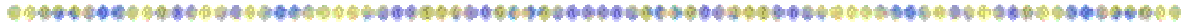


Lansing Ridge - "The Community with Pride"

Deed Restricted Community
Homeowners Association Newsletter
December 2015



SPECIAL NOTICE

The Board of Directors will be requesting a change to the Constitution and By-Laws at the January 20, 2016 General Homeowners meeting. This change will be regarding Article VII Section 1 Regular Meetings. Discussions will be held at the January meeting and Voted on during the April 20, 2016 meeting. This change request will be regarding the number of Board meetings per year.

PRESIDENT'S REPORT

As you all know we have had a big change in the Homeowners Association. At the September General Homeowners meeting, the Board of Directors requested volunteers to join the Board in order to maintain a voluntary Board of Directors for Lansing Ridge. It was announced at that time if we did not receive enough volunteers we would have to go over to a Management

Company to manage the Association. As only 2 members volunteered to fill 5 positions we had no choice but to go over to a Management Company. Leland Management was chosen as the Management Company to manage the Association. By now, you should have received a welcome letter from Leland Management and the Board of Directors. If you have, any

questions please attend the January 20, 2016 meeting at St. Timothy's Church at 7:30 pm and we will respond to your questions.

This year the Budget Committee discussed and voted on the budget for 2016 as well as the annual Homeowner Assessment. The Assessment will be \$180.00 for 2016 payable on January 1, 2016 to Leland Management.

The budget is as follows:

LANSING RIDGE HOMEOWNER'S ASSOCIATION		PROJECTED 2016 ANNUAL BUDGET	
EXPENSE	PROJECTED 2016		
ELECTRICITY		Pond Clearing	500.00
Florida Power & Light	500.00	Pond Maintenance	-
Total	500.00	Total	6,100.00
GROUNDS MAINTENANCE		GENERAL REPAIRS	
Lawn Cutting	4,400.00	Wall Maintenance	-
Lawn Fertilizer, Weeds, Pest Control	700.00	General Repairs	1,400.00
Tree Pruning	300.00	Total	1,400.00
Mulch Application	1,300.00	ADMINISTRATION	
Sprinklers	500.00	Office Supplies	300.00
Total	7,200.00	Gas/Expense Reimbursement	100.00
RETENTION POND MAINTENANCE		Postage	200.00
Water Management Services	2,200.00	Storage Rental	814.00
Grass Cutting	3,400.00	Hall Rentals	75.00
		Insurance	4,000.00
		Professional Services	500.00
		IRS & Fees	200.00
		Total	6,189.00
		MISCELLANEOUS	
		Post Office Box	130.00
		Safety Deposit/Computer/Software	-
		Garage Sale Exp.	200.00
		Clerk of Court Fees	200.00
		Signs	200.00
		Bank Fees	100.00
		Website Costs	250.00
		Special Events/Misc.	100.00
		Home Owner Mowing	100.00
		Management Co.	14,700.00
		Printing & Copying	2,500.00
		Total	18,480.00
		TOTALS	
		TOTALS	39,869.00
		CAPITAL EXPENSES	
		Wall Maintenance	-
		Pond Maintenance	3,000.00
		TOTAL	3,000.00
		2016 Total Projected Budget	42,869.00

Raymond C. Diemer, President



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 November 1, 2015

Expenses YTD: \$20,872.84

Capitol Expenses YTD: \$0.00

Checking Account balance: \$10,850.90

Capitol Account balance: \$44,495.07

Deposits YTD: \$23,991.74

Total funds on Deposit as of June 30, 2015: \$55,345.97

Jim Mehrman, Treasurer

Wet Sidewalks Can Be Slippery!

On my early morning walks, I have noticed a huge number of homes with black driveways and sidewalks. Not only are they ugly in sight, but when wet are very slippery. These can be easily cleared with power washing by owner or hire someone to do it. I recently had mine done at a cost of less than \$70 for double driveway, sidewalk, and house entrance walk. I would be happy to pass on the phone number of the man I used.

Phyllis Price, Homeowner

VIOLATION REPORT AS AT NOVEMBER 6, 2015

So far this year we have issued 40 violations, of which 36 has been resolved.

We have also issued 78 Warning letters of which 2 are still outstanding and 30 have been converted to Violations. These 30 conversions are included in the figure above.

There are now only 4 violations outstanding, one of which is a foreclosure and therefore cannot be finalized at this time. One violation we have no current address, and the other two are in process.

Joy Diemer, Committee Chairperson

THE 'NUISANCE' DOG

Many of us have experienced the 'nuisance' dog. Not necessarily vicious, but always a challenge when you meet it in the street.

Since our last newsletter we have had at least 5 incidents where a dog has escaped his back yard or an open garage and ran into the street. Some of these incidents have included fierce barking and a

snarl or two. At least one looked like it was about to attack a small child. We cannot blame the animal, the fault lies with the owner. It is not enough to say "I didn't know my dog had got out". It is up to us to ensure that the back gate has a childproof lock and our garage doors are closed. Think of how you would feel if your dog did attack a

person or another dog, or knocked over a cyclist. Not only would you be financially liable, you might also be cited, be fined, and/or have your pet removed from your home.

Please, if you love your dog keep it secured on your premises.

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.

'Tis the Season for
PET SAFETY TIPS!

COOKIES AND CANDY
Consumption of chocolate can cause agitation, vomiting, diarrhea, high heart rate, tremors, seizures and even death.

MACADAMIA NUTS AND WALNUTS
These nuts can cause severe lethargy, increased body temperature, vomiting, tremors, joint stiffness and the inability to walk.

HOLIDAY DECORATIONS
Tinsel, ribbon and similar decorations can cut up the digestive tract and cause intestinal obstruction. Ornaments should be kept off low-lying Christmas tree branches.

LIGHTS AND CANDLES
If your pet can reach them, they may be a fire hazard if knocked over.

ALCOHOL
Alcoholic drinks may cause vomiting, disorientation, diarrhea, lethargy, lack of coordination, difficulty breathing, tremors, coma and seizures.

GRAPES, RAISINS, AVOCADOS, ONIONS AND GARLIC
These can cause lethargy, lack of appetite and vomiting.

ARTIFICIAL SWEETENERS
Sugarless gum and artificially sweetened treats may cause vomiting, lethargy, loss of coordination, seizures and liver failure.

FATTY TRIMMINGS AND BONES
Pets may experience vomiting and diarrhea. Fatty foods can also promote pancreatitis. Swallowed bones can cause stomach perforation and painful constipation.

HOLIDAY PLANTS
Holly, mistletoe and poinsettias may cause irritation, vomiting, diarrhea and heart arrhythmia in both cats and dogs.

ELECTRICAL CORDS
If chewed, live electrical cords can cause burns in or around a pet's mouth, difficulty breathing, seizures and cardiac arrest.

HAVE QUESTIONS? PLEASE CALL YOUR VET. FOR SUSPECTED POISONING, YOU CAN CONTACT THE ASPCA POISON CONTROL HOTLINE: (888) 426-4435.

YARD WASTE TIPS FOR PROMPT PICKUP

Yard waste is anything that grows around your home or property and that you cut. This includes grass clippings, weeds, twigs, branches, palm fronds, leaves, etc. The key to prompt yard waste pickup at your home is proper preparation. Following are some points to remember:

Yard waste must be cut to proper lengths and placed in containers for collection. Containers need to be plastic or metal and not exceed 40 gallons in capacity and not weigh more than 50 pounds.

DO NOT use the recycling or trash cart for yard waste.

Branches must be cut in lengths of four feet or less. All branches, leaves, twigs, berries,

clippings, etc. must be placed in containers.

Yard waste is NOT accepted in plastic bags.

When placing yard waste at the curb for collection. DO NOT place it on or in storm drains or in any manner that could obstruct drainage, or sidewalk.

Make sure your yard trash is free of any other debris that is not yard waste, such as wood fencing, doors, landscaping timbers, etc.

DO NOT obstruct or conceal fire hydrants with yard waste.

DO NOT place yard waste piles under trees or over water meters.

Yard waste generated by landscape contractors or tree removal workers must be disposed of by the contractor and is not included within the requirements of the City sanitation contractor responsibility.

For a special bulk yard waste collection, using the clam truck, please call Waste Management at 321-723-4455 or the City's ECO Division at 321-608-5080 to schedule.

It is the homeowners responsibility to clean up any debris left after Clam Shell truck has picked up the yard waste.

John Baker, Board Director

BEWARE of the IRS SCAM

It is coming upon tax season, and one of the most common scams is that of someone calling you claiming that they are from the IRS. I recently received a phone call relating to this IRS Scam, and I wanted to share some of the information I learned about this scam with my fellow homeowners so that no one falls victim to this.

The scammers claiming to be from the IRS are calling people, and even leaving messages on their answering machines. These scammers are claiming that the IRS has attempted to contact the person several times regarding a "legal issue being filed against them". The scammers are also scaring people into believing them by saying that a warrant has been issued by the sheriff's office for their arrest if this issue is not settled.

THIS IS NOT TRUE!!!

Unfortunately, many people have fallen victim to this scam. These scam artists make their case sound incredibly believable especially when threatening the potential victim with possible arrest. Again, this is a SCAM!

First and foremost, the IRS will not call, email, or text you regarding any potential issues regarding your taxes. The IRS will never ask you for personal information over the phone, email, etc. If the IRS is going to initiate contact with you, they will send an official notice to you in the mail.

It has been recommended that if you do receive a phone call or any other correspondence related to this scam - REPORT IT! You may report it to the National Fraud Information Center, The Treasury Inspector for Tax Administration, or the Federal Trade Commission.

You may also contact the local police department.

Be aware! Never give out your personal information to someone over the phone - especially to someone you don't know!

Contact information for IRS Scam:
National Fraud Information Center

1-800-876-7060

1-800-366-4484



Federal Trade Commission (online reporting) www.FTC.gov (be sure to put IRS phone scam in comments on complaint report)

For more information, please visit the Treasury Inspector General for Tax Administration website at www.tigta.gov

Nancy Stewart, Newsletter
Editor



Community Safety & Neighborhood Watch



Who to call at the Melbourne Police Department

EMERGENCIES: 911
 Non-Emergencies: (321) 608-6731
 Property Crimes: (321) 608-6731
 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 **7/1/15 - 10/31/15**
??? WHAT DID YOU REPORT ???

ACCIDENT

- 1 on Lansing St./Aurora Rd.

ANIMAL COMPLAINT

- 4 on Grand Teton Blvd.

ASSIST

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

ASSIST O/ AGENCY

- 1 on Royal Poinciana Blvd./Wolf Creek Dr.
- 1 on Grand Teton Blvd.

BREAKING & ENTERING I/P

- 1 on Grand Teton Blvd.

BREAKING & ENTERING VEHICLE

- 1 Royal Poinciana Blvd.

DISTURBANCE

- 1 on Appalachian Dr.

DISTURBANCE I/P

- 2 on Grand Teton Blvd.

LOST/FOUND PROPERTY

- 1 on Grand Teton Blvd./Croton Rd.

MISC. COMPLAINT

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

OBSTRUCTION IN ROADWAY

- 1 Lansing St./Blue Ridge Ave.

ORDINANCE VIOLATION

- 1 on Adirondack Cir.

PRIVATE PROPERTY TOW

- 2 on Royal Poinciana Blvd.

REPOSSESSION

- 1 on Royal Poinciana Blvd.

SCHOOL CROSSING

- 3 on Croton Rd./Royal Poinciana Blvd.

STOLEN VEHICLE - AUTO

- 1 on Grand Teton Blvd.

SUSPICIOUS INC.

- 1 on Blue Ridge Ave.

SUSPICIOUS PERSON

- 1 on Royal Poinciana Blvd,
- 3 on Grand Teton Blvd.

SUSPICIOUS VEHICLE

- 1 Appalachian Dr.
- 1 on Grand Teton Blvd./Wasatch Ave.

Total Incidents in our Community = 35

TO REPORT HELPS  CRIME!



CONTACT Leland Management Company



Association Manager: Brittany Roberecht, LLCM

Phone: (321) 549-0951 Fax: (321) 559-2847

Email: brobberecht@lelandmanagement.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 once a month for 1-2 hours to handle community business, discuss events, and share ideas for improvement.

Board Members:

Raymond C. Diemer, President
Nancy Stewart, Secretary
Jim Mehrman, Treasurer

Directors:

Karen Caulkett
John Baker
Terri Wilson

COMMITTEE MEMBERS:

Joy Diemer
Carol Lichwala



COMMITTEES

Newsletter Committee:

Nancy Stewart

Neighborhood Watch:

Nancy Stewart

Landscape & Improvement Committee:

John Baker, Chairperson

Architectural Review Control

(ARC):

Joy Diemer

Advisory Committee

Carol Lichwala

Welcome Committee:

Leland Management
Company

Non-Compliance Committee:

Leland Management
Company

Webpage:

Leland Management
Company

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.

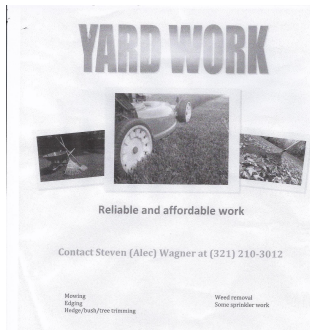
Finally, we are open and welcome to your feedback. If there's something we're not doing, something we can improve on, or even something we are doing well, please let us know. We can't fix it if we don't know about it!!!



visit us at www.lansingridge.org

CLASSIFIED ADS

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



has moved to **YOUR** area!
CALL NOW and help clean the world, one home at a time!
 321 978 1114 or
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 321-259-2361 (Fax)

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DO YOU WANT FREE JEWELRY FOR THE HOLIDAYS?

Gather a few friends and family for a Premier Design Jewelry Party and receive FREE jewelry for yourself or for gifts!

Most hostesses receive \$150 or more FREE!

Call Kristin (321) 543-3348 or email
KSwenson1@msn.com

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Quality lawn, tree, shrub care, pest control

POST ROAD LAUNDROMAT

1844 Post Rd.
 321-255-0885

We would love to offer our neighbors Pick Up & Drop Off Service as well as any size comforter for only \$10.

(Only in Lansing Ridge; Only for Lansing Ridge Residents)

Please call for more details

Pretty Please Boutique

2910 Aurora Rd
 321-622-5943
 (Across from That Little Restaurant)

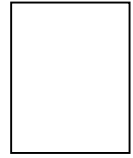
*We offer Beautiful Lingerie, Club Wear, Shoes & more.
 We have something for the young & the young at heart
 We have something for the women as well as the men*

And right now, we have Halloween costumes

Please mention you live in Lansing Ridge and we will give you \$5.00 off your purchase

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*
 - ♣ *Quarterly reports from the Board of Directors*
-

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UPCOMING COMMUNITY EVENTS

General Homeowners Meeting
Wednesday, January 20, 2015
7:30pm
at St. Timothy Lutheran Church on Croton Road

