

# Lansing Ridge - "The Community with Pride"

Deed Restricted Community  
Homeowners Association Newsletter  
March 2017



## PRESIDENT'S REPORT

As you all know the amendment to the Declaration of Covenants was Passed during our January Meeting. A total of 151 votes were received, 133 voted for the amendment and 18 voted against the amendment. According to Article VI Section 3 of the Declaration of Covenants a total of 51% (125 lots) of the lot owners must vote in favor of any amendment to pass.

As of February 26, the new Amendment and Rental form was uploaded to the website and must now be used for all rentals from that date on. Please

note any lot owners not submitting the form and required documents will be in violation of the Covenants and will be subject to penalties under the violations section of the Covenants.

I would like to thank Linda Johnson and Clive Edwards and their team of volunteers for all the work and effort they did on this amendment. If it wasn't for their efforts this amendment would not have passed.

The next Homeowner meeting is April 19 at St. Timothy's church at 7:30 and is also the election of Board members. As of the

writing of this article we have not had anyone volunteering for any positions. We look forward to seeing everyone at the election meeting.

On another topic, the lawns in the subdivision are looking good. The oak trees on most properties shed their leaves several times a year, and the leaves affect the health and growth of the lawns. If you keep them raked it will help to promote good healthy lawns.

Enjoy the Spring!

Raymond Diemer, President

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## A WORD ABOUT THE RETENTION POND

From time to time, a homeowner will question the necessity of paying for the expenses of maintaining the retention pond.

First, the pond serves a very necessary function. It collects storm water from several streets on our subdivision and retains it in the pond, which decreases

that the City would be flooded with such requests if it were to shoulder the responsibility without just cause. Nor will St. John's Water Authority take over the maintenance of a pond except under

the chances of street flooding. Secondly, the pond is on our property, we therefore have a duty to maintain it. Under Article III Section 1 (a) of the Covenants the Board of Directors MUST maintain all of the common areas, including the pond.

Homeowner have suggested we hand it over to the City. This can only be done under certain conditions, and surely common sense tell us certain conditions. So we have no options, the pond is here to stay for the foreseeable future, and we have to pay for it.

# Welcome

Since the last newsletter, 7 new homeowners have moved into the neighborhood.

1 on Adirondack Cir.  
1 on Grand Teton Blvd.  
1 on Alleghany Cir.  
2 on Appalachian Dr.  
1 on Wasatch Ave.  
1 on Royal Poinciana Blvd.

## 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

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### Treasurer's Report

Expenses YTD: \$3,734.59  
Capitol Expenses YTD: \$0.00  
Checking Account balance: \$41,962.25  
Capitol Account balance: \$46,338.78  
Deposits YTD: \$22,061.02

Total funds on Deposit as of January 31, 2017: \$88,301.03

Brittany Robberecht, Leland Management Company

Jim Wilson, Treasurer

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## METAL ROOFS

The Board recently received the first ARC application for the installation of a metal roof. By a vote of 6-0, this was NOT approved. We would like homeowners to know that we did not object to a metal roof, but in this application, the pattern and finish of the product would not be in keeping with the current style. There are several patterns of tile roofing as well as a variety of finishes, so if you want a metal roof it will be those two details that will receive the most scrutiny, not the fact that it is metal.

Joy Diemer, ARC 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](http://www.lansingridge.org).

visit us at [www.lansingridge.org](http://www.lansingridge.org)

## ARC Report from January 1 – February 28, 2017

Grand Teton Blvd.	Extend existing fence	Approved
Royal Poinciana Blvd.	New metal roof	Not approved
Grand Teton Blvd	Repaint exterior	Approved
Grand Teton Blvd	New screen porch	Pending, awaiting plans/drawings

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### RECENT VIOLATIONS

We have seen an increase in the number of boats parked on driveways. Please note that boats, RVs, campers, and trailers are not allowed to be parked on driveways except for loading and unloading. It is also against Melbourne City codes to park such vehicles on driveways in a residential area.

In addition, we receive complaints of barking dogs left unattended in outside areas. Under Article II Section 19, this is a violation of the Covenants. Isn't it also inhumane to leave an animal barking in distress after being left alone, (many times in the dark) and out in the open?

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**MEDICAL HACK:**

So, your **doctor ordered a test or treatment** and your insurance company **denied it**. That is a typical cost saving method.

OK, here is what you do:

1. Call the insurance company and tell them you want to speak with the "**HIPAA Compliance/Privacy Officer**" (By federal law, they have to have one)
2. Then ask them for the NAMES as well as CREDENTIALS of every person **accessing your record** to make that decision of denial. By law you have a **right** to that information.
3. They will almost always **reverse the decision** very shortly rather than admit that the committee is made of low paid HS graduates, looking at "criteria words," making the medical decision to deny your care. Even in the rare case it is made by medical personnel, it is unlikely that it is made by a board certified doctor in that specialty and they **DO NOT WANT YOU TO KNOW THIS!**
4. Any refusal should be reported to the US Office of Civil Rights (**OCR.gov**) as a HIPAA violation.

~BAA, RN

*A friend of mine shared this on her Facebook page, and I found it extremely interesting especially after an expensive medical procedure I had to have a few years ago that my insurance company did not initially want to cover.*

Nancy Stewart, Newsletter Editor

# PET CARE CORNER

## Animal Tags & Licenses

### *Why Should I license my pet?*

Brevard County ordinances require all owned dogs, cats and ferrets to be licensed and for the license to be attached to the animal.

A license is your pet's ticket home should it become lost. When a lost animal is found with current identification, Animal Control Officers can quickly return it or notify its owners that it is safe at the shelter.

Pet owners may be fined for violation of this law.

### **License fees pay for many worthwhile services, such as:**

- Keeping stray animals off the streets and out of danger.
- Transporting injured animals to veterinarians for medical help.
- Investigating cases of animal cruelty and neglect, and seeing to a pet's general welfare.

### **Brevard County Code: [Chapter 14 Sec. 14-54](#)**

Failure to obtain an Animal License Tag for your cat or dog can result in a fine of \$120 for each animal not in compliance. Animal License Tags must be renewed annually.

### **Animal License Tag Fees**

- Spayed/Neutered Dogs or Cats – \$10.00/Year
- Unaltered Dogs or Cats – \$16.00/Year
- Puppies or Kittens Less Than 1 Year Old – \$10.00

*The above information was obtained from the Brevard County Sherriff's Office Animal Services website.*

## SUMMER TIME PET SAFETY



visit us at [www.lansingridge.org](http://www.lansingridge.org)

# Tech Support Scams

(Article obtained from the Federal Trade Commission's Website)

You get a call from someone who says he's a computer technician. He might say he's from a well-known company like Microsoft, or maybe your internet service provider. He tells you there are viruses or other malware on your computer. He says you'll have to give him remote access to your computer or buy new software to fix it.

But is the caller who he says he is? Judging by the complaints to the Federal Trade Commission, no. These scammers might want to sell you useless services, steal your credit card number, or get access to your computer to install malware, which could then let them see everything on your computer.

## Here's what you can do:

**Hang up.** Never give control of your computer or your credit card information to someone who calls you out of the blue

**Pass this information on to a friend.** You might know these calls are fakes, but chances are you know someone who doesn't.

## Please Report Scams

If you spot a scam, please report it to the Federal Trade Commission. Report a scam online at [www.ftc.gov](http://www.ftc.gov) or call the FTC at 1-877-FTC-HELP (1-877-382-4357) or TTY 1-866-653-4261. Your complaint can help protect other people. By filing a complaint, you can help the FTC's investigators identify the imposters and stop them before they can get someone's hard-earned money. It really makes a difference.

*If you have fallen victim to one of these scams, please make sure to file a complaint with the FTC, Microsoft, and your bank. If the fraudulent company continues to contact you, do not answer the phone or hang up on them.*

Nancy Stewart, Newsletter Editor

## 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.

## We Welcome 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.

# CONTACT Leland Management Company



Association Manager: Brittany Robberecht, LLCM

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

Email: [brobberecht@lelandmanagement.com](mailto:brobberecht@lelandmanagement.com)



## CONTACT LANSING RIDGE

[www.lansingridge.org](http://www.lansingridge.org)

Email: [contact@lansingridge.org](mailto: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  
VACANT, Vice President  
Nancy Stewart, Secretary  
Jim Wilson, Treasurer

#### **Directors:**

Karen Caulkett  
John Baker  
Clive Edwards

#### **COMMITTEE MEMBERS:**

Joy Diemer  
Terri Wilson



### **COMMITTEES**

#### **Newsletter Committee:**

Nancy Stewart, Chairperson

#### **Neighborhood Watch:**

Nancy Stewart, Chairperson

#### **Landscape & Improvement**

#### **Committee:**

John Baker, Chairperson

#### **Architectural Review Control (ARC):**

Joy Diemer, Chairperson

#### **Advisory Committee:**

#### **Welcome Committee:**

Leland Management  
Company

#### **Non-Compliance Committee:**

Leland Management  
Company

#### **Webpage:**

Leland Management  
Company



## **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

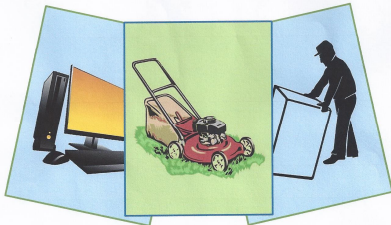
Hours of Operation: 8:30am - 5:00pm

visit us at [www.lansingridge.org](http://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.

Steven & Brandon Wagner  
(321) 210-3012  
Priced per job at affordable rates



## Sassy Sparkles

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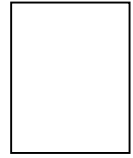
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supplements. Sugar-free  
products, aromatherapy, &  
personal care. Waterless  
cookware & water  
purification.



**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](http://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 19, 2017

7:30pm

at St. Timothy Lutheran Church on Croton Road

