

# Lansing Ridge - "The Community with Pride"

Deed Restricted Community  
Homeowners Association Newsletter  
March 2020



## **MEETING NOTICE**

The General Homeowners Meeting and Election of the Board of Directors scheduled for April 15, 2020 has been canceled due to the National Emergency for the coronavirus. Once the CDC says it is safe to have meetings, we will reschedule the General Homeowner Meeting and Election of the Board of Directors and advise all homeowners via USPS.

Board of Directors  
Lansing Ridge Homeowners Association, Inc.

## **PRESIDENT'S REPORT**

I hope everyone has had a great holiday season, and that 2020 will be even better than 2019.

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

2020 will afford a challenge to the Homeowners and the Board. In order to enforce the Covenants, we need to have volunteers for the Covenants Committee. The State Statutes require 3 homeowners not associated with a Board Member or Company hired by the Association. We have only have 1 volunteer.

At the present time we have only one home in foreclosure.

As of February 29, we have 21 homeowners who have not paid their homeowner dues. If you have not paid your 2020 dues, penalties and interest will apply. This will increase the outstanding amount which is not in your best interest (please see the article below "NON-PAYMENT OF HOMEOWNER DUES"). We urge you to pay these outstanding dues or contact Leland Management.

The April, 15, 2020 General Homeowners meeting and the election of the Board of Directors has been cancelled. We will notify everyone by mail when the Meeting will be rescheduled.

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.

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

## POLITICAL SIGNS

We have noticed a number of political flags going up in the neighborhood. I must remind everyone we are a Deed Restricted Subdivision and the Deeds and Covenants must be observed. According to Bob Manning our Lawyer "as Florida does not have any laws or statutes regarding political signs, the governing documents apply and does not violate your First Amendment Rights to free Speech".

Article II

### **Section 17. Signs**

Except as otherwise permitted by the Homeowners Association Board of Directors, no sign of any character shall be displayed or placed upon any Lot or living unit except "for rent" or "for sale" signs, which signs may refer only to the particular premises on which displayed. Said signs shall not exceed the normal and customary standard size for the local Real Estate Industry, shall not extend more than six (6) feet above ground, and shall be limited to one (1) sign per Lot or living unit, and displayed only upon the Lot sought to be rented or sold.

Political signs are permitted and shall be limited to one (1) sign per Lot or Living unit and must be the same or lesser size as "for rent" or "for sale" signs. All political signs must be removed immediately following the election.

Therefore, we request all homeowners to comply with the Covenants and remove political flags, otherwise violation notice will be sent out and fines imposed.



**Welcome to Lansing Ridge!**

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

Brenda Clark, Leland Management Company



### Treasurer's Report

Expenses YTD: \$6,413.21  
Capitol Expenses YTD: \$0  
Checking Account balance: \$63,719.92  
Capitol Account balance: \$50,113.19  
Deposits YTD: \$20,391.33

Total funds on Deposit as of January 31, 2019: \$113,833.11

Emmanuel Martinez, 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).

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

## ARC Report

September 2019 to March 2020

### Adirondack Circle

Garage Doors	1	approved
Mail Box Replacement	1	approved
New Fence	1	approved
New Fence	1	not approved
New Pool	1	approved
Repaints	1	approved
Roof Replacement	5	approved
Screen Enclosure	1	approved

### Appalachian Drive

Gutters	2	approved
New Shed	1	not approved
Repaints	1	approved
Repaint Trim	1	approved
Repaint Trim	1	not approved
Repair Stucco	1	approved
Roof and Gutter Replacement	1	approved
Roof and Trim		

Replacement	1	approved
Roof Replacement	5	approved
Shutters	1	approved

### Grand Teton Blvd.

Mail Box Replacement	1	approved
Mail Box Replacement and House #	1	approved
New Fence	2	approved
Repaints	1	approved
Roof Replacement	17	approved
Screen Enclosure	1	approved

### Royal Poinciana Blvd.





Rear Addition	1	approved
Repaints	2	approved
Roof Replacement	4	approved

Joyce R. Diemer, Committee Member

## 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 then in the trunk, or, if possible, take them with you.
-  Keep all valuables out of sight - including purses, GPS devices, phones, sunglasses, and gifts.



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.

## FISHING ON THE POND

The Board of Directors would like to remind all Homeowners that fishing on the pond behind Grand Teton and behind Adirondack Circle is not allowed or permitted. Our insurance company has advised us that this is a detention pond and not a recreation pond and if anyone is fishing on the detention pond, they will not renew our liability insurance on the entrance way or the detention pond. This would open every homeowner up to being sued in the event anyone was injured on the pond or front entrance way.

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

# News You Can Use

Excerpts for this article are from the following:

**Residents Guide to Recognizing and Reporting Illicit Discharges and Connections**  
**City of Melbourne**  
**The Harbor City**  
**NPDES Stormwater Program**  
**9900 E. Strawbridge Avenue**  
**Melbourne, FL 32901**

## Pick Up Pet Waste

By knowing the City's stormwater pollution laws, you can become part of the solution restoring the Indian River Lagoon, Crane Creek, Horse Creek and Eau Gallie River. If you have questions feel free to give Stormwater Utility, which is part of the Engineering Department, a call at 321-608-7341.

Illicit discharges into the stormwater drainage system pose a serious threat to swimmers, boaters, and marine life. In addition, they have a negative economic impact on tourism and an overall quality of life.

By identifying sources of illicit discharges and connections, potentially harmful stormwater runoff can be eliminated.

## **What is an Illicit Discharge?**

Any pollutant which is not on the national Pollutant Discharge Elimination System (NPDES) permit exemption list is considered an illicit discharge.

Example of an Illicit Discharge:

**Dumping any substance (pet waste) directly into the storm drain, or curb inlet.**

<b>Practice Leading to Illicit Discharge</b>	<b>Healthy Practice</b>
Failing to pick up after pet - allows pet waste to enter the stormwater system.	Scoop the pet waste, bag it and place it in the trash.

Together, we can make a difference by keeping our local water bodies free of pollution and debris.  
Thank you for doing your part!

## **Home Repairs**

We have noticed that a number of homeowners have had their roofs replaced by the same company. We would urge the homeowner to do their due diligence when having anything done by a contractor.

We are disturbed to find many homeowners do not make any enquires to a respected agency as to the reputation of the contractor. It is accepted that repairs are costly on a home. Just because a contractor knocked on your door and states he is doing the house next door or across the road does not mean it is an endorsement of their work or product. You should protect your interest and make the necessary enquires.

# PET CARE CORNER

*The article below was obtained from 1-800-PET-MEDS Pet Health Blog written by Abby Khoriaty 2/11/2020*

## Can My Pet Contract Coronavirus?

Coronavirus is a term used to describe strains of a group of viruses that has a crown-like appearance when viewed under a microscope.

The strain that's been headlining in the news lately is called 2019-nCoV. This strain has been linked to a marketplace in China that sells live animals and various exotic meats. The virus may have been first transmitted to humans via snakes, likely through consumption of infected meat.

What we do know is that this particular strain affects both animals and humans. So far, though, there have not been any cases of cats or dogs contracting 2019-nCoV and there is no evidence that it is possible.

However, previous strains of coronavirus have been found in non-human mammals, so it's not safe to say that it's impossible for cats or dogs to contract the 2019-nCoV strain. Also, an epidemiologist working in China has advised the public to keep their pets away from infected humans on the chance that they can contract the virus, even though no cases have been reported at this time.

### How Coronavirus Is Transmitted?

While this strain of coronavirus may have originated from consumption of infected animals, it has also been transmitted between humans.

Coronavirus is associated with upper respiratory symptoms, including coughing, sneezing, sore throat, and stuffy nose. As with many respiratory infections, it can be spread through the air, via droplets of moisture from a cough or sneeze. Also, a few people have been diagnosed with coronavirus without showing symptoms, and those affected can shed the virus before getting sick. So, if you're visiting or living in an area with your pet where people have been infected, you may want to take caution. If your pet gets ill, and you suspect they may have contact with someone with coronavirus, see your vet for a diagnosis. Call your vet first so they can take necessary steps to ensure that, regardless of what infection your pet may have, it will not be spread to others.

### What Is Canine Coronavirus Disease?

Canine coronavirus is another strain of viruses that looks like a crown, but it's not otherwise linked to the recent outbreak - it's a totally different virus.

Dogs typically contract canine coronavirus by consuming the feces of an infected dog. It's typically seen in puppies who may not yet have a fully developed immune system. Symptoms of canine coronavirus include gastrointestinal issues like diarrhea and stomach cramps, though they typically subside within a few days.

Any time your puppy is vomiting, has diarrhea, lethargy, and/or isn't eating, you should seek immediate veterinary care. These symptoms can not only indicate coronavirus, but other infections such as distemper and parvovirus, all of which are highly infectious and potentially fatal.

### What Is Feline Coronavirus?

Feline coronavirus, like canine coronavirus, is unrelated to 2019-nCoV. It typically affects kittens, though affected cats do not usually show symptoms unless the virus mutates into Feline infectious peritonitis (FIP).

FIP is a highly fatal infection that spreads quickly, especially in confined areas like shelters and kennels. There are two types of FIP: wet, which causes fever, diarrhea, runny nose, sneezing, and lethargy, and dry, which causes anemia, fever, diarrhea, and neurological symptoms like uncoordinated movements and loss of vision.

Any time your kitten has diarrhea, vomiting, runny nose or eyes, fever, or other symptoms of an infection, immediate veterinary care is needed to ensure their survival. Young animals can dehydrate quickly and succumb to infection.

**If you believe your pet has a contagious infection, coronavirus or otherwise, see your vet or emergency vet as soon as possible, and let them know before your arrival that your pet may be highly contagious to other animals.**

# CONTACT Leland Management Company



Association Manager: Brenda Clark, LLCM  
1221 Admiralty Blvd. Rockledge, FL 32955  
Phone: (321) 214-2403 Fax: (321) 559-2847  
Email: [bclark@lelandmanagement.com](mailto:bclark@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  
Pam Martin, Vice President  
Roberta Nelson, Secretary  
Tami Lanterman, Treasurer

#### **Directors:**

Leland Jones  
Clive Edwards

#### **COMMITTEE MEMBERS:**

Joy Diemer  
Nancy Stewart



### **COMMITTEES**

#### **Newsletter Committee:**

Nancy Stewart, Chairperson

#### **Landscape & Improvement Committee:**

Pam Martin, Chairperson

#### **Architectural Review Control (ARC):**

Joy Diemer, Chairperson

#### **Welcome Committee:**

Leland Management Company

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

Leland Management Company

#### **Webpage:**

Raymond C, Diemer  
Chairperson



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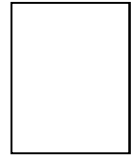
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**YOUR AD OR ANNOUNCEMENT CAN BE PLACED HERE!!!** Just contact a Board Member if you would like to place an ad or announcement in our newsletter!!!

## 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.



*In this edition....*

- ♣ *April General Homeowner Meeting Cancelled*
- ♣ *President's Report from Raymond C. Diemer*
- ♣ *Important notice on Political Signs*
- ♣ *Quarterly reports from the Board of Directors*
- ♣ *Pet Care Tips & Advice*
- ♣ *Safe Shopping Tips*

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*Deed Restricted Community*  
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**UPCOMING COMMUNITY EVENTS**

General Homeowners Meeting  
Cancelled until further notice  
at St. Timothy Lutheran Church on Croton Road

