

# BECTON PARK BULLETIN

Becton Park established: 1988

Newsletter Date: Winter 2016

## Top 10 Benefits of an HOA



10. Well-maintained amenities – HOAs work to maintain manicured common area lawns, freshly painted walls, lighting that works and clean play areas
9. Increased amenities – swimming pools and neighborhood parks
8. Aesthetically pleasing homes – Just take a drive through your community and you'll see
7. Rules and regulations deter nuisance activity and promote conformity
6. Added layer of support in dealing with neighborhood property issues - HOAs often partner with municipal code compliance departments to ensure adherence to the rules
5. Community bonding and communication among neighbors
4. Increased community pride – Who wouldn't be proud to live in an attractive, well-run community
3. Financial stability – A well-managed HOA has a reserve study in place and funds available for future common area repairs and capital improvements
2. TLC – Community common areas are cared for by trained professionals
1. Properly protected property values

### 2016 Meeting Schedule

Below is a *tentative* meeting schedule for the Becton Park Board of directors at the clubhouse for the 2016 year.

Homeowners are invited to attend the meetings at 6pm.

February 8, 2016

May 9 2016

August 8, 2016

October 10, 2016

December 5, 2016

## Neighborhood Watch

Becton Park does not have a formal neighborhood watch; however it is not necessary, if residents are active participants in crime prevention in cooperation with law enforcement. Residents are responsible for reducing crime, solving problems in conjunction with the HOA and improving the quality of life

in our neighborhood. Neighbors should contact the police (call 911) if you identify any suspicious activity (e.g. drug use, vehicle larceny, loitering, burglaries etc.). Neighbors should stay alert to activities around their home. Working together we build relationships, resolve conflict and

improve our community. The Board cannot see everything occurring within the neighborhood.

All of us are vested in this neighborhood and has a part in creating a safe neighborhood. Let's work together, look out for each other and make Becton Park a great place to live.

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..

## Benefits of Storm Doors

Storm doors are second doors that are installed within the exterior doorframes of houses. While these doors open and close like conventional doors, they are usually thinner, lightweight and, in some cases, contain glass panels. Placing storm doors on your home can yield many benefits, and it can be useful to know some details about these benefits when deciding whether they are appropriate for your home.

### Insulation

One of the main benefits of storm doors is that they create an airlock between your main door and the outside edge of your building. If you install both doors tightly into place to form an effective seal, the extra air space can add insulation to your home and protect it from heat in the summer and cold air in the winter.

### Protection from Weather and Storms

Another advantage of installing a storm door is that it keeps rain, ice, and snow from entering your home and prevents these elements from building up in your doorway.

### Several Uses

During the hot summer months, you can remove

the glass panels from a storm door and install screens in their places, which convert the door to a screen door. This allows you to leave your main door open so your storm door can act as an air vent and help you save money on electricity.

### Less Painting Necessary

When you have storm doors, you do not need to paint your main door as frequently, since the outer door helps the paint or finish on your main door last longer.

### More Security

Locks on these doors can add an extra layer of security to your home, which can deter potential burglars from attempting to enter your home unauthorized.

Storm doors are a perfect solution if you want to protect your home from inclement weather, increase the security of your home, and provide more insulation for your home during both the summer and winter months. While installing such a door can require a financial commitment, the benefits you experience over time and the money you save as a result can make this small expenditure worthwhile.

## How To Prepare Garbage For Collection

Garbage is collected once a week on Mondays. Please do not place hazardous materials such as motor oil, batteries, light bulbs, glass cleaner and bleach in the garbage rollout cart. These items may mix with other materials and harm individuals and collection vehicles.

- Bag all garbage before placing it in the garbage rollout cart.
- Do not overfill carts or place garbage items outside of the cart. Items outside the rollout cart will not be collected.
- After properly preparing garbage for collection, place the rollout cart at the curb no later than 6:30 a.m. on Monday morning.
- Place the cart within six (6) feet of the curb and with the handle facing toward your property. **Do not block the sidewalk.**
- Allow three (3) feet of space between collection items and other obstacles such as mailboxes, phone poles and vehicles.

**KEEP  
BECTON  
PARK  
CLEAN AND  
LITTER  
FREE**

Place the cart at the curb no sooner than the day before collection. The cart must be removed from the curb by midnight on the day after collection. A minimum \$50 citation may be issued if you place the cart at the curb sooner than the day before collection or leave it at the curb past midnight on your collection day.

### Reporting a litterbug is easy.

Just dial 311 or report online through [www.SwatALitterbug.com](http://www.SwatALitterbug.com). If the litter is thrown from a car, please make note of the vehicle's tag number, along with the date, time, location and brief description of the type of littering (cigarette butts, fast food wrappers, construction material, etc.). The owner of the vehicle will be sent a letter from the State of North Carolina Department of Transportation explaining that littering is illegal, a litterbag for the vehicle, and educational material on the harm caused by littering.

# Speeding in the Neighborhood

Speeding in residential areas is often a community groups' chief concern, largely because of the perceived risks to children. Because speeding must compete with other problems for police attention, the police often do not devote a lot of resources to it.

Speeding in residential areas causes five basic types of harm:

- It makes citizens fear for children's safety;
- It makes pedestrians and bicyclists fear for their safety;
- It increases the risk of vehicle crashes;
- It increases the seriousness of injuries to a speeder's own passenger(s) and to other drivers and passenger(s), pedestrians and bicyclists a vehicle strikes; and
- It increases noise from engine acceleration and tire friction.



Speeding increases the risks of crashes and injuries for several reasons:

- The driver is more likely to lose control of the vehicle;
- The vehicle's safety equipment is less effective at higher speeds;
- The distance it takes to stop the vehicle is greater;
- The vehicle travels farther during the time it takes the

driver to react to a hazard; and crashes are more severe at higher speeds.

Speeding is an individual's own choice. If individuals speeding in the neighborhood choose not to take control and cease speeding, the HOA will request a traffic calming remedy for the neighborhood and take further action against those in violation.

## 2016 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:

- \* 5706 Becton Park
- \* 5707 Becton Park
- \* 5709 Ebley Lane



- \* 5747 Ebley Lane
- \* 5719 Becton Park
- \* 5736 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. Homeowners who do not work with the contractor to get the painting job completed will be notified and will be skipped and moved to the next batch of homes to be painted.

## Littering in the Neighborhood

There have been reports of littering in the neighborhood. Together the neighborhood can take action to address littering.

1. Report nuisances and other non-criminal problems promptly. When you find yourself thinking, "Someone ought to do something!" – do something!
2. Take away the opportunity for crime. Trim bushes or trees on your property that offer too convenient hiding places. Also, trim where trees and bushes block a clear view of your front door, or make it difficult for a person to see out of windows in your home. In short, make your front porch visible and make sure your home looks like it has its "eyes" (windows) open.
3. Meet the youth who live on your block and greet them by name. This is one of the simplest steps an adult can take; yet it can make a profound difference should there be a future need for adults and young people to speak to each other in the midst of a



neighborhood crisis. Also, it is difficult to help form a safe and supportive community for children without the adults and children knowing each other. Even those without children should know to whom the various children in the neighborhood belong. In this way, each adult is better able to help in an emergency and is better prepared to discuss problems immediately as they arise.

4. Introduce yourself to your neighbors. Make a list of the names and phone numbers of every neighbor on your block. Unless you know neighbors' names and numbers, you can't call them about a concern or let them know about a neighborhood problem. Smile and say, "Hi!" once in a while.
5. Turn your porch light on. Do this every night at dusk and keep it on until dawn. Crime tends to decline in neighborhoods that are well lit. Turning on porch lights is a simple way to start this process. It also makes the street feel more "welcome" to good residents who are out for a walk in the evening.

## Becton Park Covenant Review - Trash and Garbage

"All garbage shall be stored within the residence or each owner. Trash and recyclables must be placed in city-approved containers. Pick-up is once a week. Residents have a "window" of twenty-four (24) hours before the day of scheduled pick-up to place trash and recyclable containers on the curb for pick-up and a "window" of twenty-four (24) hours after pick-up to put containers out of sight and not on porches or front or side yards. (e.g. if scheduled pick-up is on Friday, containers can be placed on the curb on Thursday

and must be removed by Saturday) Containers should be placed either inside garages or in backyards and out of sight from the street. Trash and recyclables must be inside receptacles. Arrangement for pick-up of larger items must be made with the city."

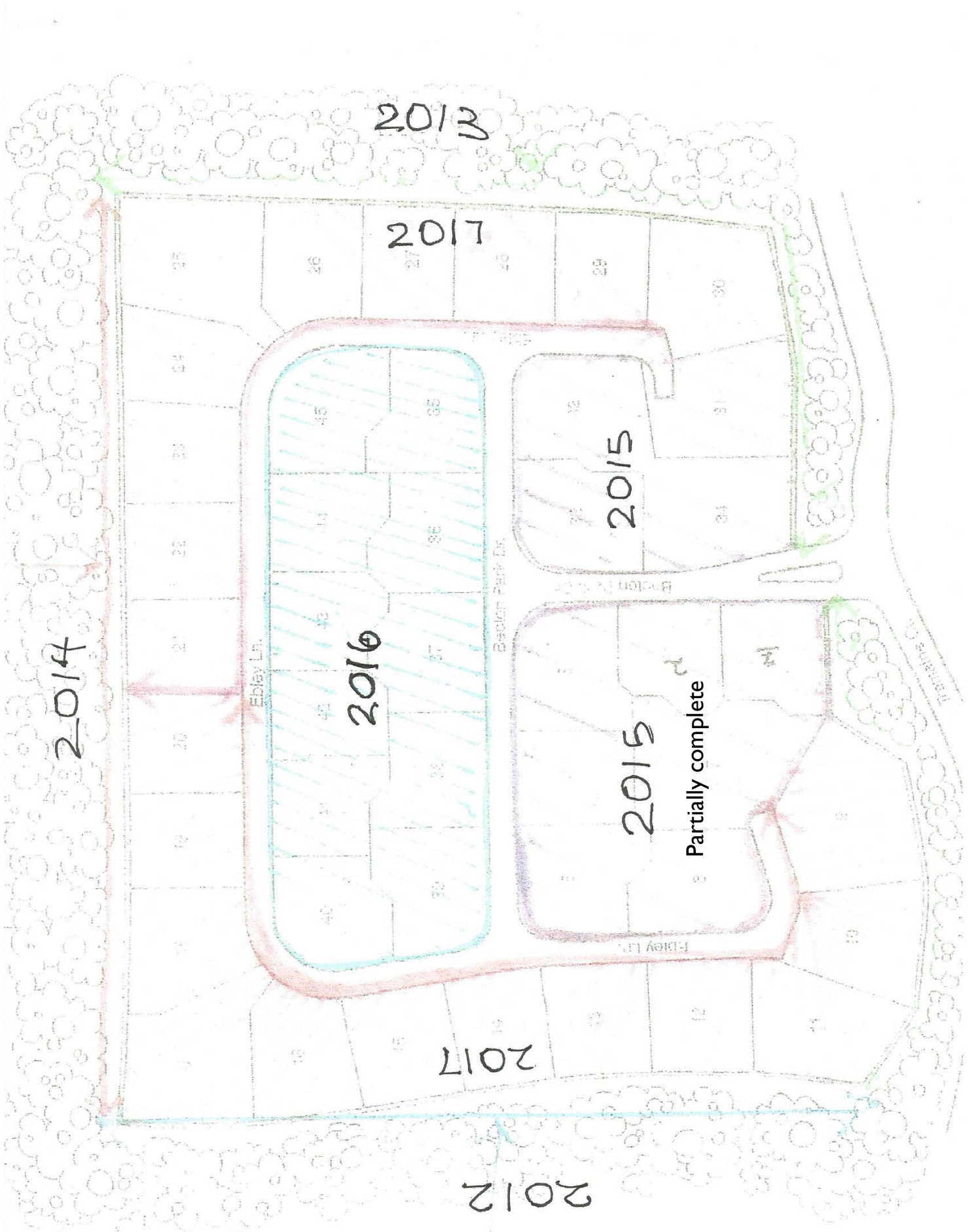
### Strict Covenants

As a reminder, residents of Becton Park are required to follow the covenants of Becton Park. There are elements of the Becton Park covenants that are *stricter* than the rules established by the City of

Charlotte. For example, the City of Charlotte allows your garbage receptacle to be maintained outside of the garage and the fenced area. The Becton Park covenants **do not** allow garbage or recyclable containers to be stored in the front or side yard outside of the fencing or garages. Residents of Becton Park are required to abide by the Becton Park covenants. The HOA requests that homeowners discuss this issue with their renters and tenants.



# Fencing Project



## Becton Park Contacts

### BOARD MEMBERS

**President:** Daphne Pinchback  
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**Vice-President:** Kevin Tolbert  
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**Secretary:** Vanessa Coles  
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**Treasurer:** Erna McCauley  
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mccerna00@yahoo.com

**Member At- Large** Joe Ayers  
5652 Ebley Lane  
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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 management company for any community problems including parking issues, water line breaks, etc. The property management company may be contacted 24 hours a day. In case of emergency call 704-347-8900 and follow the prompts to report an emergency.**

### Next Door App

The Hickory Grove police department recommends the use of Next Door to keep up with community events. You can download from the Apple Store or Google Play onto your smartphone.

## Community Police Officer Contact

If you have questions for our community police officer, contact Officer Silcox or Lt. Brady who will be filling in until a replacement has been made. We are advised 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](mailto:ebrady@cmpd.org) or click on this link [Hickory Grove CMPD Newsletter](#)

## Archived Becton Park Information

Have you ever wanted to see an old version of the Becton Park Bulletin? Have you lost your copy of the neighborhood covenants? Are you interested in obtaining a copy of the neighborhood directory?

All of the above mentioned documents can be accessed online at [www.neighborhoodlink.com](http://www.neighborhoodlink.com)

The website contains:

- ◇ Old versions of the Becton Park bulletin
- ◇ A copy of the Becton Park neighborhood covenants
- ◇ The Becton Park directory

Once on the website, you may search for the Becton Park neighborhood and view the documents.

