

Lansing Ridge - "The Community with Pride"

Deed Restricted Community
Homeowners Association Newsletter
April 2016



SPECIAL NOTICE

Please note: The annual garage sale will be held in the fall as requested and voted on by the Homeowners during the April 2015 General Homeowners meeting.

PRESIDENT'S REPORT

Hope you are enjoying the cool weather, what a pleasure it is to be able to get outside.

We had quite a good attendance at the last Homeowner Meeting which is very encouraging to the Board, and good for the community. It is the time when homeowners can voice their concerns and opinions and feel their voices are being heard.

As most of you know Leland Management has taken over the violations and they opted, as their first task, to bring to the attention of homeowners that driveway and
Raymond C. Diemer, President

sidewalks needed to be kept clean. This has resulted in our community looking much brighter even though we know it is not always easy to find the time and money to accomplish these goals. We have to emphasize that we have informed Leland that we are not looking for perfection in the condition of exteriors, but just a neat, uniform condition that makes Lansing Ridge a lot more attractive. Thank you all.

Lastly we need to answer questions about the necessity of a Board of Directors while we have a Management Company.

Elsewhere in this newsletter you will find an article about the legal aspects, but also please note the Board is in place to check the operations of the Management Company. After all they are receiving all the money from the dues, paying all the bills, sending out violations etc. There needs to be a check so that we can ascertain they are completing their tasks properly and that your interests are being protected.

We hope this year will be a good one for everyone.

Welcome

Since the last newsletter, Welcome Packets have been delivered to 1 new homeowner on Grand Teton Blvd. and 1 new homeowner on Blue Ridge Ave.

Welcome to Lansing Ridge!

If you have moved into Lansing Ridge and have not received a welcome packet, please contact Brittany Robberecht at Leland Management Company.



Treasurer's Report



as of March 1, 2016

Expenses YTD: \$ 7,440.04

Capital Expenses YTD: \$ 0.00

Checking Account balance: \$ 35,780.91

Capitol Account balance: \$ 49,165.54

Deposits YTD: \$ 18,147.00

Total funds on Deposit as of March 1, 2016: \$ 84,945.45

Jim Mehrman, Treasurer

ROLE OF THE HOA AND MANAGEMENT COMPANY

A question was raised at the last Homeowners meeting regarding the need for officers (and therefore a Board of Directors) if we have engaged a Management Company.

The answer to this is, (regardless of whether we have a Management Company or not), we are obliged to have a Board of Directors which by its nature includes Officers.

Section 720.305(4) of the Florida Statutes provides that if any association fails to fill vacancies on the Board sufficient to constitute a quorum as established in the bylaws, any member (of the association) can ask a judge to appoint a receiver to

operate the association. The receiver would then manage the affairs of the association.

In addition if the court appoints a receiver the association is responsible for paying the salary of the receiver and all related court costs and attorney's fees. In an article published by Becker & Poliakoff (Attorneys specializing in Condo and HOA laws) they state "having a receiver can become very expensive for the association"

We hope this fully explains why a Board (including its officers) is needed regardless of whether or not a management company is involved.

ANNOUNCEMENT

As you know the inside back page of the newsletter is a "Classified Ads" page. Because we have space from time to time on that page the Board has decided that perhaps we can offer residents the opportunity to advertise items they have for sale as and when the space is available. So, if you have an article for sale submit the information to any Board member. Please remember to include your contact information.

VIOLETIONS AND ARC APPLICATIONS

There seems to be some confusion over where to send ARC forms and responses to violations. Please note that ALL matters relating to violations have to be submitted to Leland Management and not to the Homeowners Association.

On the other hand all ARC (Architectural Review Applications) should be sent to the Homeowners Association. We review them and notify you of the result and provide you with a copy for your records. The Management Company has no part of the ARC process. Thank you.

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.



I Found A Baby Bird. What Should I Do?



Spring is right around the corner, and I often receive phone calls regarding baby birds that have been found out of their nests. The common question: "What should I do with it?" As harsh as it sounds, I often tell the person on the other end to leave the animal alone, allowing nature to take its course. There are numerous reasons why baby birds are found out of their nests - most being natural occurrences. Most often, these babies do not require human assistance, and often times, human assistance can be more harmful than good. Here are some tips I was able to find to help assist anyone who may find a baby bird and don't know what to do with it.

There are 2 types of babies most commonly found: **nestlings** (babies without feathers and pink skin; these birds cannot move around much or fly and do still need to be in their nest) and **fledglings** (juvenile birds that are old enough to be out of their nest but are still too young to be competent flyers).

The most common phone calls I receive are regarding **fledgling** birds that have been found by a concerned citizen. I also get asked why it is out of the nest. Again, there are numerous reasons for this; the most common reasons are: the bird is too big to be in the nest, the bird is learning how to fly, and that the bird is learning hunting and foraging skills from its parents. Most people believe that these birds have been abandoned by their parents, but in most cases, the Mommy and Daddy birds are

usually close by supervising as the fledglings are learning these critical survival skills while still caring for their young.

It is recommended that if you do encounter a fledgling bird, keep an eye on it. As tempting as it is to "rescue" the baby, it may not need your assistance. By monitoring the bird for 1-2 days, you will notice whether or not its parents are close by caring for their young. If, in fact, after 1-2 days of observation, you do not see signs of the bird's Mom or Dad, that would be a case to step in. Also, if you encounter a bird that is injured or one that appears weak, cold, unable to move well, or is otherwise debilitated, it would be a reason to "step in" and assist the animal.

If you choose to assist the bird, the best thing you can do is gently place it in a small container (i.e. a shoebox) with materials to help keep the bird warm. Place the bird in a warm area. Do not try to feed it or attempt to rehabilitate it yourself, as this could be very harmful to the animal. Instead, contact your local veterinarian, a humane society, or the local wildlife rehabilitator for further guidance and assistance. The National Wildlife Rehabilitators Association also has a website, www.nrawildlife.org, for links and directories for local wildlife rehabilitation organizations and individuals.

Nancy Stewart, Newsletter Editor



STORM WATER RUNOFF AND WHAT YOU CAN DO



Water flows across our streets, driveways, lawns, and sidewalks washing soil, particles, pesticides, pet waste, oil, and other pollutants into the storm drainage systems. These systems then direct the storm water into our local water bodies (i.e. Crane Creek, Eau Gallie River, and the Indian River Lagoon). What can you do to prevent this?

Use commercial car washes or wash your car on the lawn or other unpaved surface.

Check your vehicles for leaks and spills and make repairs.

Recycle used oil and other automotive fluids at participating stations or the Sarno Landfill and Transfer Station.

Use pesticides and fertilizers sparingly. Avoid application if the weather forecast calls for rain.

Adhere to fertilizer ban from June 1 to September 30.

Select native plants that are drought tolerant and pest resistant.

Sweep off your driveway instead of hosing it down.

St. Johns River Water Management District Rules allow

for watering your lawn no more than two times per week, including wells, and only between the hours of 4pm and 10am.

Direct downspouts away from paved surfaces.

Pick up after your pet.

Clean paint brushes in the sink not outdoors into the storm drain.

Do not pile yard debris on top of storm inlets. This could clog up drains and cause flooding.

John Baker, Board Director



Protecting Yourself from Internet Scams

Internet scams are becoming more and more common these days. Here are some tips and advice for how you can protect yourself against potential internet scams.

- * Phishing is the use of fraudulent emails, websites, or "pop-ups" used to trick you into revealing personal information such as account numbers, credit card numbers, and even social security numbers. Legitimate companies will never ask for any of your personal information via email. If you are unsure about whether or not you are on the website you want, look at the URL to verify it is correct being aware of potentially confusing or misleading site identifications such as misspellings in the URL.
- * If you do not recognize an email address in your email inbox, **do not open the email**. There are many times that computer viruses are inside this unknown email. For example, I have received emails from my "bank" with warning titles in the subject line. When I called my bank about this, I was told that no such emails were actually sent from my bank, and they performed an investigation. Since then, if I come across an email such as this, I will hover my mouse pointer over the email address to reveal the entire email address to tell me if it is from a legitimate company that I correspond with. If I do not recognize the entire email address, I place it in my "spam" folder.
- * If you believe that you have been sent a "phishing" email, REPORT IT. If the email claims to be from a company you would correspond with, report it to that company so that they perform an investigation. You can also report it to Homeland Security at phishing-report@us-cert.gov. You may also contact the Federal Trade Commission at www.ftccomplaintassist.gov if you feel you have become a victim.
- * Beef up your security on your computer. Security software packages (those with anti-virus, anti-spam, and/or spyware detection) are very useful for anyone who performs any financial transactions.
- * Look for encryption via Secure Sockets Layer technology on the website you are visiting. This is commonly shown by a closed padlock in the lower right corner of your computer screen.
- * Do not click on links or attachments on any email or website unless you trust its source.

For more helpful tips and advice, please visit the Federal Trade Commission website.
Nancy Stewart, Newsletter Editor

visit us at www.lansingridge.org



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

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 **11/1/15 - 2/29/16**

ABANDONED VEHICLE

- 1 on Grand Teton Blvd.

ACCIDENT WITH INJURIES

- 1 on Appalachian Dr./Blue Ridge Ave.

ANIMAL COMPLAINT

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

ASSIST

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

ASSIST O/ AGENCY

- 3 on Royal Poinciana Blvd.

ATTEMPT TO CONTACT

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

BREAK & ENTER

- 1 on Grand Teton Blvd.

BREAKING & ENTERING VEHICLE

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

CONFISCATED PROPERTY

- 1 on Croton Rd./Royal Poinciana Blvd.

DISABLED VEHICLE

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

DISTURBANCE INJURED PERSON

- 1 on Appalachian Dr.

DISTURBANCE - NOISE

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

FRAUD

- 1 on Royal Poinciana Blvd.

HARASSING PHONE CALL

- 1 on Grand Teton Blvd.

HIT & RUN

- 1 on Wasatch Ave.
- 1 on Appalachian Dr.

MISC. COMPLAINT

- 1 on Grand Teton Blvd.

NARCOTICS

- 1 on Grand Teton Blvd.

OFFICER STANDBY

- 1 on Grand Teton Blvd.

ORDINANCE VIOLATION

- 1 on Myla Ln./Royal Poinciana Blvd.

RECKLESS DRIVER

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

REPOSSESSION

- 1 on Grand Teton Blvd.

RESISTING W/O

- 1 on Royal Poinciana Blvd./Croton Rd.

SCHOOL CROSSING

- 1 on Croton Rd./Royal Poinciana Blvd.

STOLEN PROPERTY

- 1 on Grand Teton Blvd.

STOLEN VEHICLE-AUTO

- 1 on Grand Teton Blvd.

SUSPICIOUS INC.

- 1 on Royal Poinciana Blvd.
- 2 on Grand Teton Blvd.

SUSPICIOUS PERSON

- 1 on Grand Teton Blvd./Croton Rd.

- 1 on Grand Teton Blvd./Blue Ridge Ave.

- 2 on Grand Teton Blvd.

- 1 on Royal Poinciana Blvd.

SUSPICIOUS VEHICLE

- 1 on Appalachian Dr./Grand Teton Blvd.

- 1 on Royal Poinciana Blvd.

- 1 on Royal Poinciana Blvd./Smokey Mountain Way



Total Incidents in our Community = 52

TO REPORT HELPS



CRIME!



Editor's Note: It was brought to my attention at the that some of the phone numbers for the Melbourne Police Department were incorrect. I was only aware of the change to the Main/Non-Emergency phone number. I sincerely apologize for these errors, and all contact information has been updated. - Nancy Stewart, Newsletter Editor

visit us at www.lansingridge.org

CONTACT Leland Management Company



Association Manager: Brittany Robberecht, 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
Carol Lichwala, Vice President
Nancy Stewart, Secretary
Jim Mehrman, Treasurer

Directors:

Karen Caulkett
John Baker
Terri Wilson

COMMITTEE MEMBERS:

Joy Diemer



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:

Raymond Diemer Web Admin

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 or send it to contact@lansingridge.org.

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 or send it to contact@lansingridge.org.

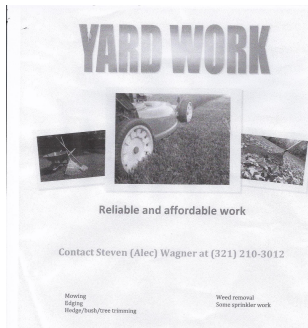
Finally, we are open and welcome to your feedback. If there's something we're not doing, something we can improve on, or even something we are doing well, please let us know. We can't fix it if we don't know about it!!!



visit us at www.lansingridge.org

CLASSIFIED ADS

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



Sassy Sparkles
has moved to **YOUR** area!
CALL NOW and help clean the world, one home at a time!
321 978 1114 or
sassysparkles.sf@gmail.com

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(321) 757-6739

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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
KSvenson1@msn.com

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*

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

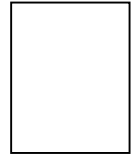
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YOUR AD OR ANNOUNCEMENT CAN BE PLACED HERE!!! Just contact a Board Member if you would like to place an ad or announcement in our quarterly newsletter!!!

visit us at www.lansingridge.org



In this edition....

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

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UPCOMING COMMUNITY EVENTS

General Homeowners Meeting

Wednesday, April 20, 2016

7:30pm

at St. Timothy Lutheran Church on Croton Road

