

Lansing Ridge - "The Community with Pride"

Deed Restricted Community
Homeowners Association Newsletter
September 2016



PRESIDENT'S REPORT

The dog days of summer are soon coming to an end and like everyone else I am looking forward to the cool weather and working in the yard.

I have noticed when walking through our subdivision that our homes are looking a lot better. Lawns are being mowed, shrubs are being trimmed, sidewalks and driveways are being pressure washed, and roofs cleaned of mold and mildew. I would like to thank everyone for your efforts in keeping our subdivision looking neat and tidy.

I would like to welcome all new homeowners to Lansing Ridge and invite them to our next Homeowner's General meeting to be held at St. Timothy's church on Croton road on October 19 at 7:30 PM.

The Board of Directors is pleased to announce that the dues for 2017 will remain the same at \$180 per year. This is a reminder that all homeowner dues are due on

January 1, 2017. Our annual budget will be found on the following page.

I would like to remind everyone that fishing is not allowed on the detention pond behind Grand Teton Boulevard and Adirondack Circle. For the last couple of months, I have been informing fishermen that there is no fishing on the retention pond. Unfortunately, when I speak to them they do not respond respectfully, please note Lansing Ridge Homeowners and their guests are allowed to walk around the pond, but **NOBODY IS ALLOWED TO FISH ON THE DETENTION POND.** Calling the police is a last resort but we will be forced into this action if fishing continues on the detention pond. Thank you.

Hope everyone had a great Labor Day weekend.
Raymond C. Diemer, President

The Board of Directors have approved the following Budget for 2017 and the HOA Dues will remain the same at \$180.00 per annum for 2017. All dues are due January 1, 2017. Leland Management will be sending out the dues notice at the end of November 2016.

EXPENSE	Budget	2017
ELECTRICITY		
Florida Power & Light	500.00	
GROUNDS MAINTENANCE		
Lawn Cutting	4,400.00	
Lawn Fertilizer,		
weeds, Pest Control	700.00	
Tree Pruning	300.00	
Mulch Application	1,300.00	
Sprinklers	500.00	
Total	7,200.00	
RETENTION POND MAINTENANCE		
Water Management		
Services	2,200.00	
Grass Cutting	3,400.00	
Pond Clearing	500.00	
Pond Maintenance	0.00	
Total	6,100.00	
GENERAL REPAIRS		
Wall Maintenance	0.00	
General Repairs	1,400.00	
Total	1,400.00	
ADMINISTRATION		
Office Supplies	750.00	
Gas/Expense		
Reimbursement	100.00	
Postage	800.00	

EXPENSE	Budget	2017
Storage Rental	900.00	
Hall Rentals	150.00	
Insurance	4,000.00	
Professional Services	1,475.00	
IRS & Fees	90.00	
Coupons for Dues	500.00	
Total	8,765.00	
MISCELLANEOUS		
Post Office Box	130.00	
Safety Deposit/Computer		
/Software	0.00	
Garage Sale Exp.	0.00	
Clerk of Court Fees	50.00	
Signs	200.00	
Bank Fees	100.00	
Website Costs	175.00	
Special Events/Misc.	0.00	
Home Owner Mowing	100.00	
Management Co.	14,700.00	
Printing & Copying &		
Newsletter	2,500.00	
Total	17,955.00	
CAPITAL EXPENSES		
Wall Maintenance	0.00	
Pond Maintenance	2,000.00	
		43,920.00

Welcome

Since the last newsletter, Welcome Packets have been delivered to 3 new Lansing Ridge Homeowners.
2 on Royal Poinciana Blvd.
1 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

Expenses YTD: \$27,155.07
Capital Expenses YTD: \$0.00
Checking Account balance: \$23,081.90
Capital Account balance: \$ 50,835.74
Deposits YTD: \$26,188.10

Total funds on Deposit as of August 1, 2016: \$73,917.64
Brittany Robberecht, Leland Management Company

PARKING OF BOATS, RV's, AND TRAILERS.

Homeowners are reminded that boats, Rvs and trailers cannot be parked on driveways except for the purpose of loading and unloading. We have noticed of late that there has been an increase in Lansing Ridge of this violation and it must be discontinued. Also it is AGAINST THE MELBOURNE CITY CODE to park these vehicles on driveways for more than 48 hours, BUT NOTE Lansing Ridge does not give you 48 hours, just long enough for loading and unloading. Any homeowner who decides to ignore our warnings will, unfortunately, be reported to Melbourne City Code Enforcement. Thank you.

GARAGE SALE

Please note the Garage Sale will be held on Saturday October 22, 2016 from 8 am to 2 pm. Rain date is October 29, 2016. Please also note that the Board voted NOT to place an ad in "Florida Today" because of increasing costs. Instead, Phyllis Price has offered to make sure it goes into several web sites as follows – "Next Door Neighbor", Craig's List, "Hometown News" and "Facebook". Hope this works!!! Happy selling

PET CARE CORNER

CANINE CARE IN HOT WEATHER

From time to time we get complaints from homeowners that their neighbor is leaving their dog out in the back yard with no shelter, and that the dog continually barks. We tell them to inform the Humane Society or Animal Control because this is inhumane treatment. Dogs can, and do get sunburn and also suffer from dehydration. Think of it, would you like to be left out in 90 plus degree temperature with no shade! There are no other words for it but to say it is animal cruelty. So if you are doing this, please think of other ways that you can care for your pet. A dog's love is unconditional, treat him or her with the respect and kindness they deserve.

HEAT PET SAFETY!

SHADE & WATER
Protect your pets from the sun's rays and keep them hydrated.

NO CARS
Never leave a pet in the car, not even with the window cracked.

NO ASPHALT
If it's too hot for bare feet, it's too hot for bare paws.

LIMIT EXERCISE
Don't let playful pets over exert themselves in the heat.

HEAT STROKE
Excessive panting, discolored gums, and mobility problems are signs. Seek veterinary attention immediately!

how hot is too hot?

Temperature	Small Dog	Medium Dog	Large Dog	Risk Level
60°	1	1	1	1 No evidence of risk. Have fun outside!
65°	1	1	2	2 Risk is unlikely. Have fun outside, but be careful!
70°	2	2	3	3 Unsafe potential, depending on breed. Keep an eye on your pet outdoors.
75°	3	3	3	4 Dangerous weather developing. Use caution.
80°	3	3	4	5 Potentially life-threatening heat. Avoid prolonged outdoor activity.
85°	4	4	5	
90°	5	5	5	+1 if obese
95°	5	5	5	+1 if brachycephalic breed
				+1 if less than 6 months old or elderly
				-1 if area is shaded from sun
				-1 if water is available

Source: Adapted from The University of California and Low TACC **Petplan** GoPetplan.com



Pets and Plants

Source: a pet health site that posted this picture on Facebook

Dangerous Florida Plants

A few **Azalea** or **Rhododendron** leaves are enough to cause problems in your pets intestines, nerves and cardiovascular system.

Avocado is mildly toxic to cats and dogs. Worse is the risk of intestinal obstruction.

Begonia tubers can cause burning of the mouth, difficulty swallowing and vomiting

The pods of **Bird of Paradise** are toxic.

The landscaping plant **Castor Bean** can cause anything from excessive thirst to coma.

China Berry is highly toxic. Symptoms range from vomiting to death due to organ failure.

Foxglove is quite beautiful, but this plant contains glycosides which interfere with heart function. Symptoms range from excessive drooling to cardiac arrest.

All parts of **Daffodil & Narcissus** are toxic but the seeds are the worst.

Fungi (such as mushrooms) could cause liver damage and other illnesses.

Lilies are very toxic to cats. Potential for renal failure, depression in dogs, cats and horses alike.

The popular evergreen **Yew** has been known to cause seizures or cardiac arrest.

Iris leaves and roots can cause vomiting and diarrhea in both dogs and cats

Macadamia Nuts could cause depression, weakness in the legs and tremors in dogs

Milkweed is great for attracting butterflies to your garden, but is very toxic to pets.

All parts of the **Oleander** plant are highly toxic.

All parts of Cycads such as the **Sago Palm** are toxic but the seeds are especially bad. This is the most common deadly plant poisoning seen at AECC.

Wisteria - this beautiful fragrant flower is known to cause vomiting and diarrhea.

Immediate Care for the Ingestion of Toxic Plants:

Remove your pet from the area, and make sure no other pets are exposed to this area.

Save a sample of the material and any related packaging if possible.

Check to make sure your pet is breathing normally and acting fine otherwise.

Do NOT give your pet any milk, food, salt, oil, or any other home remedies! Do not induce vomiting without talking to your veterinarian or Pet Poison Helpline – it may actually be detrimental to induce vomiting! Hydrogen peroxide does not work well to induce vomiting in cats.

Get help. Program your veterinarian's phone number, along with an ER Vet (AECC: 321-725-5365) and Pet Poison Helpline's phone number (800-213-6680) in your cell phone so you will always have immediate access to help.

A pet's prognosis is always better when a toxicity is reported immediately. Do not wait to see if your pet becomes symptomatic before calling for help. It's always less expensive, and safer for your pet for you to call immediately. Remember that there's a narrow window of time to decontaminate in the case of a poisoning!

Safe Plant Suggestions

Acorn Squash	Fish Tail Palm
African Violet	Hens and Chickens
Areca/Cane Palm	Impatiens
Baby's Breath	Jacobs Ladder
Bachelor Button	Money Tree
Banana Tree	Pampas Grass
Brazilian Orchid	Pitcher Plant
Bromeliads	Sentry Palm
Butterfly Iris	Spider Plant
Canna Lily	Sunflower
Cockscomb	Swedish Ivy
Corn	Venus Fly Trap
Crepe Myrtle	Wax Plant
Ferns	Weeping Bottlebrush

Proper Disposal of Needles & Syringes

Source: Doctors Foster & Smith information pamphlet

For some of us, we utilize needles and syringes to dispense medications to ourselves and/or our pets. But do you we know how to properly dispose of these items so that they do not pose a health hazard to others?

It is extremely important to appropriately dispose of "sharps" items. This includes needles, lancets, or any other medical tool that could cause a puncture or a cut. Properly disposing these items greatly reduces the risk of anyone who may come into contact with your garbage from risk of injury or infection.

How to properly dispose of "sharps" items:

- * Sharps items should be placed into a rigid, puncture-resistant container with a secure lid immediately after use. For example, a plastic milk jug can work.
- * Store this container in a secure location away from children and pets.
- * When the container is full, seal it and label it "Sharps".

Because each community has specific regulations regarding handling of "sharps" and other medical waste products, it is recommended to call the health department or Waste Management for the specific regulations.

Nancy Stewart, Newsletter Editor

Spider Prevention:

A friend of mine posted this picture on her Facebook page, and I found it interesting and thought I would share it with the community.



Use walnuts to get rid of spiders - Keep your home spider-free by putting out whole walnuts in their shell in corners, on windowsills, or wherever you tend to see the creepy crawlers. Walnut shells contain a chemical toxic to spiders, so they'll steer clear of them.

Nancy Stewart, Newsletter Editor

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.



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 **4/1/2016 - 7/31/2016**
??? WHAT DID YOU REPORT ???

ASSIST

- 1 on Appalachian Dr.
- 1 on Royal Poinciana Blvd.

ASSIST O/ AGENCY

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

ATTEMPT TO CONTACT

- 1 on Grand Teton Blvd.

ATTEMPT TO LOCATE

- 1 on Royal Poinciana Blvd.

BREAKING & ENTERING

- 1 on Grand Teton Blvd.

BREAKING & ENTERING VEHICLE

- 3 on Appalachian Dr.

CONFISCATED PROPERTY

- 1 on Grand Teton Blvd./Croton Rd.

DIRECTED PATROL

- 1 on Grand Teton Blvd.

DISTURBANCE

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

DISTURBANCE - NOISE

- 1 on Adirondack Cir..

FIREWORKS VIOLATION

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

FRAUD

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

HARASSING PHONE CALL

- 1 on Royal Poinciana Blvd.

LOST/FOUND PROPERTY

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

MISC. COMPLAINT

- 1 on Appalachian Dr.
- 5 on Grand Teton Blvd.
- 1 on Grand Teton Blvd./Croton Rd.
- 1 on Grand Teton Blvd./Appalachian Dr.

NARCOTICS

- 1 on Appalachian Dr./Wasatch Ave.

ORDINANCE VIOLATION

- 1 on Myla Ln./Royal Poinciana Blvd.

RECKLESS DRIVER

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

SEARCH WARRANT

- 2 on Appalachian Dr.

STOLEN VEHICLE - AUTO

- 1 on Grand Teton Blvd.

SUSPICIOUS INC.

- 1 on Grand Teton Blvd.
- 1 on Grand Teton Blvd./Croton Rd.

SUSPICIOUS PERSON

- 1 on Royal Poinciana Blvd.
- 2 on Appalachian Dr.
- 3 on Grand Teton Blvd.

SUSPICIOUS VEHICLE

- 1 on Royal Poinciana Blvd./Smokey Mountain Way
- 1 on Allegheny Cir.
- 1 on Grand Teton Blvd./Appalachian Dr.
- 1 on Appalachian Dr./Blue Ridge Ave.
- 1 on Wasatch Ave.

TRESPASSING

- 1 on Appalachian Dr.

WANTED SUBJECT (F)

- 3 on Royal Poinciana Blvd.



Total Incidents in our Community = 58

TO REPORT HELPS  CRIME!



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 Officers:

Raymond C. Diemer, President
Carol Lichwala, Vice President
Nancy Stewart, Secretary
Jim Wilson, Treasurer

Directors:

Karen Caulkett
John Baker

COMMITTEE MEMBERS:

Joy Diemer
Clive Edwards
Terri Wilson



COMMITTEES

Newsletter Committee:

Nancy Stewart, Chairperson

Neighborhood Watch:

Nancy Stewart, Chairperson

Landscape & Improvement

Committee:

John Baker, Chairperson

Architectural Review Control (ARC):

Joyce Diemer, Chairperson

Advisory Committee

Carol Lichwala

Welcome Committee:

Leland Management
Company

Non-Compliance Committee:

Leland Management
Company

Webpage:

Raymond C, Diemer,
Chairperson

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!!!

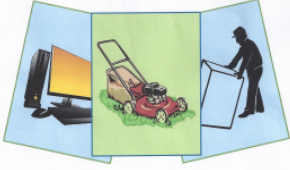


visit us at www.lansingridge.org

CLASSIFIED ADS

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

Wagner Brothers



Yardwork	Other
<ul style="list-style-type: none"> • Mowing • Edging • Trimming • Plant planting/ removal • Spraying weeds • Sprinklers • Etc. 	<ul style="list-style-type: none"> • Painting • Moving furniture • Tech. assistance • Etc.

Steven & Brandon Wagner
(321) 210-9012
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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

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

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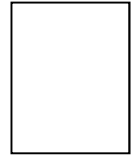


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YOUR AD OR ANNOUNCEMENT CAN BE PLACED HERE!!! Just contact a Board Member if you would like to place an ad or announcement in our quarterly newsletter!!!



In this edition....

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

Lansing Ridge - "The Community with Pride"

Deed Restricted Community

Homeowners Association Newsletter

September 2016

UPCOMING COMMUNITY EVENTS

General Homeowners Meeting

Wednesday, October 19, 2016

7:30pm

at St. Timothy Lutheran Church on Croton Road



Community Garage Sale

Saturday, October 22, 2016

8am - 2pm

