

BECTON PARK BULLETIN

Becton Park established: 1988

Newsletter Date: Holiday 2017

Christmas Holiday Trash Collection



The holidays have officially begun. As you select your gifts and celebrate the season, you should know the proper way to dispose of your trash.

City of Charlotte Solid Waste Services will not collect garbage, recycling, yard waste and bulky items on Monday, December 25, 2017. Solid Waste Services will operate on a one-day delay beginning on Tuesday, December 26, 2017 with Friday customers receiving service on Saturday, December 30, 2017.

The solid waste services of the City of Charlotte will collect natural Christmas trees from the curb starting on January 2, 2018. Place the natural trees at the curb on our normal collection day. Artificial trees must be scheduled for collection by calling 311. Lights, ornaments and tinsel must be removed prior to placing trees at the curb.

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

6 Ways to Save Energy this Winter

Whether you're hoping to ease your impact on the planet or just want to save a few dollars, reducing your energy use can help you get there.

Luckily, making some easy adjustments in your home can dramatically reduce how much you spend on energy.

Here are several tips to reduce energy consumption and maintain comfortable temperatures in your home this winter:

1) Use the sun for free heat. That bright orb in the sky should be the focus of temperature control in your residence throughout the year. Open the curtains on

your south-facing windows during winter days to bring free heat into your home. Close your window coverings when the sun goes down to keep the heat inside.

2) Bundle up with warm accessories. This is one of the easiest ways to save on your heating bill. Instead of continued on page 3

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.

Holiday Shopping Safety Tips

Ready to get a great online deal or get your credit card compromised? Approximately 7% of all United States adults have their personal identities stolen or otherwise misused and the average financial loss per person is around \$3,500. Don't let this happen to you while doing your online Christmas shopping on Cyber Monday by investing in identity protection software.

Here are some safety tips to keep you safe.

- Shop during daylight hours and always be aware of your surroundings
- Place gifts where they cannot be seen from a window
- Make a list check it twice! Leave a list of credit card numbers at home, just in case they are stolen



- Lock your sleigh and don't leave valuables in plain sight
- Pay attention to how you handle your purse and wallet to prevent their theft

• Be careful with social media: "checking in" at different stores lets potential criminals know that you are not at home. Cyber Monday Shopping Tips

- Be sure to use strong passwords. If you are unsure, change it
- Be careful where you click, some online offers contain scams, virus or

worse

- Keep your antivirus software up-to-date. Consider utilizing identify theft protection services
- Watch your credit score - restoring your credit can be frustrating and time consuming

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

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.

5 Reasons to Get Your Furnace Checked

Some homeowners may be tempted to skip the recommended annual clean and check for their heating system in hopes of saving some cash before the holiday season. While this may seem like a worthwhile gamble, yearly furnace maintenance is an absolute must if you want to ensure that your unit is operating safely, effectively and efficiently. Here are the top five reasons to schedule a yearly furnace clean and check:

1) Energy Savings

An annual clean and check ensures that your system operates at its highest possible efficiency. This includes:

- Cleaning burners
- Adjusting primary air setting
- Checking gas pressure
- Calibrating home thermostat
- Electronic efficiency test
- Cleaning/replacing air filter

2) Safe Operation

Our heating system maintenance check looks for warning signs and key indicators that your unit may be unsafe. We then offer solutions to ensure that your furnace won't be cause for concern. This includes:

- Checking for gas leaks
- Checking all safety controls

- Checking furnace and chimney draft
- Carbon monoxide test

3) Early detection

By following through with a yearly maintenance check you are able to catch any necessary repairs early to prevent them from developing into more serious concerns.

4) Optimal Performance

Not only will an annual maintenance check save you money on energy bills, it will ensure that your unit is prepared to run as effectively as possible for the upcoming heating season; in turn, keeping you more comfortable while the temperatures drop. This includes:

- Checking the general condition of the furnace
- Adjusting or replacing the fan belt
- Checking a complete heating cycle

5) Peace of Mind

After having a furnace clean and check performed you can rest easy knowing that your system is safe for your family and will keep your home warm all winter long.

6 Ways to Save Energy this Winter continued

turning the heat up, put on a cozy winter sweater and warm socks. Keep throw blankets on your couch, and add an area rug to insulate the floor.

3) Use ceiling fans to your advantage. Homes that have better ventilation and airflow can be more energy efficient in the summer and winter months. If you have ceiling fans in your home, you have more control over ventilation than you know. Ceiling fans can be used strategically to achieve better airflow: counter-clockwise will push hot air up in the summer and clockwise will trap heat inside to keep your rooms warmer during cooler months. Turn your ceiling fan on a low setting to gently push hot air back down.

4) Adjust the thermostat at night. According to the U.S. Department of Energy, you can save about 10 percent per year on your heating bills by turning your thermostat down 10 to 15 degrees for eight hours. Consider investing in flannel sheets and a warm comforter for your bed and keeping your

house cooler when you sleep.

5) Only heat the rooms you use. If you have rooms that you never use, like guest rooms or large storage areas, close and seal off the vents in those rooms to be more energy efficient and direct the flow of air to the rooms you use most. Energy bills run, on average, \$183 per month. By using a space heater in the rooms where you need it and setting the thermostat to 62 degrees, you can save approximately \$200 each year.

6) Invest in insulation. Hundreds of thousands of dollars in energy costs are lost each year due to escaping heat and cold air in homes without proper insulation. Get some inexpensive insulation from your local home improvement store, and cover up all those areas where heat might escape. Start with foam weather stripping for your doors and windows; it's cheap and is extremely easy to apply.

Christmas Tree Safety Tips

Don't let Christmas ever heat up too much — with fire that is. Did you know that Christmas trees alone result in 13 million dollars, annually, in property damage? More importantly, these fires present real risk towards family and friends. When showcasing a live tree in your home, the combination of tree dryness, electrical malfunction with lights and poorly located heating sources can make for a deadly combination.

If your Christmas isn't complete without a live Christmas tree, follow these safety precautions to keep threats at bay.

- Fresh trees are less likely to catch fire, so look for a tree with vibrant green needles that are hard to pluck and don't break easily from its branches. The tree shouldn't be shedding its needles readily.
- Always place your tree away from heat sources like fireplaces, radiators, candles, heat vents or lights, and keep the tree base



filled with water to avoid a dry out.

- Make sure all your indoor and outdoor Christmas lights have been tested in a lab by the UL or ETL/ITSNA for safety, and throw out any damaged lights.
- Any lights you use outdoors must be labeled suitable for exterior placement, and be sure to plug them into a ground-fault circuit interrupter protected receptacle.
- Keep all your holiday candles away from your Christmas tree, surrounding furniture and décor.
- Bedtime means lights off! - Don't forget to turn your Christmas tree lights off each night.

When your tree begins to drop its needles, it's time to say goodbye to your evergreen foliage until next year. So this year, follow our guidelines to avoid being another statistic in the National Fire Protection Association or United States Fire Administration report during the upcoming holiday season.

Becton Park Covenant Review - Homeowner Responsibilities

While your monthly HOA dues cover most of the exterior of the home (i.e. exterior siding, columns, roofs and window frames, exterior painting and common area landscaping, roads and driveways), there are some items that remain the homeowner's responsibility.

Homeowners are responsible for the maintenance/repair replacement of their

- Garage doors
- Storm doors
- Glass surfaces
- Mailboxes
- Interior painting
- Water heaters
- Interior water pipes
- Animal, wildlife or pestilence exterminating
- Backyard greenery maintenance



Homeowners are encouraged to maintain their home as the HOA is not responsible for maintenance, repair, or replacement of lots or units through the willful or negligent act of the owner, guest or invitees.

Homeowners are also responsible for maintenance and repair of the interior of their home.

- Patios and decks
- Bathroom and kitchen fixtures
- Light fixtures and other electrical
- Plumbing equipment
- Heating and air conditioning
- Smoke and carbon monoxide detectors
- Chimneys and fireplaces

It is recommended that all homeowners and residents have a home fire extinguisher. Taking care of your home in conjunction with the HOA will ensure a gleaming community.

Becton Park Contacts

BOARD MEMBERS

President: Daphne Pinchback
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Vice-President: Vacant

Secretary: Vanessa Coles
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Treasurer: Erna McCauley
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Member At- Large Joe Ayers
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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.

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.

December 11, 2017 Meeting

The Becton Park December Board meeting will be held on December 11, 2017. This is also the Becton Park Annual meeting. All homeowners and residents are invited to this meeting. We will also be offering light refreshments to celebrate the holiday. The Becton Park Board elections will also be held during this meeting. All homeowners are encouraged to be involved in the democratic process. The HOA and the neighborhood is run by volunteers. Your fellow homeowners are running for office and they will need your support. We look forward to seeing you!

Curb Appeal Award

The last newsletter introduced the first Curb Appeal contest for Becton Park. Before and after photos of each home were taken and compared for the award. After reviewing each photo, the Becton Park Board decided that it was not apparent that the homeowners and residents took the contest seriously enough to make an effort to improve their curb appeal. The Becton Park Board has decided to forego the contest at this time and pursue the contest at a future date.

We will notify you when the contest begins again.