

BECTON PARK BULLETIN

Becton Park established: 1988

Newsletter Date: Winter 2014

Fencing Update



Now that the second phase of the fencing project has been completed, the Board will be working to acquire funds for the next phase of the fencing project. Joe Ayers has taken the primary role in submitting another neighborhood matching grant on behalf of the Becton Park HOA.

We are pleased to announce that on November 19, 2014 the City of Charlotte released the most recent neighborhood matching grant recipients. We are pleased to inform you that Becton Park is one (1) of thirteen (13) neighborhoods that will receive a neighborhood matching grant for the fencing project. Thank you Joe Ayers for your hard work in this endeavor.

Parking Issues

Each unit has been afforded two parking spaces. There is a good reason that we ask homeowners and their guests not to park on the lawns. Water pipes are only buried 12 inches under the ground. The weight of a vehicle can add a lot of pressure to water pipes -

which can lead to broken pipes. Winter extremes makes pipes particularly vulnerable to breaks. If a water pipe breaks, the water to the whole neighborhood will need to be turned off for repairs to be completed and the repair will be at the expense of the HOA. To

prevent the water pipes from breaking, homeowners and guests are asked to refrain from parking on the lawns. Keep in mind that the Board of Directors has the authority to tow, any improperly parked vehicles at the owner's expense.

2014 Meeting Schedule

Below is a *tentative* meeting schedule for the Becton Park Board of directors at the clubhouse for the rest of 2014.

Homeowners are invited to attend the meetings at 6pm.

February 20, 2014

May 19, 2014

August 11, 2014

October 13, 2014

December 1, 2014

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.

Nuisance Animals

City of Charlotte ordinance reads that it is unlawful for any person to own or maintain an animal in such a manner to cause a public nuisance. Examples of situations which would constitute a nuisance are:

- Having an animal which disturbs the rights of or threatens the safety of a member of the general public, or interferes with the ordinary use and enjoyment of their property.
- Allowing an animal to damage the property of anyone other than its owner.
- Maintaining animals in an environment of unsanitary conditions which results in offensive odors.
- Allowing or permitting an animal to bark, whine, howl, crow or cackle in an excessive, continuous or untimely fashion so as to interfere with the reasonable use and enjoyment of neighboring premises.
- Failing to confine a female dog in heat.

- Failing to remove feces deposited by a dog on any public street, sidewalk, gutter, park or other publicly owned or private property unless the owner of the property has given permission allowing such use of the property. Dog waste is raw sewage. Roundworms, E. coli, and Giardia are just a few of the many harmful microorganisms that can be transmitted from pet waste to humans. Some can last in your yard for as long as four years if not cleaned up. Children who play outside and adults who garden are at greatest risk of infection. Pet waste is one of the causes of bacterial contamination of streams in Mecklenburg County. The solution is safe and easy: **1) Scoop the poop, 2) put it in a plastic bag, 3) place it in the trash, and 4) wash your hands.**

If you have any questions about a possible nuisance situation, please call 311

Winter Home Maintenance Checklist

- 1) **Get your heating system tuned up.** Having your system examined will ensure that it is in good working order and free of carbon monoxide leaks.
- 2) **Reverse your ceiling fan.** If your ceiling fan has a reverse switch, flip it so that the blades run in a clockwise direction after you turn on your heat.
- 3) **Caulk around windows and doors.** If the gaps between siding and window or door frames are wider than the width of a nickel, you need to reapply exterior caulk. Silicone caulk is best for exterior use because it shrinks less and it is impervious to the elements.
- 4) **Clean your gutters.** If your

gutters are full of detritus, water can back up against the house and damage roofing, siding and wood trim. It can also cause leaks and ice dams

- 5) **Divert water away from the house.** This will protect your house's foundation from water damage.
- 6) **Don't prune trees or shrubs until late winter.** You may be tempted to get out the pruning shears after the leaves fall, when you can first see the underlying structure of the plant. But horticulturalists advise waiting to

prune until late winter for most plants, when they've been long dormant and just before spring growth begins.

- 7) **Avoid the rush.** Don't wait for the first winter storm to restock cold-weather essentials, such as salt or ice melt. If you can't abide a snow blower's roar or the back-breaking workout of shoveling, check out the Sno Wovel, a wheeled shovel that does much of the heavy-lifting for you.

Holiday Safety Tips

The holidays are fast approaching. Keep your home and family safe with some simple fire safety tips

Tree safety:

- When purchasing a live tree, check it for freshness. It should be green. The needles should be hard to pull from branches and should not break.
- When setting up a tree, place it away from fireplaces, radiators, foot traffic and entryways. Heated rooms dry live trees very rapidly, be sure to keep the stand filled with water.

Lighting decorations:

- Indoors or outside, only use lights that have been tested for safety by a recognized

testing laboratory, which indicates conformance with safety standards.

- Check each set of lights, new or old, for broken or cracked sockets, frayed or bare wires, or loose connections, and throw out damaged sets.
- Use no more than three standard-size sets of lights per single extension cord.
- Never use electric lights on a metallic tree. The tree can become charged with electricity from faulty lights, and a person touching a branch could be electrocuted.
- Turn off all lights when you go to bed or leave the house. The lights could short out and start a fire.

House Painting Schedule

In an effort to improve and maintain the appearance of the neighborhood, the Board has set a goal to complete the painting of 4 to 6 homes per year. House colors are limited to the Williamsburg palette. No more than three 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. The homeowner's scheduled next on the painting schedule will be contacted for a pre-painting home inspection.

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

The current homeowner painting schedule is as follows:

- * 5708 Ebley Lane
- * 5712 Becton Park
- * 5606 Becton Park
- * 5700 Becton Park
- * 5712 Becton Park
- * 5713 Becton Park

We appreciate your patience and assistance in working with the Board and the painting contractor during this process.



Dangerous Dogs

Citizens owning dogs determined to be dangerous will be subject to a variety of protective measures to ensure the safety of people and other animals. They include the following:

- Privacy fencing or secure fencing (with a top)
- Purchase of liability insurance
- Warning signs on the owner's property
- Muzzling the dog when off its property
- Tattooing the dog to identify it as dangerous

All decisions relative to dangerous dogs will be subject to a due process review.

If you have any questions about a possible dangerous dog situation, please call 311.

Code Enforcement Reminder

In an effort to maintain the property and appearance in the neighborhood we are reminding you about some of the City of Charlotte violations with their associated fines.

Bulky and junk items	\$50.00
Vehicles parking on the front lawn	\$25.00
Roll out containers at the curb	\$50.00
Neglect of property	\$50.00

All residents, homeowners and guests are encouraged to abide by the HOA and City of Charlotte regulations.

Becton Park Covenant Review - Water and Pipes

Water is provided to Becton Park from Devonshire court and is provided as part of monthly assessments. All homes should be equipped with water safety valves (located near the hot water heater). Prolonged outside temperatures below freezing can result in frozen water pipes if precautions are not taken by homeowners and residents. These precautions include, but are not limited to:

- *Maintaining interior heat*

of at least 55 degrees F

- *Allowing all faucets to drip during cold outside temperatures to prevent standing water from freezing within pipes*
- *Informing neighbors during absences in cold weather months to watch your home.*
- *If the unit is vacant during cold weather months, turn off the main water supply and drain all the pipes*
- *Shut off all outside fau-*

cets

If you will be away for a few days, turn off the water to the washing machine to prevent flooding when the home is unoccupied.

Some suggestions for preventing frozen pipes:

- * Wrapping pipes with foam insulation
- * Disconnect garden hoses
- * Cover exterior faucets

Becton Park Contacts

BOARD MEMBERS

President: Daphne Pinchback
5600 Ebley Lane
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Vice-President: Kevin Tolbert
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Secretary: Vanessa Coles
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704-488-2668
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Treasurer: Erna McCauley
5601 Becton Park Drive
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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.

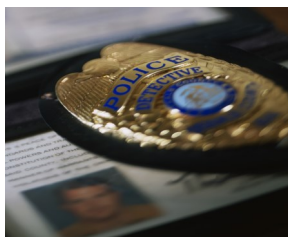
Emergency Notifications

In event of an emergency, the Property Manager will contact Becton Park residents by email. It is recommended that you submit your contact email address to the Property Manager in order to receive emergency notifications.

If your HOA dues are paid through the William Douglas online portal, the Property Manager already has your email address. If your email address has been changed, we recommend that you update it as soon as possible.

Community Policing Officer Contact

Officer Ericka Conway, our community policing officer, has been contacted for increased



patrols, especially near the community 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.

Garbage Collection Holiday Schedule

New Year's Day (January 1, 2015)

Solid waste services will provide collection services according to their normal schedule

Martin Luther King Day (January 19, 2014)

Solid waste services will not provide collection services. Collection will operate on a one day delay.

President's Day (February 17, 2014)

Solid waste services will provide collection services according to their normal schedule

As a reminder, residents have a 24-hour window before and after garbage/recycling pickup for bins to be placed at the curbside and stored after pick-up. HOA regulations stipulate that containers must be placed either in garages or in backyards and out of sight from the street. These regulations are *stricter* than the City of Charlotte guidelines. We are required to follow the stricter HOA guidelines.

Bulky items must be scheduled for special pick up by calling 311 through the City of Charlotte.