

# The Landings

## New Residents Helper

In case of emergency, residents **must**  
**PLACE ALL EMERGENCY CALLS DIRECTLY,**  
not through the Main Gate.  
**Call the emergency number and then notify the Main Gate.**

**FIRE DEPARTMENT, COUNTY SHERIFF, EMS..... 911**  
WATER: Sarasota County Utilities ..... 861-6790  
ELECTRICITY: Florida Power and Light..... 917-0708  
ANIMAL CONTROL (except alligators) ..... 316-1081  
ALLIGATOR CONTROL (call Main Gate)..... 922-5531

**AFTER CONTACTING ANY OF THE  
ABOVE, NOTIFY THE MAIN GATE ..... 922-5531**

Depending on the emergency and the availability of security personnel, a security officer may be either dispatched to the scene or fill a support role, *e.g.* escorting emergency vehicles. The resident should inform the security officer that 911 has been called.

### NON-EMERGENCY PHONE NUMBERS

SARASOTA COUNTY SHERIFF'S DEPT. .... 861-5800  
SARASOTA COUNTY FIRE DEPT. .... 951-4211  
**MAIN GATE (Landings Blvd.)..... Tel: 922-5531**  
Fax: 923-0099  
LMA PROPERTY MANAGER – George Niel..... 927-6464 x110  
LANDINGS RACQUET CLUB..... 923-3886  
CABLE TELEVISION  
Comcast Cable..... 925-8293  
Frontier FIOS..... (800) 921-810  
Telephone: Frontier Repair Service ..... 1-855-418-9722

# NEW RESIDENTS HELPER

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## THE LANDINGS WEB SITE

The Association’s website.

**[www.thelandingsofsarasota.com](http://www.thelandingsofsarasota.com)**

serves both as a promotion tool for families looking for a home in Sarasota and an information resource for residents of our community. The content of the site is created and maintained by our residents.

The residents’ section of the site, accessed through the Resident Login button on the home page, makes available Landings information, including the resident directory, maps, Association information, and emergency notifications.

If you would like to contribute to the site or have questions, please email:

[insidethelandings@gmail.com](mailto:insidethelandings@gmail.com)

## **SECURITY**

The Landings provides security services 24 hours a day, 7 days a week.

**MAIN GATE:** The Main Gate is open and supervised by security personnel 24 hours per day, seven days a week. The Main Gate phone number is 922-5531. The Main Gate will phone the resident (the owner or renter of a residence in The Landings) for clearance before admitting invitees or service/delivery persons unless the resident has previously authorized the admission either by phone or by inclusion on their Non-Call list. [See page **Error! Bookmark not defined..**] It is particularly important for new owners to make sure that the Main Gate has telephone numbers where they may be reached and have completed the Main Gate Information Form, which may be obtained from the Main Gate or from the Landings web site ([www.insidethelandings.com](http://www.insidethelandings.com)).

**NORTH & SOUTH GATES:** The North and South Gates are exclusively for the use of residents between the hours of 7:00 AM and Midnight. Both the entry and exit gates are activated only by bar code labels on a left rear window of the vehicle.

## **New Residents Helper (cont'd)**

In the event of an emergency causing substantial damage to property in The Landings, only the Main Gate will remain open. The North and South Gates will be locked shut.

Security personnel do not perform other services for Landings residents, e.g., contacting utilities, animal services, or maintenance functions. The contact information for these is shown on the first page of this handbook and such contact is the responsibility of the resident.

### **MOVING VANS AND OTHER LARGE VEHICLES.**

These vehicles may enter weekdays from 8:00 AM and must leave by 5:00 PM. These vehicles are not permitted to enter on Saturday, Sunday, or holidays, and they may be directed to use the North or South Gate depending on their destination in The Landings.

Because of the configuration of The Landings roads and plantings, all vehicles forty-two (42') or longer (including tractor and trailer) or nine (9') feet in width with or without an "over-the-road cab/sleeper must be met at the gate by the resident being served or the resident's representative designated as such in writing and signed by the resident. The Main Gate will call and advise resident to accompany this vehicle from the gate to its designation and back to the gate after loading or unloading. While waiting for the resident, this vehicle may not block the entrance lane. If the resident or his designated representative cannot be reached by the Main Gate, the vehicle will be denied entry. The resident is responsible for any damage to roads, plantings, street signs, or irrigation systems caused by such vehicles and must report to security personnel any such damage observed or possibly resulting from traversing unpaved areas.

A map with notations as to which areas of The Landings have issues with large vehicles is available at the Main Gate or at [www.insidethelandings.com](http://www.insidethelandings.com).

### **GATE INFORMATION**

The security personnel staffing the Landings Main Gate rely on a computer system containing information they rely on in performing their duties. This information comes from the residents of The Landings in one of two ways: 1) by forms filled out by residents and provided to the security staff; and 2) by information that may be directly entered by residents into the computer system.

For details on how to connect to the DwellingLive system used by our security staff, send an e-mail to [landings.security@gmail.com](mailto:landings.security@gmail.com)

and access instructions will be sent by return e-mail. Information that may be entered by residents, for example, includes visitor authorization, notices regarding away periods and emergency contact information. Residents are encouraged to keep their information up to date.

### **COMMON AREAS**

The Landings Common Areas comprise the Eagles Nest Area, portions of the Nature Trail, entrance gates, the roadways, and their islands.

Reports of maintenance issues for these areas (only) may be reported to our maintenance staff at [landings.maintenance@gmail.com](mailto:landings.maintenance@gmail.com)

or to the LMA Property Manager.

### **VEHICLE BAR-CODE LABELS**

Resident vehicle access to The Landings is controlled using bar-code labels affixed to the resident's vehicle. See "Vehicle Decals" on page **Error! Bookmark not defined.**

## **New Residents Helper (cont'd)**

### **TRASH**

The County requires you to separate recyclables from other trash and sort the recyclables between the blue (for bottles and cans) and red (for paper waste) containers. Both recyclables and other trash are picked up on Wednesdays, commencing early in the morning. Your trash may put out at the curb the night before, but not before 6:00 PM. After the pick-up, the empty containers must be taken in promptly.

In addition, The Landings provides a household hazardous waste collection and disposal service three times per year. The current schedule is the second Wednesday of November, February, and May from 8-9 am. The pick-up location is inside the North Gate. Reservations are required to be made by noon of the preceding Monday. Call George Niel, the property manager, at 941-927-6464 x-110. Details of acceptable items, etc. are published in *The Landings Eagle* the month of the collection date and the pick-up dates are listed in the "Notification" section of *The Landings Eagle*.

### **STORM EMERGENCIES**

The Landings has established emergency procedures in the event of a storm emergency declared by Sarasota County. These procedures are published in *The Landings Eagle* prior to hurricane season and are sent to all residents *via* e-mail when a storm declaration is imminent. E-mail is used to advise residents of how the storm affects The Landings before and after the emergency.

To be sure you receive all emergency-related e-mails, it is vital that we have an emergency e-mail address on file. This form is provided as a part of the new resident information package and can be modified at any time by e-mail to

insidethelandings@gmail.com

It is also important that you add

landings.management@gmail.com

to your contact list to avoid the emergency messages being directed to a junk mail/spam folder by your e-mail service.

### **STREET LIGHT FAILURE**

Get the number from plate on light pole. If none can be found, get closest street address. Report directly to FPL (941-917-0708), explain the problem (light out, light on during the day, etc.) and get a "case number."

### **SEWAGE LIFT STATIONS – BELL RINGING**

Report to Sarasota County Environmental Services at 941-861-0573 and provide the station ID number shown on the station's sign.

### **LANDINGS MANAGEMENT ASSOCIATION PROPERTY MANAGER**

Inquiries, complaints, and other matters regarding The Landings Management Association, Inc. ("LMA") should go to the management company engaged by the LMA:

**Argus Property Management, Inc.**  
**2477 Stickney Point Road, Suite 118A**  
**Sarasota, FL 34231**  
**Telephone (941) 927-6464**  
**Fax: (941) 927-6767**

### **NEWSLETTER**

*The Landings Eagle* is published 12 times per year. You may contact *The Landings Eagle* with news, comments, articles of interest, poems, photos and more. You may also participate in development of

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stories for The Eagle by joining the Landings Editorial Board. For more information, please call Bob Stein at 941-349-0194 or email him at islandvp@verizon.net. If you are not receiving your copy of the paper any month or wish to advertise in The Eagle, contact Bob or Emy Stein at the same number.

PLEASE NOTE: *The Landings Eagle* CANNOT be forwarded. But upon publication, and a few days prior to home delivery by the U.S. Postal Service, the paper is available on-line in PDF format on The Landings website. The site also provides access to past issues.

### **LMA ASSOCIATIONS**

Members of LMA are also members of at least one of the associations that comprise it. These associations are:

- Eagles Point I, II, III, IV
- Landings Bayview
- Landings Carriagehouse
- Landings Carriagehouse II
- Cloisters Homeowners
- Landings Homeowners
- Landings Lakeview
- Landings South I, II, III, IV, V, VI, VII
- Landings Treehouse
- Enclave at Eagles Point
- Villas at Eagles Point

Each association has its own set of rules and regulations; new residents should be knowledgeable about the contents of their Association's documents as well as those of the LMA available on The Landing website.

The LMA and each of its constituent associations has a schedule for meetings of their board of directors and an annual meeting of members. A public notice of meetings for each association, as required by Florida statute, is posted in a location designated by each association. For the Landings Management Association and Landings Homeowners Association, such notices are posted at the resident entrance lane of the Main Gate.

### **SUGGESTED GOING-AWAY CHECKLIST**

The following steps are recommended when leaving your property vacant for an extended period:

1. Remove perishables from refrigerator. Turn icemaker off but leave your refrigerator on "low."
2. Run your garbage disposal and check to make sure it is clean.
3. Switch off your hot water heater; then turn off main water supply to unit.
4. If your TV is equipped with a low-voltage transformer and "instant on," leave it plugged into the outlet. If not, unplug it.
5. Set air-conditioning thermostat between 80° and 82° with controls set on "AUTOMATIC." We highly recommend the installation of a humidistat if you are away for long periods of time.
6. Leave inside closet doors ajar.
7. Cancel your newspaper deliveries.
8. Leave change of address card for mail carrier.
9. Bring all porch furniture inside.

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10. Close draperies or blinds if you are concerned about the sun fading carpet, etc.
11. All lights may be turned off, but not the power.
12. Check all doors and windows to be certain they are locked.
13. Notify the Main Gate of the period of your absence and if you wish anyone to enter in your absence for services, package delivery, etc.
14. Notify the Main Gate (in writing) of any guests who are to occupy your home in your absence. Also, notify your Association President.

### **FOR OWNERS OF SINGLE HOMES**

1. Arrange for someone to check your home and grounds periodically, and particularly after a major storm, for any damage to the home or trees, or other conditions that should be attended to in your absence.
2. The operation of your irrigation system should be checked at least bi-monthly.
3. If you have a pool, arrange with a pool service company for regular maintenance. A spa should have regular maintenance if it is not drained.