

Lansing Ridge - "The Community with Pride"

Deed Restricted Community
Homeowners Association Newsletter
March 2015



PRESIDENT'S REPORT

Once again we are nearing the time for the Annual Board of Directors Election Meeting, to be held on Wednesday April 15, 2015 at 7.30pm at St. Timothy's Church on Croton Road. Nominate and vote for a homeowner you feel would make a sound Board Member and since there are three open positions there is plenty of scope for a newcomer.

By now, you should have received the Candidate Submission Form and let me remind you it should be

mailed no later than March 20, 2015. By the way, we mentioned a biographical sketch. This is not mandatory, but it is a preference.

Garage Sale fans will be pleased to hear we have set the date for the Spring Garage Sale a little later this year to April 11, 2015. We did this because there seems to be so many competing sales in March, and because we had a few comments about cold weather, so hope this new date will be O.K.

We are still seeking someone to help us update our Web Site. If you know of anyone who might be interested, please let us know.

We hope you are raking those pesky little leaves from your yard; left in place, they can seriously deteriorate your lawn and involve you in additional expense to remedy the situation – so rake, rake, and rake!!! See you at the Homeowners Meeting.

Raymond C. Diemer, President



COMMUNITY GARAGE SALE

Saturday, April 11, 2015
8am - 2pm



TRAFFIC ON GRAND TETON BLVD.



We have received a complaint from a homeowner about speeding traffic on Grand Teton Blvd. This is not the first time we have raised this subject. Grand Teton is not a main road; it is an inter-Development side road with a 25mph speed limit. In particular, the complaint is that when waiting in the street in order to cross over and enter a driveway vehicles are sometimes overtaking the stopped vehicle, thereby exposing both drivers to a possible accident. In this particular complaint, the vehicle was driven by a neighbor!

It really boils down to impatience and a lack of courtesy. Please slow down and show some consideration for others.



CONTACT LANSING RIDGE

www.lansingridge.org

Email: contact@lansingridge.org



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
Phone: (321) 422-4252
Nancy Stewart, Secretary
Phone: (321) 259-0977
Jim Mehrman, Treasurer
Phone: (507) 380-3895

Directors:

Karen Caulkett
Phone: (321) 751-4487
John Baker
Phone: (321) 426-7339



COMMITTEES

Welcome Committee:

Carol Lichwala, Chairperson

Newsletter Committee:

Nancy Stewart
Phone: (321) 259-0977

Neighborhood Watch:

Nancy Stewart
Phone: (321) 259-0977

Landscape & Improvement

Committee:

John Baker
Phone: (321) 426-7339

Architectural Review Control

(ARC):

Karen Caulkett
Phone: (321) 751-4487

Advisory Committee

Carol Lichwala

Non-Compliance Review

Committee:

Joyce Diemer, Chairperson
Phone: (321) 422-4252

Website:

Email: lansing@ridge.org

We Welcome Your News, Ads, & Announcements

We are taking "Classified" ads for residents who own a business or other service. Just drop off your ad to any Board Director.

We would like to include special announcements in our Newsletters. Such announcements would include birthdays, anniversaries, or any other special event.

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 the community - we are interested. We welcome any and all articles of interest to all homeowners of Lansing Ridge, and we urge all homeowners to submit articles for the newsletter. If you have an article, please drop it off to any Board Director.

Finally, we are open and welcome to your feedback. If there is something we are not doing, something we can improve on, or even something we are doing well, please let us know. We can't fix it if we don't know about it!!!



visit us at www.lansingridge.org

Welcome

Since the last newsletter, Welcome Packets have been delivered to 2 new Lansing Ridge Homeowners.

1 on Royal Poinciana Blvd.
1 on Appalachian Dr.

Welcome to Lansing Ridge!

If you have moved into Lansing Ridge and have not received a welcome packet, please contact me, and I will get one out to you.

Carol Lichwala, Committee Chairman

Treasurer's Report

as of February 28, 2015

Expenses YTD: \$2,421.05

Capitol Expenses YTD: \$0.00

Checking Account balance: \$25,252.61

Capitol Account balance: \$44,486.11

Deposits YTD: \$19,941.66

Total funds on Deposit as of March 3, 2015: \$689, 738.72

Jim Mehrman, Treasurer

WHY IS IT?

Why is it that no matter how short the checkout line at the Supermarket we always pick the wrong line?

Why is it that (despite the fact that baby boomers are about to retire in their thousands) the print on prescription containers, invoices, bills, cleaning instructions, etc. are getting smaller and smaller?

Why is it the minute you bring a fine, healthy plant home from the nursery, it dies within two days?

Why is it that it always rains the day after you have turned on your sprinkler?

Why - because life sure is hard - but think of the alternative!

Joy Diemer

Editor's Note: I sincerely apologize for all errors in the December 2014 edition of our newsletter. I thought I was very diligent in double-checking for errors prior to sending the newsletter for printing, and I will ensure to be even more diligent in future editions of our community newsletter.

Nancy Stewart, Newsletter Editor



NUMBERS MATTER



Few homeowners know that, under Article I, Section 11, you are obliged to have street numbers on your home. While some have put them on the mailbox post, others do not have any (readable) numbers at all.

There are occasions when house numbers that can be clearly seen both day and night are essential. Try waiting for an ambulance at night while the

driver tries to read the street numbers! Deliveries, contractors, repair companies all need to be able to read your house number, and it is not fair that they have to waste time looking for the right number.

So - Make sure your house number can be clearly seen - don't allow flowers and bushes to hide the number. Make sure the number can be read clearly,

if they are faded or damaged, replace them. If possible, light up the number - not essential - but certainly an improvement.

It is in your best interests; we do not want to waste time and postage citing you for a violation.

Joy Diemer, Violation
Chairperson

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.

HOUSE FOR SALE (part 2)

In our last article, we dealt with the exterior of the home, now for some tips on the interior. Real Estate Agents will tell you that the kitchen and bathroom areas are very important to buyers. Granite counter tops, stainless steel appliances, and new faucets in the kitchen are very popular. In the bathroom, it is stand-alone newly tiled showers with rim-less glass walls, fresh lighting, and a new vanity, these are the items you need to look at. If your house has been up-dated in those areas you are already half way to a quick sale. If not, you have a decision to make. Do you do some renovations which will probably result in a quicker sale at a higher price, or do you accept that an out-dated home will bring a slower sale at a lower price? That is a personal decision.

Next, does the interior need painting - is the ceiling really white? A coat of new paint does wonders.

As for the rest of the home, carpets need to be spotless, windows must be clean, wood and tile floors clean and shiny. Look at any drapes you have. Are they heavy, covering the windows and blocking out light? Make sure they are drawn back as far as possible or removed all together.

De-clutter! Remove family pictures from the walls; take out any furniture that makes the room look small. (Rent a storage unit, it will be worth it). If you have children's toys, make sure they are put into a box before a visit.

Finally, how does your home smell? Dog and cat aromas are not pleasant and need to be addressed. Surely, we don't need to talk about the smell of cigarettes. Many, many buyers will not consider a home if they smell cigarettes.

These are just some of the tips, and are certainly not comprehensive. Next time, we will talk about the back yard, pricing your home and putting it on the market.



HERE ARE A FEW TIPS

Cut a lemon in half and place one-half up in a bowl near your cat litter box then use the other half for your water!

If you have mold on your roof shingles, try spraying them with an equal amount of water and bleach. Don't use a pressure washer as it

might dislodge or damage shingles.

If you have a cough, and everyone knows it gets worse at night, try sprinkling your pillow with vinegar.

Stuffy nose? Take an ice cube and hold it on the top of your mouth for 30 seconds (it's hard, I know), then blow

your nose, and no more stuffy nose!

Have a hard time remembering where you parked your car at the airport (or is it just me? lol)? Take a picture of the level you're parked on.

Karen Caulkett, Board Director



ARCHITECTURAL REVIEW COMMITTEE REPORT

Since the last newsletter, the Board has approved the following:

1 Repaint on Lansing Street

Karen Caulkett, Committee Chairperson



PERSONAL SAFETY & PREVENTION



I have had the privilege of attending 2 seminars given by Brevard County Sherriff Wayne Ivey regarding Personal Safety and Prevention. I found the information Sherriff Ivey shared to be insightful and valuable, and I would like to share some of his tips and advice with the community.

This issue's safety focus will cover "Personal Safety Identity Theft Protection", which includes tips and advice Sherriff Ivey shared for us so that we don't fall victim of Identity Theft. Remember - if you suspect or become a victim of identity theft, file a report to the Federal Trade Commission.

- * Shred every piece of paper with your name/address on it that enters your home prior to throwing it away/recycling. A cross-shredder was recommended by Sherriff Ivey.
- * Use a mailbox that has a lock. There are ones available that has a slit opening for the postman and a lock your you.
- * When/if writing checks, Sherriff Ivey recommended using a UNIGEL BALL Pen. The ink cannot be erased.
- * If companies require you to use your SSN#, ask them

- how they are going to protect it.
- * Hide information in random places throughout your house.
- * When at a restaurant and paying by credit card, ask the waiter/waitress to accompany him/her as they process your credit card.
- * If you receive unknown phone calls, emails, messages, etc. from an unknown person - DO NOT ANSWER! It is likely a scam! Delete any messages, emails, etc. from unknown people.

- * THE POLICE DEPARTMENT DOES NOT SOLICIT FOR DONATIONS VIA PHONE CALLS!
- * PAY YOUR BILLS ONLINE THROUGH YOUR BANK! When you pay bills online through your bank, your money and information is more protected than the individual company's website.

For more information on Personal Safety, please visit the following website: www.BrevardSherriff.com

Nancy Stewart, Newsletter Editor





Community Safety & Neighborhood Watch



Who to call at the Melbourne Police Department

EMERGENCIES: 911
 Non-Emergencies: (321) 409-2200
 Property Crimes: (321) 409-2200
 Drug Related Information: (321) 409-2259

General Tips and Complaints:
 (321) 409-2308
 Narcotics Tips: (321) 409-2259
 Crime Line: 1-800-423-TIPS (8477)
 Code Enforcement: (321) 608-7905

Records Request/Police Records:
 (321) 409-3305
 Records Division is located at
 650 N. Apollo Blvd., Melbourne
 Hours of Operation: 8:30am -
 5:00pm

NO SOLICITING UPDATE



If you are approached by a "solicitor" at your front door, 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, request to speak with Supervisor Dan Porsi or call the Non-Emergency Police Department line.



CRIME REPORT



Keeping our environment beautiful and being able to safely walk, jog, or ride in the neighborhood is what we strive for. With your continued help, please call and report crimes and suspicious activity.

This crime report from the Melbourne Police Department for our area is from **11/1/14 - 2/28/15.**

??? WHAT DID YOU REPORT ???

Fireworks Violation

1 on Grand Teton Blvd.

Repossession

1 on Royal Poinciana Blvd.

Fraud

1 on Appalachian Dr.

Assist

1 on Grand Teton Blvd.

1 on Appalachian Dr.

Assist O/Agency

1 on Appalachian Dr.

2 on Grand Teton Blvd.

1 on Royal Poinciana Blvd.

Attempt to Contact

1 on Blue Ridge Ave.

1 on Appalachian Dr.

1 on Grand Teton Blvd.

Breaking & Entering I/P

1 on Royal Poinciana Blvd.

Breaking & Entering

2 on Grand Teton Blvd.

Disabled Vehicle

1 Croton Rd./Royal Poinciana Blvd.

Misc. Complaint

1 on Croton Rd./Grand Teton Blvd.

2 on Lansing St.

1 on Royal Poinciana Blvd./Croton Rd.

Reckless Driver

1 on Appalachian Dr.

Disturbance - Domestic

Violence Inj

1 on Allegheny Cir.

Disturbance - Noise

1 on Grand Teton Blvd.

1 on Appalachian Dr.

Lost/Found Property

1 on Blue Ridge Ave./Grand Teton Blvd.

1 on Royal Poinciana Blvd.

School Crossing

8 on Croton Rd./Royal Poinciana Blvd.

Suspicious Inc.

1 on Blue Ridge Ave.

Disturbance

1 on Grand Teton Blvd.

Suspicious Person

1 on Adirondack Cir.

1 on Blue Ridge Ave.

Suspicious Vehicle

1 on Appalachian Dr.

Ordinance Violation

1 on Blue Ridge Ave./Appalachian Dr.

TO REPORT HELPS



CRIME!



visit us at www.lansingridge.org

CLASSIFIED ADS

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

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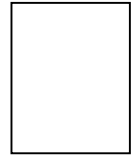


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YOUR AD OR ANNOUNCEMENT CAN BE PLACED HERE!!! Just contact a Board Member if you would like to place an ad or announcement in our quarterly newsletter!!!



In this edition....

- ♣ *President's Report from Raymond C. Diemer*
- ♣ *Quarterly reports from the Board of Directors*

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UPCOMING COMMUNITY EVENTS

General Homeowners Meeting

Wednesday, April 15, 2015

7:30pm

at St. Timothy Lutheran Church on Croton Road



Community Garage Sale

Saturday, April 11, 2015

8am - 2pm