

Lansing Ridge - "The Community with Pride"

Deed Restricted Community
Homeowners Association Newsletter
March 2021

MEETING NOTICE

The General Homeowners Meeting and Election of the Board of Directors will be held April 21, 2021, 7:30 p.m. at St. Timothy Lutheran Church, 1903 Croton Rd., Melbourne, FL 32935.

Board of Directors
Lansing Ridge Homeowners Association, Inc.

PRESIDENT'S REPORT

I hope everyone has had a safe and healthy Holiday Season, and that 2021 will be even better than 2020 and see the end of Covid-19.

I have been President of the Lansing Ridge Homeowner's Association for several years. A management company has assisted the Association, which has been a great help to the Board and myself. However, the State of Florida has issued a stream of new statutes over the last few years. This has made life difficult, and has degraded the powers of the Association. The latest statute removed the power of the Board to impose a fine on any homeowner in violation of the Covenants, and then proceed to enforce that fine if the homeowner did not comply. The procedure for enforcing a violation is set out clearly in the Covenants, and homeowners in violation are informed of the provisions and enforcement rights.

Now, we have had to form a Fining Committee (known as the

Compliance Committee) that consists of three Homeowners living in Lansing Ridge. We assume that from time to time they will meet to decide a Covenant violation, and it is our concern that this Committee may well come to a decision that puts the Covenants in jeopardy. In addition, if such a decision is made it might set a precedent that will slowly erode the design and appearance of our subdivision.

When the board makes a decision, it does so with the collective knowledge of seven Board Members, many of whom have been on the Board for several years. They are well acquainted with the covenants. Compliance Committees however do not have that advantage.

The Board continues to try to find a way in which we can make the job of the Compliance Committee easier, and still keep the integrity of Lansing Ridge Homeowner's

Association and the governing Covenants.

As of January 31, we have 42 homeowners who have not paid their homeowner dues. If you have not paid your 2021 dues, penalties and interest will apply. This will increase the outstanding amount which is not in your best interests (please see the article on page 2 "NON-PAYMENT OF HOMEOWNER DUES". We urge you to pay these outstanding dues or contact Omega Management.

The next General Homeowner meeting is on April 21, 2021 at St. Timothy's Church on Croton Rd. The General Homeowner meeting and Board of Directors elections will start at 7:30 PM and I hope to see everyone there.

Have a pleasant summer and stay safe. We wish all Homeowners good health. Please wear a mask.

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 Omega 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 Welcome to Lansing Ridge!

If you have recently moved into Lansing Ridge and have not received a Welcome Packet, please contact Omega Community Management, 7145 Turner Rd., Ste. 101, Rockledge, FL 32955. Phone: 321-757-7902.

Beth Conner, LCAM, Omega Community Management.



Treasurer's Report

Expenses YTD: \$541.88
Capitol Expenses YTD: \$0
Checking Account balance: \$57,829.19
Capitol Account balance: \$51,944.82
Deposits YTD: \$109,774.01

Total funds on Deposit as of January 31, 2021: \$113,833.11

All but seven homeowners have paid their 2020 dues and 42 homeowners have not paid their 2021 dues.

Beth Conner, Omega Community Management

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 and e-mail it to us at contact@lansingridge.org.

Visit us at www.lansingridge.org

ARC Report
Thru 1/31/2021
Approved Applications

Paint	2	Stucco Repair	1
New Garage Lighting	1	Landscaping	1
Wood Siding Repair	1	New Fence	1
New Roof	2	New Front Door	1
General Rehab	1	Tree Removal	1

Member Darrell Hill, Committee

A Re-Occurring Theme

At our regular HOA meetings, one issue is usually always discussed: traffic concerns. On-street parking, unlicensed vehicles and similar topics are raised, with one issue dominating the conversation: chronic speeders. Part of the problem is young students (and sometimes their parents) who speed through the subdivision. It's sad that drivers are not setting a good example. Playing in the streets poses obvious dangers and puts children at risk. What could possibly be worse than injury or death to one of these cherished ones who simply erred while playing?

A recent survey also points to another type of speeder: contractors and workers providing services to homeowners. In this case, it is incumbent on the homeowners to insure that these contractors and workers behave responsibly.

Your Board has recently tried to have speed bumps installed, but the traffic flow in our subdivision is not heavy enough to require them. We also contacted the Melbourne Police, who agreed to police various locations at various times to address the problem.

But the solution to this problem cannot be only the Board's responsibility. It involves each and every one of us, whether we are parents "preaching the gospel" to our young drivers or setting a good example ourselves. Remember, **DRIVING IS A FULL TIME JOB**, and we believe we can solve this problem and go a long way toward reducing the risk. **IT CAN BE DONE!**



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.

News You Can Use

Covid-19

We know all of us have the right to make our own decisions, but when our decision affects the health and welfare of others, we should all think carefully about our decisions. There is nothing pleasant about wearing a mask, but just as we do not wish our own families to be exposed to the Covid-19, we also do not wish to expose other families to the same danger. Is it not right that, if we get Covid-19 it is because somebody has not taken enough care to protect themselves and also to protect us? We urge everyone therefore to wear a mask so that we may live to enjoy a pleasant summer and once again experience family celebrations. Thank you.

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.

Fire Safety and Prevention Checklist

1. Is your heating system in proper working order and inspected annually?
2. Is there ample air circulation around appliances that are likely to overheat?
3. Are there any overloaded circuits, long extension runs or too many devices plugged into one outlet?
4. Are fireplaces and chimneys free of build-ups that could catch fire?
5. Is there a protective grate in front of the fireplace?
6. Is the kitchen oven hood and fan cleaned regularly?
7. Are smoke detectors installed on every level and checked weekly?
8. Are smoke detector batteries replaced every 12 months or less?
9. Are working fire extinguishers in the kitchen, garage and car?
10. Does your family close the bedroom doors while sleeping to prevent fire and smoke spread?
11. Does your family have a planned escape route, designated meeting place and do you regularly practice fire drills?
12. Do your children know how to call for help in an emergency?

Board of Director Meetings

Board meetings are held every other month on the 3rd Monday of that month at 7:00 p.m. Meetings usually last 1-2 hours. All homeowners are welcome to attend, but should notify the Board four days in advance to insure space availability. Notifications of any time or date changes will be posted on the website.

2021 Schedule

January 18	July 19
March 15	September 20 Board Meeting & Budget Meeting
May 17 Board Meeting & Election of Officers	November 15

Lansing Ridge



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 23, 2021. 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 Omega Community Management, INC.

Association Manager: Beth Conner, LCAM

7145 TURNER RD. SUITE 101

ROCKLEDGE, FLORIDA 32955

BUS: 321-757-7902 Ext-3 FAX: 321-757-7903

E-MAIL: bconner@omegacmi.com



CONTACT LANSING RIDGE

www.lansingridge.org

Email: contact@lansingridge.org



Lansing Ridge
Homeowners Association, Inc.



MEMBERS OF THE BOARD OF DIRECTORS

The Board meets every other 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

Darrell Hill

COMMITTEE MEMBERS:

Sam Boonsanguan



COMMITTEES

Newsletter Committee:

Pam Martin, Chairperson

Landscape & Improvement Committee:

Pam Martin, Chairperson

Architectural Review Control (ARC):

Darrell Hill, Chairperson

Welcome Committee:

Omega Management Company

Non-Compliance Committee:

Omega 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 - 5:00p

Visit us at www.lansingridge.org

CLASSIFIED ADS

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

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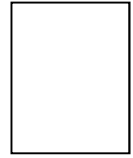
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YOUR AD OR ANNOUNCEMENT CAN BE PLACED HERE!!! Just contact a Board Member if you would like to place an ad or announcement in our newsletter!!!

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.



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March 2020

UPCOMING COMMUNITY EVENTS

General Homeowners Meeting

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Elections will start at 7:30 PM at St. Timothy Lutheran Church on Croton Road

