

Lansing Ridge - "The Community with Pride"

Deed Restricted Community
Homeowners Association Newsletter
October 2020



PRESIDENT'S REPORT

I am pleased to announce that we now can hold meetings at St. Timothy's Church. They have advised us that the meeting rooms have been reopened so we will be able to hold our General Homeowners Meeting and Elections on October 21. We will let everyone know if there will be any changes. We will be requiring everyone attending the meeting to wear a facemask and to keep social distancing.

Mail-in ballots have been sent out at the beginning of September to allow anyone who did not want to attend the meeting and wanted to vote to do so from the safety of their homes.

As of October 1, 2020 Leland Management will no longer be our management company. OMEGA Community Management, INC. will be our new management company. Contact information will be set to you in October.

I would like to remind everybody that the next Community Garage Sale will be held on September

26, 2020 from 8 AM to 2 PM, the rain date will be October 3, 2020.

The next General Homeowner meeting and election of the Board of Directors is on October 21, 2020 at St. Timothy's Church on Croton Rd. The meeting will start at 7:30 PM and I hope to see everyone there.

Our new ARC form requests that you print clearly your e-Mail address. However, we are still having some problems. We again ask that your e-Mail address be printed clearly, so we can send you the approval as soon as possible.

We hope everyone will have a great Holiday Season.

Raymond Diemer, President

Our Board of Directors Need Your Help

Our Board of Directors is charged with protecting, preserving, and enhancing the common assets of our community. Not an easy task considering the difficulty we have getting homeowners to take an active role in community affairs. But if our Board of Directors is to do its job, and help protect our community values, then you, the homeowner, should do everything you can to assist the Board in accomplishing their goals. After all, if our Board does its job well, we all benefit!

In order to help the Board of Directors protect our property values, please consider the following helpful reminders:

- ◆ Obey the governing documents (ARC, Rules & Regulations, Architectural Guidelines)
- ◆ Report Violations of our governing documents
- ◆ Participate in our Annual Meeting either by attending or sending in your proxy.
- ◆ Communicate with the Board in writing, through the Management Company
- ◆ Take pride in our community

If we all do our part, then it will be much easier for the Board of Directors to do theirs!

Welcome

Welcome to Lansing Ridge!

If you have moved into Lansing Ridge and have not received a welcome packet, please notify a member of the Board.

Treasurer's Report

Expenses YTD: \$28,941.85
Capitol Expenses YTD: \$0.00
Checking Account balance: \$42,743.16
Capitol Account balance: \$50,951.41

Total funds on Deposit as of July 31, 2020: \$93,694.57

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.

ARC Report 4/1/2020 to 8/25/2020

Adirondack Circle

Driveway Repaint	1	Approved
Generator	1	Approved
New Gutters	1	Approved
Mail Box	1	Approved
New Roof	3	Approved
New Windows	2	Approved
New Pool	1	Approved

Appalachian

Repaint	1	Conditional Approval
Repaint	4	Approved

Fence	1	Approved
Landscaping	2	Approved
New Roof	1	Approve
New Roof	1	Pending
New Windows	1	Approved

Blue Ridge

New Roof	1	Approved
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Grand Teton

Driveway Pavers	1	Approved
Landscaping	2	Approved

Mail Box	1	Approved
New Fence	1	Approved
Repaint	2	Approved
New Windows	2	Approved

Royal Poinciana

Erection Play Center	1	Pending
Fence	1	Approved
New Roof	1	Approved
New Pool	1	Approved
Repaint	2	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.

News You Can Use

What To Do When Your Car Breaks Down



Follow these steps if you wind up stranded on the side of the road.

When a flat tire or vehicle breakdown disrupts your travel plans, take these precautions to stay safe:

- Slow down gradually and steer your vehicle into the breakdown lane, if present, or out of traffic to a nearby parking lot, exit ramp, or the far right side of the road. At night, choose a well-lit spot if possible.
- Activate your vehicle's hazard lights and, if it's dark outside, turn on the dome light. If you can safely do so, set out warning reflectors behind the vehicle or raise the hood and tie a piece of bright material to the antenna.
- After setting up your warning signals, remain inside with your seatbelt on, doors locked, windows rolled up, and engine turned off.
- If you can't remove your vehicle from the road, exit from the door farthest from traffic and stand away from the road.
- Call roadside assistance or 911 for help.
- If another driver offers assistance, roll down your window slightly to let that person know help is on the way. If you haven't been able to call for help, ask that person to call for you.
- Fix a flat tire or make other minor repairs only if you're sure you can safely complete the task.
- Use extreme caution if you must go for help on foot. Attach a note to your car with your name, the date, and details about your destination and passengers. Walk on the right side of the road and never cross high-speed traffic lanes.

Plan Ahead

To help prevent and prepare for future breakdowns:

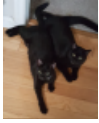
- Equip your car with an emergency kit that includes a first aid kit, a flashlight, a blanket, jumper cables, maps, a shovel, flares or warning triangles, and a tire repair kit and pump.
- Perform regular maintenance on your vehicle and have your car serviced before road trips.

Fire Prevention and Safety Checklist

1. Is your heating system in proper working order and inspected for dangerous leaks yearly?
2. Is there ample air circulation around appliances that are likely to overheat?
3. Any overloaded circuits, long extension cord runs, too many devices plugged into one outlet?
 4. Fireplaces, chimney free of dangerous build ups that could catch on fire?
 5. Protective grate in front of fireplace to prevent sparks, hot logs from rolling into room?
 6. Kitchen oven hood and fan clear of greasy build-up that could cause a fire?
 7. Smoke detectors installed on each level and tested weekly?
 8. Smoke detector batteries replaced every 12 months or less?
 9. Working fire extinguisher in kitchen, basement, garage, auto?
 10. All family members sleep with bedroom door closed to prevent spread of fire, smoke?
11. All family members practice fire drill, know escape route, designated meeting place to go outside?
12. Children know how to use phone to get help in an emergency?

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 Dr. Michael Dym, VDM 1/4/2010



Picture featured is of Nancy Stewart's 2 cats, Orquid & Olympya

Preventing hairballs

One of the most frustrating problems many feline guardians encounter with their furry friends is the common issue of vomiting hairballs. This is especially common in long haired breeds such as Persians, but it can occur in any breed or domestic short hair or long hair cat. Over the decades there has been much research on this topic; however, veterinarians are still uncertain why many cats have this digestive problem.

It's thought to perhaps be a problem with the stomach muscle function in breaking down the hair and/or the stomach/small intestine moving the hair through the digestive tract. In some cats this problem can be so bad as to cause a blockage necessitating surgical removal of the hair, which can act like a linear foreign body in some cats.

There are many suggestions I will often give my clients to help lessen the frequency and severity of this problem. Amongst the oldest remedies include products like [Petromalt](#) hairball remedy. I find these petroleum-based products at best partially effective, and they do contain a large amount of sugar and a preservative that some cats are sensitive to called sodium benzoate. I would definitely not use these products in diabetic cats because of the sugar content.

Other products worth trying include Vetri-HBR, by VetriScience, which is a wonderful lubricant, full of natural ingredients and soluble fiber. [Vetasyll](#) is also a wonderful source of soluble fiber that can easily be added to meals. I have also found olive oil to be helpful for many cats given initially at 1/2 to one teaspoon daily for one week mixed with food or given directly, and then a few times weekly as maintenance to help lessen the problem.

Finally, I do find that excellent probiotics like [Fast Balance G.I.](#) and enzymes like NatureVet Enzymes and Probiotics can help normalize digestive tract function and motility in many cats. In some cases veterinarians may prescribe prescription drugs like [Metoclopramide](#) to help with stomach motility. It is important for both animal guardians and veterinarians both to NOT over diagnose hairballs as causes of vomiting and coughing in most cats. While hairballs can certainly play a role in vomiting, chronic vomiting or coughing should have full medical workup at the veterinarian's office, including CBC/chemistry and heartworm blood testing, as well as urine analysis, X-rays, and if necessary, ultrasound depending upon other clinical symptoms.

13 Things Your Dog Can Teach You

1. When loved ones come home, always run to greet them.
2. Allow the experience of fresh air and the wind in your face to be pure ecstasy
3. Let others know when they've invaded your territory
4. Take naps and stretch before rising
5. Run, romp, and play daily
6. On hot days, drink lots of water and lie under a shady tree
7. When you're happy, dance around and wag your entire body
8. No matter how often you're scolded, don't buy into the guilt thing and pout – run back out and make new friends
9. Delight in the simple joy of a long walk
10. Eat with gusto and enthusiasm. Stop when you've had enough
11. Be loyal
12. Never pretend to be something you are not
13. If you want lies buried, dig until you find it.

Lansing Ridge

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 27, 2018. 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!!!



CONTACT LANSING RIDGE

www.lansingridge.org

Email: contact@lansingridge.org



MEMBERS OF THE BOARD OF DIRECTORS

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:

Non-Compliance Committee:

Webpage:

Raymond C. Diemer,
Chairperson

Lansing Ridge Homeowners Association Board of Directors Meetings

Board meetings will be held every 2 months on the 3rd Monday of that month. Board Meetings are held at 7:00 p.m. The meeting is 1-2 hours to conduct community business, share ideas, etc.

All homeowners are welcome to attend but must contact any Board member 4 days in advance for space availability. Notification will be posted of any date/time change.

Board Meeting dates are as follows:

9/21/20 Board Meeting and Budget Meeting
11/16/20 Board Meeting Election of Officers
1/18/2021
3/15/2021

5/17/2021 Board Meeting Election of Officers
7/19/2021
9/20/2021 Board Meeting and Budget Meeting
11/15/2021

Thank you for continued support. We could not do this without you!



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

CLASSIFIED ADS

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

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GREENWAY PEST CONTROL SERVICES, INC.

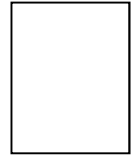
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8065

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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....

- ✿ *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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UPCOMING COMMUNITY EVENTS

General Homeowners Meeting
Wednesday, October 21, 2020 7:30pm
at St. Timothy Lutheran Church on Croton Road

