

BECTON PARK BULLETIN

Becton Park established: 1988

Newsletter Date: Winter 2018

Becton Park Homeowner Meetings



2017 ended with an election and 2018 began with some new board members. We are planning 2018 to be an exciting and productive year. The new board is eager to get down to business and make Becton Park a great place to live. You need to know that homeowner meetings will be held on a new day and time. Homeowner meetings will be held on Saturday mornings at ten o'clock a.m. on the following dates:

February 10, 2018

May 19, 2018

August 11, 2018.

We hope that you will join us as we work together to improve Becton Park.

2018 Meeting Schedule

Below is a *tentative* meeting schedule for the homeowner meetings at the clubhouse for the 2018 year.

Homeowners are invited to attend the Saturday meetings at 10:00 am.

February 10, 2018

May 19, 2018

August 11, 2018

The Becton Park annual meeting and election is scheduled for Monday, December 10, 2018 at 6:00pm.

Bulk Item Pick up

Eventually, you will have an item too large for the regular garbage pickup. Items such as household furnishings, appliances, mattresses, box springs, lawn equipment and similar items too large to be placed in the garbage rollout cart and not eligible for recycling or yard waste collection are considered bulky waste

and must be scheduled for collection.



You must schedule pickup for these items by

completing the online request form or calling 311. After submitting your request, you will receive a collection date and a confirmation number.

Bulk items should not be placed at the curb until the day prior to the scheduled pick up date.

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

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

Smart Reasons to Install a Storm Door

Wondering if a storm door is right for you? Trust me - it is! It may sound too simple that a storm door is right for everyone, but I really believe it's true. Find out why you need to add a storm door to your home.

- Adding a storm door to gives you the option to keep your primary door open, so you can enjoy more natural light.
- Full view storm doors let you enjoy the view outside. Whether it's your kids playing outside or flowers in the front yard blooming, the view enhances daily life.
- Steel security door options can protect your home. The heavy duty steel frames add security and offer a variety of designs to still keep up your home's curb appeal.



- Installing a storm door creates an airlock system between your main door and your home's external edge. The extra air space serves as a tight seal, which adds insulation to your household. Moreover, this insulation protects your home both from cold air during winter and heat in summer. A storm door is good project for those who want to increase the overall comfort of their home.
- The main reason homeowners install storm doors is these keep out elements. These include dust, dirt, and other debris. Likewise, storm doors keep ice, snow, and rain from penetrating. In a way, installing a storm door reduces the costs of maintenance. After all, it can withstand any weather condition, protecting your main door and increasing its lifespan.

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:

- * 5601 Becton Park
- * 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 contractors 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 repaired/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.

February Home Care Tips

While focusing on Valentine's Day and the doldrums of winter, don't forget to do something special for your home this month—check it for safety

- Clean out your medicine cabinet
- Deep clean your fridge and garbage disposal.
- Clean out your spice cupboard.
- Organize the junk drawer, dishes, and plastic ware
- Sanitize hand-held devices
- Upgrade your locks (smart locks). Smart locks provide better security and peace of mind by connecting you to your home wherever you are
- Deep clean floors, blinds, ceiling fans, and fixtures.



- Change indoor lights (smart bulbs)
- Tighten and lube door hinges.
- Familiarize yourself electric and water shut-off valves
- Vacuum and dust your HVAC system.
- Check for leaks in your plumbing on supply lines to sinks and toilets.

- Check caulking in bathrooms.
- Test CO and smoke detectors and replace the batteries.

- Ensure street numbers are visible on your home.
- Clean windows
- Sanitize faucets. Use bathroom spray with bleach or a homemade vinegar-based cleaner to get rid of germs and restore shine

7 Reasons for Properly Working Gutters

You can count on your roof to keep you warm and dry from the elements. It does a better job when gutters are properly in place.

Gutters help to keep your home protected from the damage of Mother Nature. Gutters are the unsung hero to your roofing system. Gutters direct gallons of rainwater and other precipitation that falls on your home every year away from

your foundation. Here are several reasons to have a good gutter system.



- Gutters prevent interior flooding
- Prevents rotting fascia
- Avoids bowing driveways
- Prevents landscaping erosion
- Help your house stay dry
- Provides a clean exterior
- Rain can curl under the eaves of the roof and down siding, causing mold and

damage to paint

Responsibilities of a Homeowner

Now that you own it, upkeep and maintenance of your home are your responsibility. What does it take to keep your home comfortable, tidy and safe, while also protecting your investment?

As a homeowner, it's up to you to do all you can to maintain your investment. Periodic maintenance will go a long way toward ensuring that your home maintains or increases in value. By conscientiously following a maintenance schedule, you'll stay on course for holding your repair and replacement costs to a minimum.

Some activities such like mowing the lawn and picking up litter should be done as frequently as needed in order to keep your property attractive. It's reasonable to perform other tasks, such as replacing furnace/air conditioning filters and checking ground-fault inter-

Responsibilities To Expect As A Homeowner



rupter circuit breakers each month. However, there are many important tasks that call for advance planning to make sure that you'll have the resources you need to get them done. Many jobs can become household projects and some will require outside help. By developing a list, you'll see the difference. You'll also give yourself lead time for setting aside the money you'll need to get them done.

Your goal should be to do the maintenance that will keep your home safe, secure, comfortable and attractive. You'll need to look out for weather and water damage, fire, electrical, safety hazards and problems in major systems such as plumbing, heating and cooling. A practical approach is to list tasks on a seasonal basis and divide them into indoors vs. outdoor work.

Becton Park Covenant Review - Parking

The Becton Park Bylaws indicate that each unit has a one car garage and a driveway with a minimum of two (2) parking spaces. The Board of Directors has given the management company authority to tow at the owner's expense, cars or other vehicles improperly parked. Spaces are reserved for the parking of automobiles or passenger trucks only. All vehicles must be properly licensed and have all tires properly inflated. No vehicles of any kind may be parked within the bounds of the private streets.

Streets must remain clear for through traffic and emergency vehicles, which requires that there are no parked vehicles on the street or lawns.



The City of Charlotte ordinance supports the City's model vision of a clean and nuisance-free environment for all Charlotte neighborhoods. The City of Charlotte's parking ordinances stipulate:

- No parking of vehicles in front yards and side yards of a corner lot, except on an improved driveway or parking pad.
- The ordinance applies to single-family detached, duplex, triplex and quadruplex dwelling units.

Besides the reasons above, parking on the lawn causes damage to the grass and mars the beauty of the neighborhood. Parking on the street obstructs the flow of traffic. We ask you and your guest to refrain from parking on the street or grass. You will be subject to towing.

Becton Park Contacts

BOARD MEMBERS

President: 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.

Become a Hard Target Against Crime

Criminals choose their targets carefully. With just a little extra effort, you can make yourself, your home and your neighborhood an undesirable "Hard Target". Here are some basics that we all can be reminded of for our safety.

- Park in your garage, whenever possible
- Vary your daily routine
- Be aware of who is around you
- Have your keys ready so that you don't have to dig in a purse for them
- Lock your windows



- Don't put your expensive electronics on display with a view from the street
- Be suspicious of ANYONE who knocks on your door unexpectedly

- Lock your doors
- Don't leave your garage door opener in your car while parked in the driveway
- Stop your newspaper and mail delivery if you are away for a few days
- Get to know your neighbors - it's the cheapest, most effective crime fighting tool available.