

# BECTON PARK BULLETIN

Becton Park established: 1988

Newsletter Date: Summer 2017

## Fencing Update and Replacement



The Board continues to work toward replacing the wooden fencing with the new vinyl fencing. The Board has been utilizing the Neighborhood Grant through the City of Charlotte to complete this process. Understanding this process will help you consider your participation in the project.

The Neighborhood Grant process is a 1 to1 matching project. After a contract for the matching grant has been signed, 50% of the grant funds must come from volunteer hours. One (1) hour of volunteer time equals \$23.07 toward the matching grant. The neighborhood clean up earlier this year, we toiled a total of 48.5 in volunteers hours. Here is an example of how these volunteer hours are counted toward the neighborhood grant:

Total fencing cost:	\$12,000
Volunteer hrs (48.5 x \$23.07) =	\$ 1,119
Matching grant payout	\$ 1,119
Remaining balance to be paid By Becton Park	<u>\$ 9,762</u>

This example shows you how important volunteer hours (continued on page 6)

### 2017 Meeting Schedule

Below is a *tentative* meeting schedule for the Becton Park Board of directors at the clubhouse for the 2017 year.

Homeowners are invited to attend the meetings at 6pm.

February 13, 2017

May 8, 2017

August 14, 2017

October 9, 2017

December 11, 2017

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.

## Keep Your Summer Barbecue Safe

Charcoal can stay warm for a long time. The ashes can smolder – sometimes for days. When placed inside plastic bags and into plastic containers, they can cause a fire to not only the container it is in, but also to surrounding structures, like houses and cars.

Charcoal can be placed in your garbage cart, but be sure to follow these 3

simple rules.

1. Make sure charcoal is completely cooled.
  2. Place them to cool in a metal container with a metal lid.
  3. Keep cooling coals away from flammable liquids and materials.
- Have fun and stay safe!



## Tree Trimming for Better Home Maintenance

Pruning your trees is beneficial for your home's curb appeal as well as preventing possible damage during a strong storm. Here's some helpful advice on how to get started.

**Where should you start?** To decide where to trim, look at the top of the tree and work down. A good rule of thumb is to avoid removing more than a quarter of a tree's crown in one season, and to keep the main side branches about a third smaller than the trunk's diameter. It's best to trim to enhance a tree's natural shape.

**Make sure your tree cutting tools are sharp.** Make clean cuts at slight angles, and don't cut too closely to the trunk. To trim trees that are larger than small ornamental trees, or for pruning jobs that require heavy equipment and large ladders, it's best to get professional help from a qualified tree specialist or arborist.

**How do I know if I've made trimming mistakes?** If

your tree is leaning or looks top-heavy or bottom-heavy, you may not have trimmed it correctly. Or, if you see jagged cuts or cuts that take too long to heal, you might need to change your tools or your technique.

**What else do my trees need to stay healthy?** To stay healthy, your trees need water and fertilization, just like your lawn does. They can also benefit from mulch around their bases, to help hold in moisture and to protect the roots. You should inspect your trees' trunks and branches regularly for signs of disease or insect damage, and take steps to remedy any problems as quickly as possible.

Proper pruning can help your trees thrive and can even help you save money and give you safer, more beautiful trees that are easier to maintain. If you want to start trimming your trees but are tentative about tackling the job, start small and wait to see the results. With a little practice, you can become proficient at this rewarding gardening task.

## Becton Park 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:

- \* 5705 Ebley Lane
- \* 5725 Becton Park
- \* 5638 Ebley Lane

- \* 5644 Ebley Lane
- \* 5653 Ebley Lane
- \* 5728 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.



# Proper Garbage and Recycling Preparations

City of Charlotte Solid Waste Services does an awesome job servicing our community. Let's do our part and prepare the garbage and recycling properly.

## How To Prepare For Collection

- Do not overfill carts or place outside of the cart. Items outside the rollout carts will not be collected.
- Please ensure that the lid on your garbage and recycling rollout carts are down.
- Please place the cart within 6 feet of the curb and with the handle facing toward your property. Do not block the sidewalk.
- Please allow 3 feet of space between collection items and other obstacles such as mailboxes, phone poles and vehicles.



- Place the cart at the curb no later than 6:30 am on your scheduled collection day.

- 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 of 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.

- All recyclables should be loose in the cart. Recyclables should not be bagged.

For recycling: no plastic bags. Plastic bags aren't accepted and should be recycled at local grocery store. Styrofoam and plastic plates and cups should be thrown in the garbage.

## Amp Up Your Curb Appeal

If you want to spruce up your front lawn appeal, but find the idea too overwhelming to undertake, or if you're simply short on time or funds, here are some quick tips to boost your home's curb appeal.

**Container gardening** is the way to go if you are a beginner, value mobility, have a small yard, or simply have no viable gardening areas. Container gardening gives you a lot of flexibility, ease of mobility, and an easy way to add a pop of color to your door step or back patio.



**Make your front porch inviting.** Remove any garbage, shoes, old front doors, unused planters, chemical containers, dead flowers or any other item that can be stored in the backyard or garage. Instead add a few of your favorite blooms in a flow-

er pot, or a mini herb or succulent container garden. This can go a long way in adding some personality to your door step. But don't stop there, you can also add a seasonal door wreath, update your house numbers or add a seasonal flag. Use your imagination and improve your house's curb appeal. Your only limitation is the amount of space you have. You don't want to over clutter your porch and make it a hazard to those entering and leaving your home.

**Add or replace a storm door.** Adding a storm door can enhance your home's curb appeal. Storm doors with a lock adds security and protection to you and your home. Unknown visitors who approach your home are less likely to be directly in your face as the locking storm door is a first line of defense between you and a potential predator. If your storm door comes with a screen insert, you can lock the door and have outside ventilation through your home. It also improves your home curb appeal and the Becton Park neighborhood.



## Tips to Stay Cool Without the A/C

While some might consider turning on the air conditioner, it's not always energy-efficient or budget-centric to let the A/C run all day and night. There are alternatives to keeping your house cool that save on the utility bill and keep the environment healthy at the same time.

### **Adjust your ceiling fan**

Between fall and spring, you need to change the rotation of your ceiling fans. During the fall, you should have changed the rotation so your fans blew the cold air up to the ceiling and warm air down into the room. Now you need to change the rotation again, so the cold air is pushing down in the room again and the warm air up into the ceiling. The breeze will make your rooms feel cooler.

### **Keep your blinds closed.**

The sun produces a lot of unwanted heat via your windows -- almost 30 percent -- so you need to make the most of your window treatments during the day. Whether it's blinds, curtains, window shades or other coverings, make sure you close them from the time the sun comes up to the time it goes down. This could save you up to 10 percent on your utility bill if you keep the air conditioning on and decrease indoor temperatures by 10 to 20

degrees. It also keeps your home from becoming a greenhouse with a lot of unwanted humidity.

### **Ditch the incandescent lights.**

If you haven't upgraded all of your incandescent and fluorescent bulbs to their CFL alternatives, now is the time to do so. Incandescent bulbs waste almost all of their energy and give off a lot of heat, which increases the internal temperature of your home. Replacing them with CFL bulbs not only cuts down on your utility bill, but it also helps to decrease the temperature inside your home when the lights are on at night. LED light bulbs are another option when replacing incandescent bulbs, as they use 75% less energy and can last up to 25 times longer than older types of bulbs. They are also more durable and offer better lighting in the room.

### **Open windows at night.**

Although you should keep windows closed during the day, it's important to utilize the cold air at night. You can make use of cross ventilation by opening windows at either end of the house, so the cold air blows through the whole home. You can also put standing fans in the window sill to help push that cold air through the house at a faster pace. Just make sure to close those windows tight when the sun starts to rise in the morning, or all that work will be for naught.

## Becton Park Covenant Review - Backyard Landscaping

Homeowners are responsible for backyard (within the fences) landscaping. Landscaping

including fences, exterior siding, trim and roofs. If the Board of Directors determines that backyard

should not interfere or create potential hazards to any exterior structures that are the responsibility of the Association,



landscaping is a hazard to any exterior structures for which the Association is responsible, the homeowner will be notified in writing and given thirty (30) days to correct the hazard. If the hazard is not corrected within thirty (30) days, the hazard will be corrected at the homeowner's expense.

Homeowners are responsible for trimming the trees located in their backyard. See page 2 for tree trimming recommendations.

## The 2017-2018 School Year

The end of Summer marks the beginning of school. If you have school aged children, you probably know that the first day of school is scheduled for August 28, 2017. You have probably noticed that schools supplies are front and center in your local



**cms**

Charlotte-Mecklenburg Schools

*Every Child. Every Day.  
For a Better Tomorrow.*

stores. While you are purchasing your school supplies, don't forget to mentally prepare yourself and your children for the new school

year. The CMS website [www.cms.k12.nc.us](http://www.cms.k12.nc.us) has a wealth of information for both students and parents. The site offers parental training and workshops and other information that will promote success for your child.

## East Side Block Music Festival

Dapper Street presents the Inaugural East Side Block Music Festival on Charlotte's lower East Side. The festival is an outdoor event being held on the grounds of the Albemarle Road Recreation Center (baseball field). This uplifting event includes entertainment featuring local talent, food & merchandise vendors, health fair, kids' zone, exhibitors & more!

**DATE:** September 2, 2017

**TIME:** 12pm - 5pm

**LOCATION:**

Albemarle Road Recreation Center / Baseball field  
5027 Idlewild Rd N, Charlotte, NC 28227

The Festival is being sponsored by Culture Blocks, in partnership with the Mecklenburg Park & Recreation and produced / organized by Dapper Street Productions for the Arts. Bring your lawn chairs, bring the family and come out and celebrate with the East Side Community.

## Becton Park Curb Appeal Contest

The Becton Park Board is sponsoring a Curb Appeal Contest. We want the residents of Becton Park to show off their personal pride through their home's curb appeal. Participating in this event is voluntary; but everyone is encouraged to participate.

**Why should I participate?**

The purpose of having such activities is to help bring our community together, bring some competitive fun and friendly socializing. Participating allows your neighbors to get to know each other and improve the neighborhood and develop a sense of community.

**Who can participate?**

If you live in one of the 44 units in the Becton Park, you may participate in the contest and win any of the contest prizes. To participate you must live in the neighborhood. Members

of the Becton Park Board are not eligible to participate in the contest.

**How do I enter into the contest?**

As residents and homeowners living in Becton Park, you are automatically entered into the curb appeal contest. The contest begins on Monday, August 14, 2017. The contest ends on Saturday, September 30, 2017.

**What are the prizes?**

We'll have three categories available for prizes.

- 1) Best Front Porch (second runner up)
- 2) Best Overall Improvement (first runner up)
- 3) Best Curb Appeal (contest winner)

The prizes are yet to be determined. However, each winner will be recognized in our newsletter and the Best Curb Appeal winner will have a sign to display in their yard for one month after the winning announcement! Good Luck!



## Becton Park Contacts

### BOARD MEMBERS

**President:** Daphne Pinchback  
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704-458-1572  
dpin0528@bellsouth.net

**Vice-President:** Vacant

**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

Nicole Woolford  
William Douglas Management Company  
704-347-8900 extension 103  
704-377-3408 (fax)  
nwoolford@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.**

### Labor Day Garbage Pick up

The City of Charlotte Solid Waste services **will** collect garbage, recycling, yard waste and bulk items on Monday, September 4, 2017..

## Fencing Update and Replacement cont'd

are important for the completion of the fencing project.

Everyone's participation is needed so that we can earn as much matching grant money toward the fence replacement. The more volunteer hours spent, the more matching funds we earn and the more of the fencing can be completed.

The next application deadline is September 1, 2017. We will be communicating a volunteer pledge event for a future date. The pledge event will give you an opportunity to pledge the volunteer hours you are able to commit. When we schedule the actual volunteer activity, the hours spent completing the activity will be counted toward the matching grant. Keep your eyes and ears open for the communication about the next step in this process.

## 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.