

BECTON PARK BULLETIN

Becton Park established: 1988

Newsletter Date: Spring 2018

Volunteers Needed for Pledge Hours



We are proceeding with the next phase of the fencing project. Unfortunately, we do not have enough pledged volunteer hours to get full support for the fencing replacement. For us to earn half the money to replace the fence from the matching grant, each home will need to pledge and perform a minimum of 8 volunteer hours. Because we have not received enough pledge hours, the Becton Park Board may consider increasing the homeowner investment to make up the difference. Everyone is encouraged to pledge 8 volunteer hours during the neighborhood clean up. If we receive enough pledged hours and those hours are fulfilled in the neighborhood clean up, the City of Charlotte will pay half the fencing expense. We encourage all residents to pledge time toward the fencing project so that it can be completed during the 2018 calendar year. Thank you.

Do Not Park at Devonshire Condos

Each home is afforded a garage and parking in front of each home. Remember that there is **no** parking on the street or lawns. Resident's who have exhausted their parking spaces may be tempted to park in a



Devonshire parking space. We highly recommend that you **do not** park in the Devonshire parking area. If you park in a /Devonshire parking space, you are *subject to towing at your*

own expense. Becton Park residents may park at the Lynton Place clubhouse, if no event is planned.

We thank you for respecting the Devonshire resident's parking spaces by **not** parking at Devonshire court. Please park at the Lynton Place clubhouse.

2018 Meeting Schedule

Below is a *tentative* meeting schedule for the Becton Park Board of directors at the clubhouse for the 2018.

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

February 10, 2018

May 19, 2018

August 11, 2018

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

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

The Lynton Place annual meeting and election is in May.

Maintaining the Vinyl Fencing

With your commitment and support, the perimeter and two sections of the wooden fencing have been replaced by vinyl fencing. The new fencing drastically improves the appearance of the neighborhood. Each section of the fence costs the neighborhood over \$10,000. It would be a down right shame to abuse or damage the fence. That is why we are asking you to maintain (i.e. clean) your section of the fence and refrain anyone from climbing over the fence. The fencing is not designed to support the weight of a child or adult. We ask you to take care of the fence. Any damage to the vinyl fence will be the homeowner's responsibility to repair.



Rules on Roll Out Containers

Rollout containers may be placed at the curb no earlier than the day before the collection day and must be removed by midnight on the collection day. Rollout containers should not block the sidewalk. The City of Charlotte can issue a fine of \$50.00 for this violation.

Rollout containers may not be stored in front of a home. The City of Charlotte will issue a \$25.00 fine for this violation.



Becton Park has stricter rules regarding garbage bins. The Becton Park covenants do not allow garbage bins to be stored in the front yards or the side of homes. Residents are to store garbage and recycling bins in their garage or backyards. We thank you for your cooperation in following our covenants.

Becton Park Painting/Repair 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 Drive
- * 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.

Spring Maintenance Checklist

Too many homeowners believe spring maintenance is all about the cleaning. Sure, spring cleaning comprises a big chunk of any spring home maintenance schedule, but maintenance aimed at various structures, appliances, and systems within the home is, arguably, just as important. Nearly all homeowners love to see spotless windows for that first sunny, 70-degree day, but you can't forget your roof and the possibility that ice dams formed over the winter.

- **Gutters and downspouts:** Pull leaves and debris from gutters and downspouts. Reattach gutters that have pulled away from the house. Run a hose on the roof and check for proper drainage. If leaks exist, dry the area and use caulking or epoxy to seal the leak.
- **Exterior caulking:** Inspect caulking and replace if deteriorating. Scrape out all of the eroding caulk and re-caulk needed area.
- **Window sills, door sills, and thresholds:** Fill cracks, caulk edges, repaint or replace if necessary.
- **Window and door screens:** Clean screening and check for holes. If holes are bigger than a quarter, that is plenty of room for bugs to climb in. Patch holes or replace the screen. Save bad screen to



patch holes next year. Tighten or repair any loose or damaged frames and repaint. Replace broken, worn, or missing hardware. Wind can ruin screens and frames if they are allowed flap and move so make sure they are securely fastened. Tighten and lubricate door hinges and closers.

- **Drain waste and vent system:** Flush out system.
- **Hot water heater:** Lubricate circulating pump and motor.
- **Evaporative air conditioner:** Clean unit, check belt tension and adjust if needed. Replace cracked or worn belt.
- **Heat pump:** Lubricate blower motor.
- **Foundation:** Check foundation walls, floors, concrete, and masonry for cracking, heaving, or deterioration. If a significant number of bricks are losing their mortar, call a foundation professional. If you can slide a nickle into a crack in your concrete floor, slab or foundation call a professional immediately.
- **Roof:** Inspect roof surface flashing, eaves, and soffits. Perform a thorough cleaning. Check flashings around all surface projections and sidewalls.

How Rain Gutters Protect your Home

The primary role of gutters is to channel water away from the base of the house where it's likely to collect and find it's way inside the foundation. There are many ways that gutters protect your home, including:

- Water beating down along your roof line can pool and penetrate your foundation or slab, causing leaks in basements and crawlspaces.

The ground surrounding your home should slope away from the house to avoid water pooling around the foundation. Unfortunately with new construction, this ground often settles in the first few years are being refilled and home owners aren't aware of the potential problem.

- Without gutters, water can damage landscaping and cause soil erosion around your home.
- Water hitting dirt close to the house can create a mess when the dirt splashes back against



the siding.

- Concentrated water hitting decks and door entrances can splash back against the house causing high moisture levels which can lead to wood rot.
 - Safety entering and leaving a home may be a problem when people run to avoid a downpour and/or water freezing on walkways.
 - Falling water may hit windows and leak, causing water damage inside the walls or on interior walls.
 - Rain water may find gaps in the siding, and when trapped behind siding, water can support mold growth and other problems.
- Even brick and stone siding can be damaged when water forms ice in cracks.

Repeated exposure to rain water can reduce how long your home's painted surfaces last before they need to be re-painted.

Curb Appeal Contest

The Becton Park Board is hosting a curb appeal contest for the Becton Park neighborhood. This is an awesome opportunity for you to improve the appearance of your house and win some money! The rules are easy and all residents of Becton Park (even renters) are eligible to win!

If you are interested in participating in the contest, you will need to complete the Curb Appeal Contest Entry form on page 7 of this newsletter. The completed form should be left in the information box on the front step of the Becton Park President's house at 5606 Becton Park Drive. Only homeowner/resident's who submit their Curb Appeal Contest Entry form will be entered into the contest. In addition to the prize, the curb appeal winner will be given the opportunity to have the curb appeal sign in front of their house for one month and have their picture in the newsletter.

Interested residents have until **Saturday, May 19, 2018** to submit their entry form. The contest will end on Friday, June 1, 2018.

The three categories and Lowe's gift card prizes:

- 1) Best curb appeal (contest winner) - \$100.00
- 2) Best overall Improvement (first runner up) - \$75.00
- 3) Best front porch (second runner up) - \$50.00

The Becton Park Board will be voting on the three winners, so it is only fair that the Becton Park Board members would not be eligible to participate in the contest. Be sure to submit your entry form to the Becton Park Board President!

Good luck to everyone!

Curb Appeal Contest!

Becton Park Covenant Review - Interior Maintenance

Your home is your biggest investment and worth maintaining. The Becton Park covenants describe the responsibilities of the HOA and the homeowner. Knowing your responsibilities will help you maintain your property and the appearance of the whole neighborhood.

Maintenance and repair of patios, decks, bathroom and kitchen fixtures or other electrical or plumbing equipment, heating and air conditioning systems, pipes and fittings serving the owner's unit locks, windows, and latches are the responsibility of the homeowner. Smoke and carbon monoxide detectors in good working condition are required and are the responsibility of homeowners. Homeown-

ers are responsible for any and all damages due to misuse of the fireplace and/or the disposal of hot ashes and firewood. Firewood should be properly stored. Homeowners are responsible for the cleaning of chimneys.



Residents and guests are responsible for patios, decks, garage doors, storm doors, glass surfaces and mailboxes.

The Association is not responsible for maintenance, repair, or replacement of lots or units

through the willful or negligent act of the owner, guests or invitees.

Everyone doing their part to improve their individual home will improve the overall neighborhood appearance.

Get Your Pool Pass!

The 2018 pool season is about to begin. Are you ready? Pool passes will be distributed at the clubhouse on the following days:

May 21, 2018 at 6:00pm - 7:30pm

May 22, 2018 at 6:00pm - 7:30pm

May 23, 2018 at 6:00pm - 7:30pm

Signs will be posted along Lynton Blvd reminding you on the day the pool passes will be released. You can also obtain a pool pass at the William Douglas offices on Park Road.



Eastland Mall Developments

March 26, 2018. For nearly a decade, about 70 acres of land in east Charlotte has wasted away and gone undeveloped. Plans for the old Eastland Mall site have come and gone without any real action and the land remains just one big parking lot.

Four developers presented concrete and detailed plans for the future of the site in hopes of being selected to move forward with the project. However, council members warned that it could be years before a project is complete.

"This is the first time since Studio Charlotte that we have heard specificity in the proposals and that is significant," said councilman Matt Newton

The 80 acres where Eastland Mall once stood has remained empty for almost 10 years. People who live nearby say this is long overdue and are ready to see the site be put back to use.

"Purely residential or purely recreational, entertainment and retail oriented? We have some real decisions that have to be made," Newman added.

<http://www.wbtv.com/story/37807354/four-concrete-proposals-presented-for-eastland-mall-site>

East Charlotte and Becton Park residents should be extremely interested in what happens with the formerly Eastland Mall side.

New Pet Waste Station in Lynton, Becton, Devonshire

Dog waste is a preventable source of bacteria in our environment. It is your responsibility to pick up after your pets. Charlotte-Mecklenburg

Storm Water Services in partnership with Mecklenburg County Parks and Recreation will be flagging the pet waste

that was left behind at select parks, greenways, and dog parks.

Be a responsible pet owner. Scoop the Poop! Pet waste stations are located throughout public spaces in the county. Put a grocery bag in

your pocket in case the stations are out or you can't find one on your walk. Many manufacturers make small bag carriers that attach to your pet's

leash. Routinely clean your yard to avoid potential long-term contamination. Place all pet waste into the appropriate trash receptacle. In conjunction with

Charlotte Mecklen-

burg Storm Water Services, there is a new pet waste station located on the Devonshire parking log near the pool. Lynton,, Becton, and Devonshire encourages you to utilize the new pet waste station.



Becton Park Contacts

BOARD MEMBERS

President:	Vanessa Coles 5606 Becton Park Drive vanessadcoles@gmail.com 704-488-2668
Vice-President:	Donna Hardy 5612 Becton Park Drive dhardy761@gmail.com
Secretary:	Shawn Horton 5728 Ebley Lane ssdot28@aol.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.

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.

Protect Yourself Against Tree Damage

The law of fallen trees in North Carolina is based primarily on the legal theory of negligence. This theory of negligence means that you would need to have known about the weakness of the tree limb prior to it falling on your neighbor's property and causing damage. If you had the knowledge and you knew it was a danger, then it is your responsibility, at least according to the legal theory of negligence.

There are generally two efficient ways to protect yourself against possible legal claims or trouble from trees and limbs on your property that can damage your neighbor's

property or vice versa.

1. Professionally remove trees on your property that are dead or present a hazard that could damage your neighbor's

property, and;

2. If your neighbor has a dangerous tree, preferably write them a letter asking them to resolve the issue. The written letter helps protect you of any responsibility for damage should the tree actually fall onto your property.



Homeowners are responsible for maintaining the trees in their back yard.



BECTON PARK



Entry Form

Please enter me into the 2018 Spring Curb Appeal Contest.

Resident Name: _____

Resident address: _____

Resident Phone: _____

Place this form in the box on the President's front porch at 5606 Becton Park Drive.

You may also bring it to the Becton Park homeowner meeting on Saturday, May 19, 2018 at 10:00am