

Lansing Ridge - "The Community with Pride"

Deed Restricted Community
Homeowners Association Newsletter
December 2016



PRESIDENT'S REPORT

Once again, we are in the holiday season and I hope everyone had a Happy Thanksgiving.

We have seen the end of another hurricane season with only one hurricane hitting the Melbourne area resulting in little or no damage to our homes.

In the beginning of October, the Board of Directors sent to each homeowner a ballot /proxy asking for a change to the "Amended and Restated Declaration of

Covenants, Conditions & Restriction", Article III, Section 3 "Delegation of Use" regarding criminal background checks. I hope by now everyone has sent in the ballot/proxy so we can make a determination at the January 18th, 2017 General Homeowners Meeting. If you have not sent in your ballot, please bring it to the General Homeowners meeting in January. I would also like to thank all the volunteers for their time and effort.

Raymond Diemer, President

Leland Management has sent out the annual assessment notice. The assessment is \$180.00 for 2017 and is due by January 1, 2017.

The Board of Directors and I want to wish everyone a Happy Holiday Season and a Happy and Healthy New Year.

We look forward to seeing everyone at the January 18th General Homeowners meeting at St. Timothy's Church.

DUTIES OF THE BOARD OF DIRECTORS

Some homeowners are not familiar with the duties of the Board of Directors, so here is a short resume of its function.

The Board's MAIN duty is to "maintain, repair and operate those portions of the common property that the Association has the duty or right to maintain, repair, replace and operate under the Declaration of Covenants, Conditions and Restrictions" (informally known as the Covenants) In addition, it

has to preside over the maintaining of covenants and deed restrictions as agreed by all residents.

It is important for all 244 homeowners to know that sometimes we have to take actions we do not like but every homeowner has the right to know that their rights are being protected, no matter our personal feelings.

While the Board of Directors listens to all complaints and will deal

with them in a courteous manner, our decisions (providing they abide by the Covenants and applicable law) have to be the final answer because you, the homeowner have elected us to carry out our duties on your behalf. So, if you have a problem with the Board and/or its decisions you can e-mail us, write to us, attend a Board Meeting or a Homeowners Meeting.

Welcome

Since the last newsletter, we have not had any new homeowners move into our neighborhood.

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.

Brittany Robberecht, Leland Management Company

Treasurer's Report

Expenses YTD: \$36,649.70
Capitol Expenses YTD: \$0.00
Checking Account balance: \$11,051.06
Deposits YTD: \$27,193.10

Total funds on Deposit as of October 31, 2016: \$62,889.48

Brittany Robberecht, Leland Management Company

HURRICANE MATTHEW

We could not let this issue of the Newsletter go out without mentioning Hurricane Matthew. I think we are all agreed we were hunkered down for a very serious storm, but at the last minute it veered out to sea by just a few miles and we escaped those 120mph winds. Three results come

to mind – first there was a good community spirit, neighbors helping neighbors in all sorts of ways. Second, we lost a lot of fences (please note no ARC required if you are repairing an existing fence or if you are replacing it with a new one of a similar material and design. Third,

tree limbs that are removed by a contractor must be hauled away by that contractor. That is a Waste Management regulation. Remember too once the piles of limbs have been removed please sweep away the leaves and small debris left behind. Thanks

We request all Homeowners to please sweep up the leaves on the street in front of their homes

MAIL BOXES AND POSTAL DELIVERY

We have noticed that when someone parks a vehicle in front of a mail box the Postal Delivery person will not deliver the mail. In fact, on some occasions they actually return it to the sender marked “Unable to deliver” It is therefore in your interests to make sure that the postal delivery person has free and clear access to your mail box.

visit us at www.lansingridge.org

PET CARE CORNER

by **Carol Bryant**, the marketing and social media manager for BlogPaws. She runs the blog Fidose of Reality.

Source: This article was found on the PAWCulture website

In this day and age of electronic everything, there is still a need for documents that are tangible and shareable. There are several documents all pet parents should have on hand to ensure their pets' wellbeing. Here are eight documents that every pet parent should keep safe and on the ready.

Rabies Certificate or Waiver

Dogs and cats are generally given a tag to wear after a rabies vaccination is administered. The certificate/proof of rabies vaccine administration is a critical document. The required frequency of rabies vaccinations varies from state to state. According to the American Veterinary Medical Association (AVMA), some states are also beginning to provide exemptions for vaccination requirements if medically necessary as determined by a veterinarian. If this applies to your pet(s), ensure the waiver is a document you have easily accessible.

Latest Vaccine Records

Although veterinarians keep this information in their paper and/or electronic files, you should have a copy, too. Admittance to pet-friendly hotels, or getting into certain expos and pet-friendly events, often depends on current vaccination records. If your pet receives an annual blood titer level to show levels of certain vaccines within the bloodstream, have this document at your disposal as well.

Proof of Ownership

Although no one ever believes it will happen to them, sometimes divorce or separations happen and custody battles over pets ensue. Since pets are viewed as property in the eyes of the law, whoever can prove they own the pet(s) will most likely receive the rights to keep and maintain that pet. Proof of ownership can be an AKC registration record or something more formal that is legal and notarized. If you share your pets with someone else, ensure ownership is clear in writing.

Trust

The only documents that are legally enforceable are those that are prepared accurately prior to your demise. If something happens to you, a trust outlines where your pet goes, who cares for him and what funds are available. A will has many pitfalls that allow for loopholes when a pet's wellbeing is considered. Will instructions are not enforceable in most cases. With its many pitfalls, a legal trust provides a host of additional protections and advantages. The American Bar Association is a great place to start for legal direction, but always consult with an attorney for such an important document. Never assume a verbal agreement will hold up in a court of law. Get it in writing and have the document secured where loved ones can obtain it upon your passing.

License

Many states require a dog or cat license. In addition to a standard tag that most states issue for the pet to wear, keep any document handy that is sent your way by the state/county.

Emergency Numbers

Most folks keep emergency numbers in their cell phone, but what if you are hurt or your pet is with a sitter and an accident occurs? In addition to the Pet Poison Helpline (or another reputable poison control center for pets), keep a handy list of phone numbers including the veterinarian, emergency veterinarian and anyone you need to contact in the event of an emergency. Keep a laminated list on the refrigerator or on a home office bulletin board.

Photographs

Always have a current printed photograph of your pet along with a photograph of you with your pet handy. Cell phones are great for snapping photos, but in a pinch, having a copy of your pet in a nice glossy 5 x 7 or larger is best to have in the event of an emergency. Nobody wants their pet to go missing, but being prepared will help in the event your pet disappears.

Emergency Evacuation and Accommodations Plan

Though I never thought I'd need to utilize emergency evacuation plans, I was grateful to have them when flood waters threatened my home. During a critical time when local authorities implemented a mandatory evacuation, my list of items came in handy. I was able to gather all belongings needed, get them safely stowed away, and leave the area in a hurry.

Bonus points if you have a list of pet-friendly hotels in place ahead of time. When we had to evacuate, a 3-hour ride to find pet-friendly lodging occurred. Have more than one spot in mind in case your first option doesn't work out.

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.

CONVERSIONS			SUBSTITUTIONS		
	=		=		
1 STICK OF BUTTER		8 TABLESPOONS		1/2 CUP	
	=		+		
1 CUP BUTTERMILK		1 CUP WHOLE MILK		1 TABLESPOON VINEGAR	
	=		=		
1 LEMON		1-3 TABLESPOONS JUICE		1 TEASPOON ZEST	
	=		=		
1 LARGE EGG		1 TABLESPOON YOLK		2 TABLESPOONS WHITE	
	=		+		
1 CUP HALF & HALF		1 TABLESPOON MELTED BUTTER		1 CUP WHOLE MILK	

A simple conversion/substitution table to use when making certain recipes, but you may not have or want to use the required items the recipe calls for.



Pet Safety Tips at Christmas

- 1. Pick up pine needles. They tend to get stuck in the fur on your dog's paws.**
- 2. Keep tinsel and ribbon or anything stringy away from pets. If they swallow it can get stuck in their intestines.**
- 3. Dogs or cats may see ornaments as play toys. They can be very sharp when broken and cut your dogs mouth or get stuck in their throat. Keep ornaments high enough where pets can't get to them.**
- 4. Many cats love to eat plants. Make sure to keep poisonous ones away from pets. This includes: Poinsettia, Lilly, Amaryllis, Mistletoe and Holly.**
- 5. Chocolate contains theobromine which is toxic to most pets. Keep chocolate away from pets.**
- 6. Keep lights secured and safe from pets. You don't them to bite down and electrocute themselves.**
- 7. Only buy a pet if you are serious about spending a lifetime with your new family member. Puppies and kittens make great gifts but also come with a lifetime of responsibility.**

IDENTITY THEFT PREVENTION:

ATTORNEY'S ADVICE - NO CHARGE A corporate attorney sent the following out to the employees in his company. 1. The next time you order checks have only your initials (instead of first name) and last name put on them. If someone takes your checkbook, they will not know if you sign your checks with just your initials or your first name, but your bank will know how you sign your checks. 2. Do not sign the back of your credit cards. Instead, put "PHOTO ID REQUIRED." 3. When you are writing checks to pay on your credit card accounts, DO NOT put the complete account number on the "For" line. Instead, just put the last four numbers. The credit card company knows the rest of the number, and anyone who might be handling your check as it passes through all the check-processing channels will not have access to it. 4. Put your work phone # on your checks instead of your home phone. If you have a PO Box, use that instead of your home address. If you do not have a PO Box, use your work address. Never have your SS# printed on your checks, (DUH!). You can add it if it is necessary. However, if you have it printed, anyone can get it. (This may not be possible for many people). 5. Place the contents of your wallet on a photocopy machine. Do both sides of each license, credit card, etc. You will know what you had in your wallet and all of the account numbers and phone numbers to call and cancel. Keep the photocopy in a safe place. Also, carry a photocopy of your passport

when traveling either here or abroad. We have all heard horror stories about fraud that is committed on us in stealing a name, address, Social Security number, credit cards. 6. When you check out of a hotel that uses cards for keys (and they all seem to do that now), do not turn the "keys" in. Take them with you and destroy them. Those little cards have on them all of the information you gave the hotel, including address and credit card numbers and expiration dates. Someone with a card reader, or employee of the hotel, can access all that information with no problem whatsoever. Unfortunately, as an attorney, I have firsthand knowledge because my wallet was stolen last month. Within a week, the thieves ordered an expensive monthly cell phone package, applied for a VISA credit card, had a credit line approved to buy a Gateway computer and received a PIN number from DMV to change my driving record information online. Here is some critical information to limit the damage in case this happens to you or someone you know: 1. We have been told we should cancel our credit cards immediately. The key is having the toll-free numbers and your card numbers handy so you know whom to call. Keep those where you can find them. 2. File a police report immediately in the jurisdiction where your credit cards, etc., were stolen. This proves to credit providers you were diligent, and this is a first step toward an investigation (if there ever is one). However, here is what is

perhaps most important of all (I never even thought to do this.) 3. Call the three national credit reporting organizations immediately to place a fraud alert on your name and Social Security number. I had never heard of doing that until advised by a bank that called to tell me an application for credit was made over the Internet in my name. The alert means any company that checks your credit knows your information was stolen, and they have to contact you by phone to authorize new credit. By the time I was advised to do this, almost two weeks after the theft, all the damage had been done. There are records of all the credit checks initiated by the thieves purchases, none of which I knew about before placing the alert. Since then, no additional damage has been done, and the thieves threw my wallet away this weekend (someone turned it in). It seems to have stopped them dead in their tracks. Now, here are the numbers you always need to contact about your wallet and contents being stolen: 1.) Equifax: 1-800-525-6285 2.) Experian (formerly TRW): 1-888-397-3742 3.) TransUnion: 1-800-680-7289 4.) Social Security Administration (fraud line): 1-800-269-0271

A friend of mine shared this article with me, and I found it extremely interesting and helpful, which is why I am sharing this with the community.

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
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.

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.

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 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):

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!!!

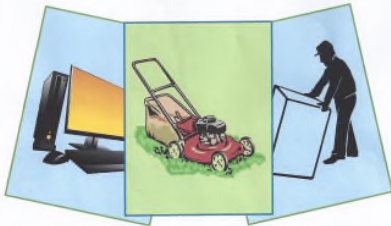


visit us at www.lansingridge.org

CLASSIFIED ADS

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

Wagner Brothers



Yardwork

- Mowing
- Edging
- Trimming
- Plant planting/ removal
- Spraying weeds
- Sprinklers
- Etc.

Other

- Painting
- Moving furniture
- Tech. assistance
- Etc.

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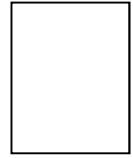
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YOUR AD OR ANNOUNCEMENT CAN BE PLACED HERE!!! Just contact a Board Member if you would like to place an ad or announcement in our quarterly newsletter!!!



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, January 18, 2017

7:30pm

at St. Timothy Lutheran Church on Croton Road

