

Lansing Ridge - "The Community with Pride"

Deed Restricted Community
Homeowners Association Newsletter
August 2015



PRESIDENT'S REPORT

Is Lansing Ridge going to a Management Company? Will our annual assessments increase?

Recently we sent out a special notice notifying all homeowners that we might be going over to a Management Company, so it is important that you understand that a Management Company will then run all the requirements of our Declaration of Covenants,

Conditions and Restrictions and this action will increase our Homeowner Assessments.

It is very important that you attend the next General Homeowners meeting on Wednesday September 16th so we can discuss this matter in detail. Of course,

if we receive enough volunteers to fill the two Officer positions of Vice President and Treasurer we may not need to take this action. So you can see your attendance is very important.

Raymond C. Diemer, President

GATOR NEWS

As you know we spotted a 3-4ft gator in the detention pond some months ago and called in the 'gator catchers'. They did NOTHING because they said the gator was not big enough for them to be concerned (did it not occur to them that it would grow bigger???) A little later we

had two more visitors – two baby alligators, so we called the catcher once again. They came out and did in fact catch one of them. The latest news is that no one has reported seeing Momma gator for about a month, but the baby is still here.

Our advice therefore is to continue to be vigilant and do not allow your children to play around the pond. By the way the only pond in our community is behind the south side of Grand Teton and the east side of Adirondack. Thank you.

TEST YOUR TRIVIA KNOWLEDGE – WHO SAID????????

1. "The only man who makes no mistakes is the man who never does anything"
2. "Every murderer is someone's old friend"
3. "The buck stops here"
4. "Those who would give up essential liberty to purchase a little safety deserve neither liberty nor safety."
5. Did you ever think that making a speech on economics is a lot like wetting your pants? It seems hot to you, but it never does to anyone else"

Answers on Page 4 in this newsletter.

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 June 30, 2015

Expenses YTD: \$9,399.66

Capitol Expenses YTD: \$0.00

Checking Account balance: \$20,892.80

Capitol Account balance: \$44,490.57

Deposits YTD: \$22,566.79

Total funds on Deposit as of June 30, 2015: \$65,383.37

Jim Mehrman, Treasurer

BROWN RECLUSE SPIDERS... BEWARE

My friend shared this information on her Facebook wall, and being that these critters are often found year-round here in Florida, I thought it was important to share this with everyone.

Brown Recluse spiders - a very small but extremely dangerous animal. It is considered the most dangerous spider in the USA, and everyone should know what it looks like and its habits as it is commonly active year-round here in Florida.

Some traits of the spider to help you while cleaning in your house or yard. Be careful where you put your hands because...

- 🕷️ They like dark spaces
- 🕷️ They like wood piles
- 🕷️ They like cool areas (especially in attics)
- 🕷️ They tend to live in storage sheds or other areas that light
- 🕷️ They really like shoes and clothes that have been hanging or stored for long periods of time. SHAKE out shoes or clothes prior to wearing them.



might not be frequented by people or

NOTE: If you have need to go into your attic or another place less frequented in your home, make sure to go in, turn on a light, leave the light on for about 30 minutes before tending to your work.

BE CAREFUL! This little spider's bite is extremely dangerous and can have permanent and highly negative consequences.

Nancy Stewart



VIOLATION REPORT AS AT JULY 18, 2015

So far this year we have issued 20 violations, of which 7 has been resolved.

We have also issued 67 Warning letters of which 7 are still outstanding and 14 have been converted to Violations. These 14 conversions are included in the figure above.

Emphasis is being placed on lawns, but we have to take into account that lawns take time to remedy, Seeding is not always successful so we try to encourage replacing sod rather than re-seeding. We also have to consider rainfall. This can effect lawn growth, so our success rate will probably slow in the coming months.

Joy Diemer, Committee Chairperson

visit us at www.lansingridge.org

Landlord/Tenant Issues

We are all aware we have quite a number of rental properties in Lansing Ridge. What we are discovering, and what concerns us is that Landlords often rent their home to a tenant without giving them a copy of the Covenants nor informing them of the restrictions which apply to residents of our community.

It does not matter whether you own or rent – the Covenants still apply. For instance someone has to mow and trim the edges of the lawn and keep the trees trimmed. Someone has

to maintain the lawn so it does not deteriorate. Someone must store all garbage bins out of sight. Someone has to ensure that trash, boxes, old appliances, and broken fences etc., are not stored anywhere on the front of the property.

Who is this “someone”. That of course depends on the lease, but certainly the garbage bins and trash are the responsibility of the tenant. As for the lawn maintenance this depends on the terms of the lease.

When there is a violation we ALWAYS turn to the landlord because they are the owner of record and have the ultimate responsibility for the condition of the property. Frankly we cannot take into account whether you have moved to Texas or California – it is your responsibility. So, please ensure you and your tenant abides by the Covenants; it’s in all our interests.

Joy Diemer, Violations
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 3)

We have talked about the front yard (curb appeal) and the interior of the home. How about the back yard? Well of course, this is very important too. If you have a pool make sure it is sparkling clean, that the surrounding deck is clear of dirt and or mildew, and that furniture looks inviting. Brush down any landscaping material or other debris from the enclosure. If you have a lawn in the back, make sure it is mowed and edged. Keep flower gardens neat, and trees trimmed. Inspect any fences and make repairs as necessary. If you have a dog ensure the lawn is clean!!

The final two matters in our articles on a house for sale are pricing and marketing. First, unless you have had a Realtor recommended to you, get three estimates. That estimate should include not just the price, but also the commission rate, contract length, exclusive or non-exclusive rights to sell, and their marketing plans.

Marketing plans help you understand how your realtor will use their resources to get a quick sale at a price that is good for you. Obviously you will be listed in the MLS system, but are you also listed on their web site; will your home be in the various real estate magazines, do they list on the social media outlets, do they try to attract both out of town and out of country buyers? All this will help you choose a Realtor. Remember too, a low commission rate is not necessarily an indicator of a good agent. Does it not stand to reason that if an agent can make 6% commission or 4.5% commission on similar houses which home gets shown more often??

We hope these articles might have helped some sellers in Lansing Ridge. We wish you luck, moving is just a horrible experience.





GARAGE SALE NEWS

We have been having discussions about the benefit of continuing to have two Garage Sales since the attendance number seem to be dwindling. We therefore raised this subject at the last Homeowner Meeting and a majority present felt that once a year would be sufficient.

Therefore we will end this year with the Fall Garage Sale on **OCTOBER 24, 2015** but in 2016 and beyond we will hold this event just once a year in the Spring.



Bread is BAD for Ducks



I have been very pleased to see that some of our duck friends have returned to the community. As it does bring me joy seeing our feathered friends back, I wanted to share some information about what foods we should NOT be offering our friends as not all food sources are good for them. By knowing what foods are safe and nutritious for the ducks, we can all responsibly enjoy offering these wild animals food items when they visit our homes.

First of all, did you know that the most common foods fed to ducks are bread, crackers, popcorn, and other "bread-like" products? Although it seems that our ducks enjoy these foods, bread products offer zero nutritional value to our friends, and actually can be harmful for them. Not only can bread stunt a duckling's growth, but it also can attract other not so welcome animals (i.e. rats, raccoons, etc); plus bread is a pollutant to our waterways.

Ducks are omnivorous animals - meaning they eat a variety of foods such as insects, fruits, seeds, and vegetables. If you do choose to feed our duck friends, please take into consideration that BREAD is not a natural food source for them.

Here are a few food items that our duck friends may enjoy:

- Oats (uncooked, rolled or quick)
- Cooked Rice
- Birdseed (any variety, but preferably seed for wild birds) or "Duck feed" (which can be purchased at your local feed or pet store)
- Peas or corn (fresh is preferred but you can use frozen that have been thawed out)
- Chopped greens (romaine lettuce, kale, collard greens, etc)
- Chopped vegetable trimmings or peels
- Mealworms and earthworms

If you choose to offer the ducks some of the treats listed above, please remember to cut them into bite-sized pieces so that it's easier for the animals to consume. Also, be mindful of the animals - stop feeding if the birds don't seem

interested or if a neighbor close by is already feeding, as the food will eventually go to waste, which is bad for the environment (and the birds). Remember to also dispose of your garbage properly, as trash is extremely harmful to any wild animal. Make sure to properly dispose of any bags, twist ties, and unsuitable scraps.

Regardless if you choose to feed or not to feed, please be respectful of the ducks if they choose to visit your home. Please don't chase them or disturb them - especially young birds - as the animals can easily become stressed or injured.

Information source:
<http://birding.about.com/od/birdfeeders/a/whatduckseat.htm>

Nancy Stewart



Editor's Note: I sincerely apologize for the incorrect number noted in the Treasurer's Report in the last newsletter. Our total funds as of March 3, 2015 was **\$69,738.72.**

Nancy Stewart, Newsletter Editor



Answers to trivia questions – who said?

- 1 Theodore Roosevelt
- 2 Agatha Christie
- 3 Harry S. Truman
- 4 Benjamin Franklin
- 5 Lyndon B. Johnson



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 **3/1/15 - 6/30/15**.

??? WHAT DID YOU REPORT ???

ABANDONED VEHICLE

- 1 on Grand Teton Blvd.

ACCIDENT

- 2 on Croton Rd./Royal Poinciana Blvd.

ANIMAL COMPLAINT

- 1 on Royal Poinciana Blvd./Myla Ln.

ASSIST

- 1 on Grand Teton Blvd.
- 1 on Appalachian Dr.

ASSIST O/ AGENCY

- 2 on Lansing St.
- 2 on Appalachian Dr.
- 1 on Blue Ridge Ave

ATTEMPT TO CONTACT

- 2 on Grand Teton Blvd.

BREAKING & ENTERING

- 1 on Lansing St.
- 1 on Grand Teton Blvd.

BREAKING & ENTERING I/P

- 1 on Royal Poinciana Blvd.

BREAKING & ENTERING VEHICLE

- 1 on Croton Rd./Royal Poinciana Blvd.

DISTURBANCE - NOISE

- 1 on Grand Teton Blvd.

DISTURBANCE - FIGHT

- 1 on Grand Teton Blvd.

DISTURBANCE I/P

- 1 on Appalachian Dr.
- 1 on Aurora Rd./Lansing St.

FIREWORKS VIOLATION

- 1 on Lansing St.

FRAUD

- 1 on Grand Teton Blvd.
- 1 on Lansing St.

MISC. COMPLAINT

- 2 on Lansing St.
- 1 on Royal Poinciana Blvd./Wolf Creek Dr.
- 1 on Lansing St./Aurora Rd.

NARCOTICS

- 1 on Blue Ridge Ave.
- 1 on Appalachian Dr.
- 1 on Grand Teton Blvd./Croton Rd.

OBSTRUCTION IN ROADWAY

- 1 on Croton Rd./Grand Teton Blvd.
- 2 on Royal Poinciana Blvd./Croton Rd.

ORDINANCE VIOLATION

- 1 on Grand Teton Blvd.

RECKLESS DRIVER

- 1 on Lansing St.

REPOSSESSION

- 1 on Adirondack Cir.

SCHOOL CROSSING

- 3 on Royal Poinciana Blvd./Croton Rd.

STOLEN VEHICLE

- 1 on Royal Poinciana Blvd.

SUBJECT STOP

- 1 on Lansing St./Aurora Rd.

SUSPICIOUS INC.

- 1 on Blue Ridge Ave.
- 1 on Royal Poinciana Blvd./Croton Rd.

SUSPICIOUS PERSON

- 4 on Lansing St.
- 1 on Royal Poinciana Blvd.

SUSPICIOUS VEHICLE

- 3 on Lansing St.
- 3 on Lansing St./Aurora Rd.
- 1 on Royal Poinciana Blvd./Croton Rd.

WANTED SUBJECT (F)

- 1 on Royal Poinciana Blvd./Croton Rd.

WANTED SUBJECT (M)

- 1 on Lansing St./Aurora Rd.

VANDALISM

- 1 on Royal Poinciana Blvd./Wolf Creek Dr.
- 1 on Appalachian Dr.

TO REPORT HELPS  CRIME!





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 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's something we're 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

CLASSIFIED ADS

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



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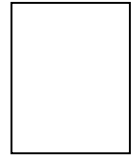
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YOUR AD OR ANNOUNCEMENT CAN BE PLACED HERE!!! Just contact a Board Member if you would like to place an ad or announcement in our quarterly newsletter!!!

visit us at www.lansingridge.org



In this edition....

- ♣ *President's Report from Raymond C. Diemer*
 - *Management company or not???*
- ♣ *Quarterly reports from the Board of Directors*

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Deed Restricted Community

Homeowners Association Newsletter

August 2015

UPCOMING COMMUNITY EVENTS

General Homeowners Meeting

Wednesday, September 16, 2015

7:30pm

at St. Timothy Lutheran Church on Croton Road



Community Garage Sale

Saturday, October 24, 2015

8am - 2pm