home to steal personal data.)
-  Steal mail, such as bank statements, bills, credit card offers and tax information
-  Pose as a rental agent or employer to get credit reports
-  Go online to steal information you may share on the Internet
-  Pay an "inside" at a store or at work who has access to personal information.

### How to Protect Yourself from Identity Theft

-  Do not carry extra credit cards, your Social Security card, passport, birth certificate except when absolutely necessary
-  Install a locked mailbox at your residence or use a post office box to reduce the chance of mail theft.
-  Pick up new checks at your bank.
-  Do not leave paid bills in your mailbox for the postal carrier to pick up.
-  Ask your financial institution to add extra security protection to your account. Most will allow you to use an additional code when accessing your account.
-  Never allow credit card numbers to be written on your checks
-  Protect your Social Security Number (SSN) at all costs. Do not let merchants write your SSN on your checks. Request merchants to use other forms of identification
-  Do not use your birth date or mother's maiden name as PIN numbers or passwords.
-  Remove your name from the marketing lists of the 3 credit reporting bureaus - Equifax, Experian, and Trans Union. This will reduce the number of pre-approved credit offers you receive in the mail.
-  Shred all paperwork with financial and personal information on it before throwing it in the garbage.

### What to Do if You Are a Victim of Identity Theft

The [Federal Trade Commission](http://www.ftc.gov) has set up an [informative website](http://www.ftc.gov) to help victims of identity theft as a one-stop resource for identity theft victims. This site provides streamlined checklists and sample letters to guide you through the recovery process.

# News You Can Use

## SAFE SHOPPING TIPS

*(Information obtained by City of Melbourne's website)*

### Safe Online Shopping

- 🔒 Before surfing the Internet, secure your personal computers by updating your security software. Everyone's computer should have anti-virus, anti-spyware, and anti-spam software.
- 🔒 Save all receipts. Print and save all confirmations from your online purchases. Start a file folder to keep all receipts together and to help you verify credit card or bank statements as they come in.
- 🔒 Use secure websites for purchases. Look for the icon of a locked padlock at the bottom of the screen or "https" in the URL address.
- 🔒 Shop with companies you know and trust. Check for background information if you plan to buy from a new or unfamiliar company.

### Staying Safe at the Mall or Shopping Center

- 🔒 Keep purses and handbags closed and within site while shopping. Do not leave your credit cards out. Do not leave your purse in a shopping cart unattended - even for a moment.
- 🔒 Always park in well-lit areas.
- 🔒 Always lock your car.
- 🔒 Do not leave packages visible in your car windows. Lock them in the trunk or, if possible, take them directly home.
- 🔒 Keep all valuables out of sight - including purses, GPS devices, phones, sunglasses, and gifts.

### Shopping with Small Children

- 🔒 If you are shopping with children, make a plan in case you are separated from each other.
- 🔒 Select a central meeting place.
- 🔒 Teach children to know they can seek assistance from clerks, security guards/law enforcement should they get separated.

### Safety Tips for Craigslist/Classified Ad Shopping/Selling

- 🔒 If you're selling, don't photograph the item with your house easily identifiable in the background, especially if you're selling high-dollar items.
- 🔒 Never meet someone alone - bring a friend with you.
- 🔒 Tell a friend or family member where you are going.
- 🔒 Take your cell phone with you.
- 🔒 Always arrange to meet in a well-lit public place. You are welcome to use the lobby of Melbourne Police Department's station at 650 N. Apollo Blvd, Melbourne, FL 32935
- 🔒 Don't have strangers come to your house, and do not go to a stranger's house.
- 🔒 Be suspicious if the buyer/seller refuses to meet at a public place or changes the agreed-upon meeting place.
- 🔒 Don't accept personal checks or money orders
- 🔒 Trust your instincts. If it sounds too good to be true, it probably is.

## Lock It or Lose It

The majority of break-ins are due to unlocked doors or open windows. It takes thieves just seconds to break into an unlocked vehicle and take everything inside.

Be a crime stopper and not a victim:

- 🔒 Always park in well-lit areas.
- 🔒 Always lock your car.
- 🔒 Do not leave packages visible in your car windows. Lock them in the trunk, or, if possible, take them with you.
- 🔒 Keep all valuables out of sight - including purses, GPS devices, phones, sunglasses, and gifts.

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

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

The article below was obtained from 1-800-PET-MEDS Pet Health Blog written by Abby Khoriaty on 6/4/19



## What Dog Parents Need to Know About Grain-Free Diets

Do you feed your dog a grain-free diet? While these foods may have once seemed like a healthier option, they may now be linked to a serious heart condition called dilated cardiomyopathy.

The FDA recently began an investigation to find out why more dogs are developing this condition, and how foods can be formulated to prevent it. In the meantime, here is what you should know to help keep your dog safe:

### *What Is Dilated Cardiomyopathy?*

Dilated cardiomyopathy, or DCM, is a condition that causes a dog's heart to have to work harder to circulate blood throughout the body. The walls of the dog's heart stretch and become thinner, while the blood pressure inside the heart increases, causing the heart to enlarge.

DCM can be hereditary. It's more common in large and giant breeds like the Doberman, Boxer, Saint Bernard, and is also seen in the Cocker Spaniel, though this disease can affect any purebred or mixed breed dog.

Recently, though, veterinarians have been noticing more cases of DCM in dog breeds not known to be genetically predisposed to it. Golden Retrievers, in particular, have been developing DCM more frequently.

A majority of affected dogs were eating grain-free diets. These diets are typically heavy in peas, chickpeas, lentils white potatoes and sweet potatoes. If any of these foods are a main ingredient your dog's diet, your dog may be at risk.

### *What Are The Symptoms Of DCM?*

In the early stages of DCM, there are usually no symptoms. Your dog may have DCM for years before showing any signs. If your dog has been eating an exclusively grain-free diet and/or is of one of the commonly affected breeds, see your vet for advice before making any dietary changes.

The late stage symptoms of DCM are the same as heart failure with other underlying causes. Seek immediate vet care if your dog shows any of these symptoms:

- Getting tired more quickly, particularly after exercise
- Labored breathing
- Restless sleeping
- Collapsing or fainting
- Persistent coughing or wheezing
- Rapid breathing while at rest (30-35 breaths per minute or more)

### *Should You Stop Feeding Grain-Free Dog Food?*

The FDA is still investigating how grain-free diets are causing DCM. It was previously thought that these ingredients made it harder for dogs to synthesize taurine, an amino acid essential to heart health. However, many affected dogs have normal levels of taurine.

At this time, you do not necessarily need to worry, or give up your dog's favorite food. However, feeding a rotational diet that includes grain-inclusive foods can help reduce your dog's risk of diet-related DCM. Grain-inclusive diets are made up of ingredients like corn, rice, quinoa, oats, barley and wheat. If your dog has no known allergy to grains, these foods should be perfectly fine to feed.

If your dog has been eating an exclusively grain-free diet for a long period of time, is made up of one of the genetically predisposed breeds, is a large or giant breed dog, or you otherwise have concerns, seek your vet's advice about testing for DCM or making changes to your dog's diet.

# CONTACT Leland Management Company



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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  
Pamela Martin, Vice President  
Roberta Nelson, Secretary  
Tami Lanterman, Treasurer

#### **Directors:**

John Baker  
Leland Jones  
Clive Edwards

#### **COMMITTEE MEMBERS:**

Joy Diemer  
Nancy Stewart



### **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.

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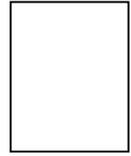
Quality lawn, tree, shrub  
care, pest control

**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!!!

## 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*
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  - ✿ *ARC for Roofs Notes*
  - ✿ *Pet Care Tips & Advice*
  - ✿ *Safe Shopping Tips*
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Lansing Ridge - "The Community with Pride"  
*Deed Restricted Community*  
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**UPCOMING COMMUNITY EVENTS**

General Homeowners Meeting

Wednesday, October 16, 2019

7:30pm

at St. Timothy Lutheran Church on Croton Road

