

BECTON PARK BULLETIN

Becton Park established: 1988

Newsletter Date: Spring 2015

Fencing Update



With the recent fence replacement, to the proposed 2015 fencing section is 90% completed (See page 4 for the neighborhood map). This project was completed in conjunction with the City of Charlotte Neighborhood Matching Grant. The Matching Grant requires us to invest a certain amount of time improving our neighborhood. The Becton Park Clean up day occurred on March 28, 2015. The Board appreciates the volunteers who participated in the clean up day. Photos from the clean up day are located on page 6. As the funds become available, the Board will submit another request for a neighborhood matching grant to proceed with the next fencing section.

2015 Meeting Schedule

Below is a *tentative* meeting schedule for the Becton Park Board of directors at the clubhouse for the rest of 2015.

Homeowners are invited to attend the meetings at 6pm.

February 9, 2015

May 18, 2015

August 10, 2015

October 12, 2015

December 7, 2015

Vehicle Parking and Towing

Homeowners and guests should refrain from parking on the street or lawns. The goal is to prevent water pipe breaks. Water pipe repairs require the water to the whole neighborhood to be turned off for repairs to be completed. Any

water pipe break repairs within the neighborhood are at the expense of the HOA. Any funds spent on water pipe repairs could delay other repairs due to reduced funds.

Keep in mind that the Board of Directors has the authority to tow, any

improperly parked vehicles at the owner's expense. If your vehicle is towed, you may retrieve your vehicle by contacting the towing company. Their contact information is located on signage at the entrance to the community.

December is the Becton Park annual meeting and election.

As homeowners in Becton Park, we are also members of the Lynton Place HOA.

The Lynton Place annual meeting and election is in May..

Reminder about Mailbox Vandalism

There have been several recent reports of mailbox vandalism and/or mail being removed from mailboxes. **Mailboxes are considered federal property.** Under federal law (Title 18, United States Code, Section 1705), it is a crime to vandalize mailboxes, injure, deface or destroy any mail deposited in mailboxes. Violators can be fined up to *\$250,000 or imprisoned for up to three (3) years for each act of vandalism.*

Identified violators to this policy will be prosecuted to the fullest extent of the law. The impact of mailbox vandalism affects all of us. We lose the feeling of security in our neighborhood. Property values can drop as a



result of vandalism and other crimes. Prospective residents may think twice about moving here knowing that our there are people have a callous disregard for the property of others.

If you have teenagers at home, talk with them about the downside of damaging mailboxes and mail vandalism in general. Remind them of the penalties, the impact on the victims and that the Postal Service™ doesn't take such crimes lightly. If you have information on mailbox vandalism or mail theft in your area, report it to your local Post Office™. Be sure that you contact the police about mailbox vandalism or mail theft.

Spring Maintenance Checklist

Now that Winter is just about over, the birth of Spring is in the air. However, home maintenance doesn't end; it changes with the new season. Take care of your investment by following a maintenance schedule. Here are some Spring season tips that may be helpful to you.

1. Walk your property and identify and dispose of any debris or trash.
2. Wash your windows and door screens
3. Clean blinds, carpet and upholstery
4. Change your furnace filters
5. Clean gutters and down-spouts
6. Remove tree branches or debris from the roof
7. Fertilize lawn, apply moss retardant, lime, aerate and thatch lawn
8. Spray plants and trees for bugs and disease in the backyard
9. Change the batteries in your smoke detector and carbon monoxide detector
10. Turn the switch on your ceiling fan to "summer mode"
11. Clean your sliding door tracks
12. Clean the baseboards, doors and walls
13. Dust light fixtures and ceiling fan blades
14. Change your winter wardrobe with the Spring wardrobe
15. Brush and freshen outdoor furniture
16. Sweep your front and back porch
17. Clean/brush refrigerator coils
18. Check/clean dryer vent



Put Your Mind in the Gutter

Is your mind in the gutter? Well, it should be if you want to have a house that is in good working order. Rainwater is a natural element that can wreak havoc on a house if it's not controlled by properly installed and maintained rain gutters. There are many misconceptions about gutters and as a result there are many mistakes homeowners make. In some cases these mistakes are causing damage rather than preventing it. Here's why rain gutters are so important:

- * Soil around the house is stabilized
- * Foundation problems can be avoided
- * Erosion can be prevented which preserves the landscaping and turf
- * Water damage to siding can be prevented
- * Water staining on brick and stone masonry can be prevented
- * Settling and cracking of sidewalks, patios and driveways can be lessened

- * Exterior doors and garage overhead doors can be preserved

Homeowners should be vigilant in keeping their gutters clean and in working order. Chances are, if you have gutters you probably don't clean them out often enough. If you wait until they are full of leaves and you are scooping soil out of your gutters, you waited far too long. If you have weeds and grass growing in your gutters you probably have caused some damage. After all, gutters aren't intended for gardening. Here are the problems that clogged gutters cause:

- * Water damming occurs which can cause damage to eaves
- * Water can leak into the house and cause damage to walls and flooring
- * Mosquitoes can breed in the standing water
- * Deterioration of gutters can cause leaks and eventual gutter failure

Neighborhood House Painting Schedule

We continue to improve the homes and maintain the appearance of the neighborhood. The Board has set a goal to complete the painting of 4 to 6 homes this year. House colors are limited to the Williamsburg palette. No more than **three (3)** colors are permitted per home. Front doors and shutters must be the same color.

Homes located side-by-side may not be painted in identical color schemes. Garage doors should be the same color as the house trim color.

The next set of homes on the painting schedule are:

- * 5601 Ebley Lane

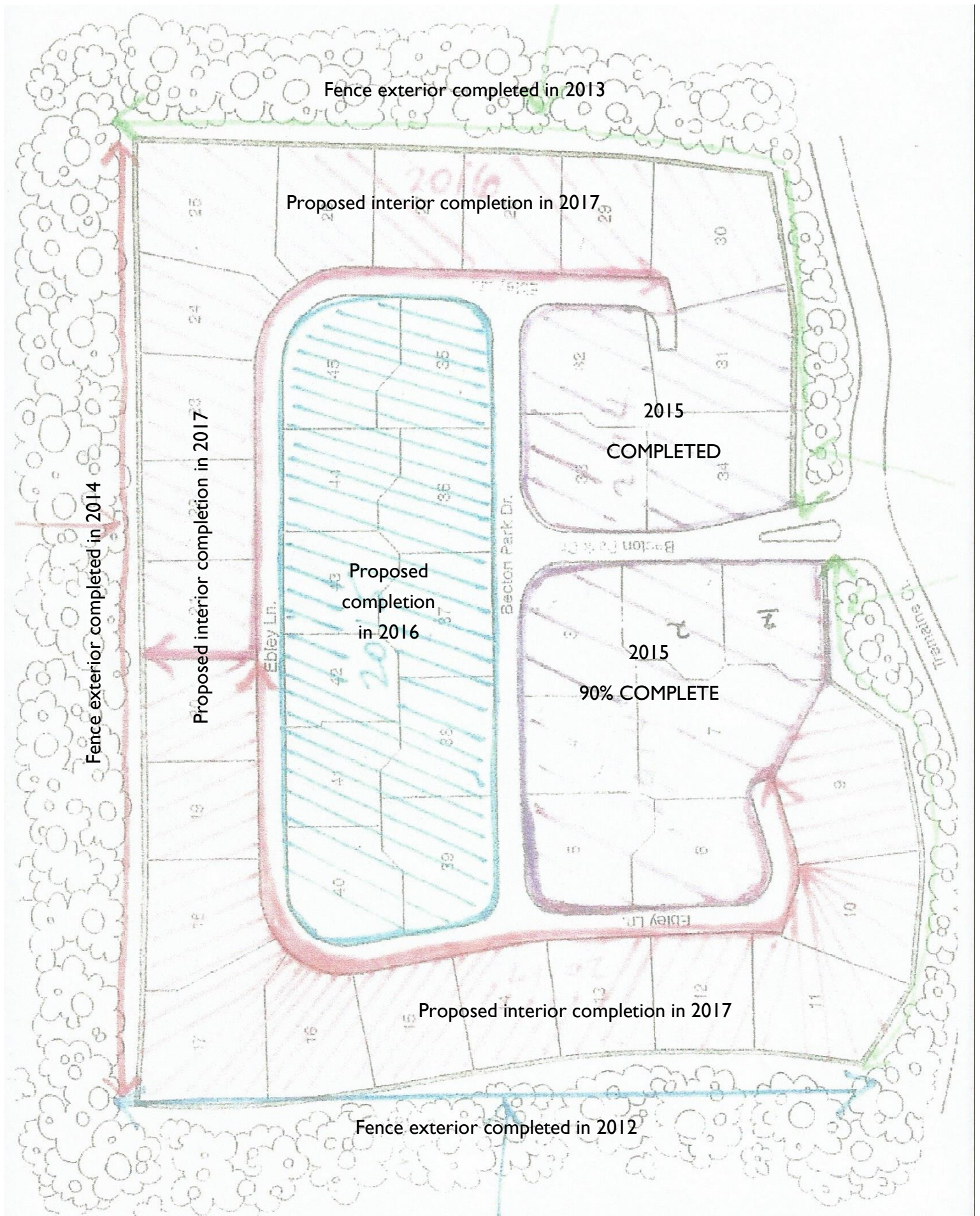
- * 5608 Ebley Lane
- * 5632 Ebley Lane
- * 5652 Ebley Lane
- * 5701 Becton Park
- * 5701 Ebley Lane



We appreciate your patience and assistance in working with the Board and the painting contractor during this process. Your HOA dues enable the painting schedule to proceed as planned.

Please note that homeowners who are delinquent in their HOA assessments will be skipped and moved to the next batch of homes to be painted.

Fencing Project Progress



Tree Trimming for the New Fence

Tree limbs that are hang over the fence should be trimmed to accommodated the fence installation. Homeowners are responsible for maintaining the landscaping (as well as trees) that



are located within the confines of their backyard. Homeowners who need assistance in trimming trees and/or

tree limbs, may contact a tree company of their choice. The HOA Board normally uses Stacy Robinson. Their contact number is 704-847-4759.

Garbage Preparations

Should you bag your garbage before placing it in your garbage bin? **Absolutely Yes!** All garbage should be bagged *before* placing them in your garbage bin prior to curbside collection service.

Why should you bag your garbage? Loose or unbagged garbage can litter your street and neighborhood and make your living area unattractive. Garbage produces leachate, commonly known as *garbage juice*, which is a smelly liquid. It can remain in your cart or potentially leak onto your street during collection. To



avoid this problem, wash out your cart to reduce the smell or turn your cart over to drain all liquids from the container before placing anything else into it. By bagging your garbage, you help keep your neighborhood free of litter and beautiful!

Becton Park Covenant Review - Leasing of Units

All tenants are subject to Association Rules, Regulations and Bylaws. Owners are responsible for informing their tenants about Association Rules and Regulations. Owners shall be held liable for any damage to the common areas caused by their tenants. Owners are to inform the management company (William Douglas) with the identification of tenants within 30-days of lease; tenant contact information shall include the unit address, tenant's name and tenant's home telephone number.

Additional rental requirements from the City of Charlotte. Homeowners who rent their property are required to register their rented property with the City of Charlotte. This ordinance is designed to provide owners with timely information related to what is occurring on their properties so that necessary actions can be taken to address the causes of crime and disorder. The registration database can be accessed at



www.cmpd.org. It's simple and free to register. Owners who fail to register their tenants could be held in violation of the ordinance; which could result in criminal charges. If disorderly activity exceeds the established threshold for the category of the property, the property will be deemed in need of remedial action and the owner will be required to meet and work with CMPD to develop a plan of action to address the underlying issues associated with the crime and disorder.

Becton Park Contacts

BOARD MEMBERS

President:	Daphne Pinchback 5600 Ebley Lane 704-458-1572 dpin0528@bellsouth.net
Vice-President:	Kevin Tolbert 5705 Ebley Lane 704-607-2135 katolbert@hotmail.com
Secretary:	Vanessa Coles 5606 Becton Park Drive 704-488-2668 vanessadcoles@gmail.com
Treasurer:	Erna McCauley 5601 Becton Park Drive mccerna00@yahoo.com
Member At- Large	Joe Ayers 5652 Ebley Lane joeayers2000@hotmail.com

Williams Douglas Property Manager Representative

Victoria Burnette

William Douglas Management Co.
704-347-8900 extension 108
704-377-3408 (fax)
vburnette@wmdouglas.com

Contact the Property Manager for any identified community problems including parking issues, water line breaks, etc. The property manager may be contacted 24 hours a day in case of emergency.

Lynton Place Annual Meeting

As homeowners in Becton Park, we are also members of the Lynton Place HOA. The next Lynton Place HOA meeting, at the clubhouse, will be on *Wednesday, May 13, 2015*. The meeting is scheduled for 6:30pm - 7:00pm.

Pool passes will be given out to homeowners who are current with their HOA fees.

Community Police Officer Contact

Officer Ericka Conway, from the Hickory Grove Division, is our community police officer. Officer Conway has been contacted for increased patrols, especially near the clubhouse parking lot. She has advised us to contact 911 to report any suspicious activity. If you call 911 to make a report, please state that you are in the Hickory Grove Division, Response Area 2. The Hickory Grove division has a newsletter. To begin receiving the Hickory Grove Area 2 newsletter email ebrady@cmpd.org or click on this link [Hickory Grove CMPD Newsletter](#)



March 2015 Becton Park Clean-up Day

