

BECTON PARK BULLETIN

Becton Park established: 1988

Newsletter Date: Winter 2015

Fencing Update



Since 2012, the Becton Park Board has applied and has been awarded a neighborhood matching grant from the City of Charlotte. On November 14, 2014, Becton Park was again awarded another neighborhood matching grant. The neighborhood grant is a matching grant which means that the City of Charlotte provides a matching fund in conjunction with money contributed by the Becton Park neighborhood.

If your portion of the fence has been replaced, I am sure that you appreciate the new look and the low maintenance benefits. Your HOA dues have made enabled the fencing project to move forward. The Becton Park Board appreciates everyone who are up-to-date on their HOA dues. Please see page 4 of this newsletter to view the phase process for the fencing replacement. A clean up day will be announced soon

2015 Meeting Schedule

Below is a *tentative* meeting schedule for the Becton Park Board of directors at the clubhouse for the rest of 2015.

Homeowners are invited to attend the meetings at 6pm.

February 9, 2015

May 18, 2015

August 10, 2015

October 12, 2015

December 7, 2015

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.

Parking Issues

Each unit has been afforded two parking spaces. There is a good reason that we ask homeowners and their guests not to park on the lawns. Water pipes are only buried 12 inches under the ground. The weight of a vehicle can add a lot of pressure to water pipes -

which can lead to broken pipes. Extreme temperatures can make pipes particularly vulnerable to breaks. If a water pipe breaks, the water to the whole neighborhood will need to be turned off for repairs to be completed and the repair will be at the

expense of the HOA. To prevent the water pipes from breaking, homeowners and guests are asked to refrain from parking on the lawns. Keep in mind that the Board of Directors has the authority to tow, any improperly parked vehicles at the owner's expense.

Ward off the Flu at Home

The flu season is in full swing. There have already been several deaths due to the flu. The flu virus can lurk on any surface from countertops, carpets, to computers; but certain areas are particularly nasty breeding grounds.

1) The Bathroom

The bathroom is germ city. The doorknobs, faucet handles, light switches and the sink need to be disinfected every day during flu season, so give them a good scrubbing. A disinfectant will kill the flu as well as other germs.

Let's talk toothbrushes. If yours is in a toothbrush holder, they are probably touching and can lead to cross-contamination. Find another way to store them during flu season. Also, don't share toothpaste. As a temporary inexpensive solution, buy travel-sized tubes for each family member.

2) The kitchen table, coffee tables and game tables are

perfect hosts for germs.

3) Stuffed animals get drooled on, dropped, shared and cuddled. If the toy can be washed throw it in the washing machine and use hot water. If not, put the stuffed animal away until the flu virus dies on its surface.

4) Empty your trash cans, clean them with disinfectant spray especially after they have been filled with germ-y used tissues.

5) If you live with someone with the flu, sleep in a different area. Wash the sick person's towels, pillowcases and bedding separately using hot water. Wash the sick person's eating utensils separately and/or in the dishwasher.

6) Remember to wash your hands in warm to hot water often and scrub for at least 20 seconds. Avoid touching your eyes, nose, mouth and cough into the crook of your elbow.

Prepare for the Artic Blast

Many homeowners have been lulled into a false sense of security by beautiful weather in January. But it is time to button up and batten down because meteorologists are predicting a slew of polar vortices, arctic blasts and winter storms. Protect your home and stay warm with these tips.

First, has your HVAC been serviced for the winter? Doing so will ensure that it is running efficiently and safely. Check your smoke detector and carbon monoxide detectors to confirm that they are in working order. Installing a carbon monoxide detector near your furnace and water heater is a good idea, especially since they could be running in overdrive in freezing temperatures.

Shut off the rooms that you do not

use. This helps the house stay warmer in the rooms you do occupy. Two-story homes have warmer upper levels, so spend most of your time up there.

Next, check your plumbing, most importantly, those pipes around your house. Disconnect hoses from each spigot. Drain and store them in the garage. Then insulate any spigot that is above ground. Go ahead and cover all exposed pipes (pool equipment, sprinkler system and exterior water sources) with insulation or protective covering. You can even use bubble wrap. Another tip is to locate your main water shutoff in case a pipe does freeze and burst.

Is your water heater in the garage or attic? If so, cover it with an insulator

wrap kit or a blanket if the R-value on the label is less than 25.

If you are fortunate enough to have a fireplace, get the chimney cleaned and ensure that the chimney cap is in place.

Make sure your snow shovel is accessible. Also, stock up on rock salt and/or sand in case of a freeze. Dig out the windshield scraper and keep it handy.

Finally, prepare an emergency kit. Keep extra gallons of water, non-perishable items (including food for your pets), lots of blankets, a battery-powered radio, back up battery for your cellphone and computer, first-aid kit, flashlights, candles and matches.

Noisy Animals in the Neighborhood

Residents of Becton Park have had concerns about animal noises in the neighborhood. **The City of Charlotte ordinance reads that it is unlawful for any person to own or maintain an animal in such a manner to cause a public nuisance.**

Examples of situations which would constitute a nuisance are:

- Having an animal which disturbs the rights of or threatens the safety of a member of the general public, or interferes with the ordinary use and enjoyment of their property.
- Allowing an animal to damage the property of anyone other than its owner.
- Maintaining animals in an environment of unsanitary conditions which results in offensive odors.

- *Allowing or permitting an animal to bark, whine, howl, crow or cackle in an excessive, continuous or untimely fashion so as to interfere with the reasonable use and enjoyment of neighboring premises.*
- Failing to remove feces deposited by a dog on any public street, sidewalk, gutter, park or other publicly owned or private property unless the owner of the property has given permission allowing such use of the property. Dog waste is raw sewage. Roundworms, E. coli, and Giardia are just a few of the many harmful microorganisms that can be transmitted from pet waste to humans. Some can last in your yard for as long as four years if not cleaned up.

House Painting Schedule

As we continue to improve and maintain the appearance of the neighborhood, the Board has set a goal to complete the painting of 4 to 6 homes per year. House colors are limited to the Williamsburg palette. No more than three 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. The next scheduled homeowner on the painting schedule will be contacted for a pre-painting home inspection.

The current homeowner painting schedule is as follows:

- * 5708 Ebley Lane

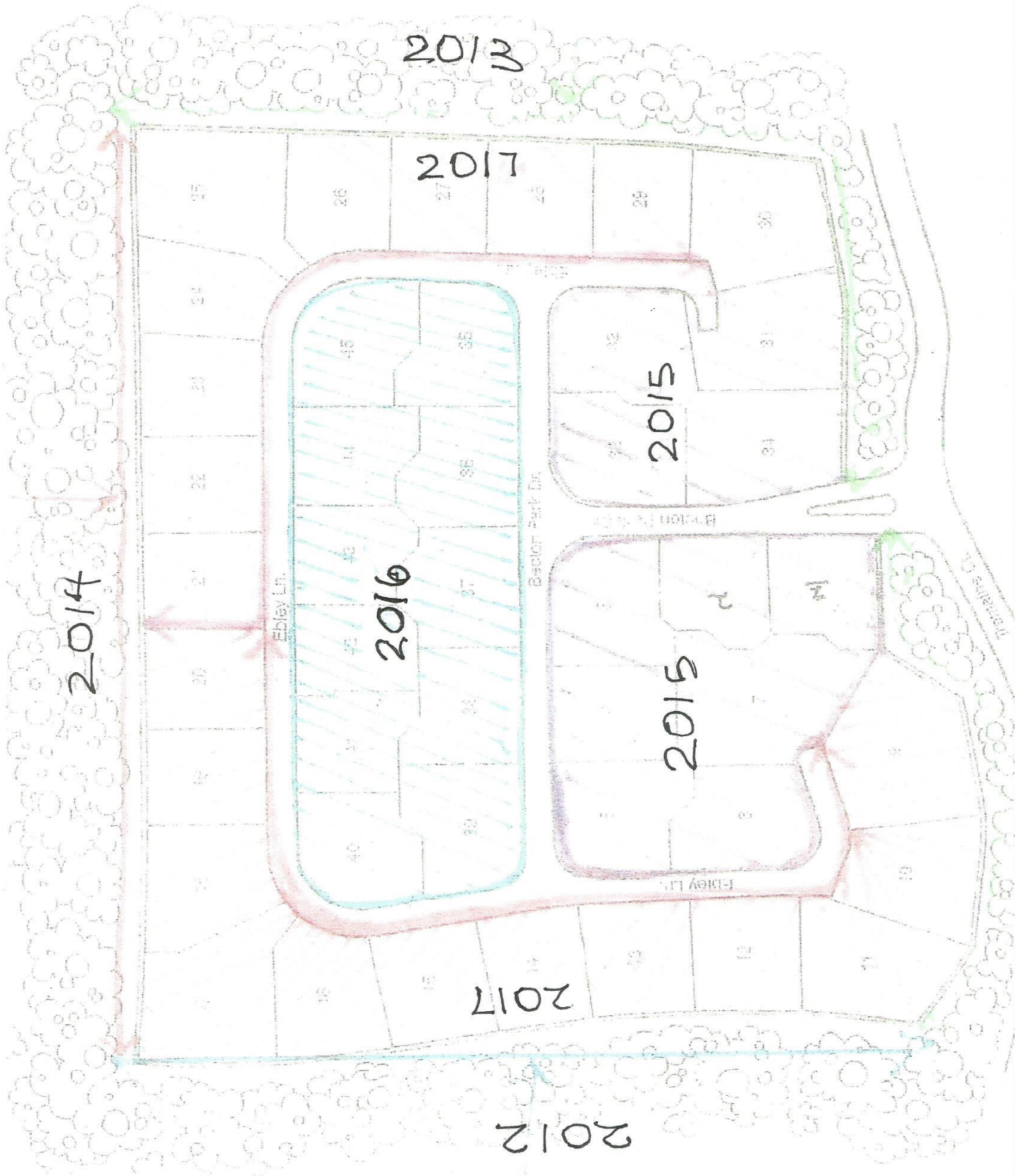


- * 5712 Becton Park
- * 5606 Becton Park
- * 5700 Becton Park
- * 5712 Becton Park
- * 5713 Becton Park

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.

Proposed Fencing Completion Project



Neighborhood Matching Grant

The City of Charlotte's neighborhood matching grant is designed to make neighborhoods a better place to live, work, play and shop. During the most recent grant awarding period, Becton Park was one (1) of thirteen (13) awardees for the neighborhood matching grant. One component of eligibility is that the project shows broad-based neighborhood participation. To maintain eligibility for the matching grant, Becton Park will be hosting a neighborhood clean-up day tentatively scheduled in March.

As a reminder, the matching grant requires that at least 25% of the funds must come from the applying organization (i.e. Becton Park). Staying up-to-date on your HOA dues which makes the fence replacement possible.

Red Bin Recycling

If you're recycling using the red bin instead of the recycling cart, a maximum of two red bins will be collected every-other-week on your scheduled collection day. If you no longer want your red recycling bin, you may place it inside the recycling cart for collection or you can take it to one of Mecklenburg County's Full-Service Recycling Centers. The closest full service recycling center is the Hickory Grove Recycling and Yard waste center located at 8007 Pence Road.



Becton Park Covenant Review - Trash and Garbage

All garbage shall be stored within the residence of each owner. Trash and recyclables must be placed in city-approved containers.

Pick up is once a week on Monday. Residents have a "window" of 24 hours before the day of pick-up to place containers at the curb for

pick up and 24 hours after pick-up to place containers out of sight, not on front porches, front yards or side yards. (e.g. scheduled pick

is on Monday, containers can be placed at the curb on Sunday and must be removed by Tuesday). Containers may be

placed inside garages or in backyards. Containers **may not** be kept outside the fence or on the sides of houses.

Trash must be kept inside receptacles.

The homeowner must arrange for the pick up of bulky items by calling the City of Charlotte at 311.

Homeowners in violation may be fined by the City of Charlotte.

Recycling is picked up every other week. The next recycling day is Monday, February 16, 2015.

Becton Park covenants are ***stricter*** than the guidelines of the City of Charlotte. As a resident of Becton Park, you are subject to the covenants of Becton Park. Becton Park residents are required to follow the stricter HOA guidelines regarding the storage of garbage/recycling bins.



Becton Park Contacts

BOARD MEMBERS

President:	Daphne Pinchback 5600 Ebley Lane 704-458-1572 dpin0528@bellsouth.net
Vice-President:	Kevin Tolbert 5705 Ebley Lane 704-607-2135 katolbert@hotmail.com
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

Victoria Burnette

William Douglas Management Co.
704-347-8900 extension 108
704-377-3408 (fax)
vburnette@wmdouglas.com

Contact the Property Manager for any identified community problems including parking issues, water line breaks, etc. The property manager may be contacted 24 hours a day.

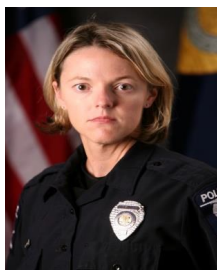
Emergency Notifications

In event of an emergency, the Property Manager will contact Becton Park residents by email. It is recommended that you submit your contact email address to the Property Manager in order to receive emergency notifications.

If your HOA dues are paid through the William Douglas online portal, the Property Manager already has your email address. If your email address has been changed, we recommend that you update it as soon as possible.

Community Police Officer Contact

Officer Ericka Conway, from the Hickory Grove Division, is our community police officer. Officer Conway has been contacted for increased patrols, especially near the club house parking lot. She has advised us 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.



Home Safety Tips

January 2015 showed an increase in aggravated assaults and a decrease in property crimes. Protect yourself by use these tips.

- Do not let anyone you don't know in your home (e.g. door-to-door salesmen, strangers looking for supposed neighbors)
- Keep an eye out for suspicious/malicious activity in your neighborhood
- Never leave your car unattended and running
- Do not hide a key outside for neighbors
- Do not advertise gifts or large purchases. Break down boxes before placing

them outside for pick up

- Make a list of serial numbers of items and photograph valuables
- Call the police if you see suspicious activity
- If you see a burglary in progress, get a good description of the burglar, the car make, model and tag number and call 911
- If your home is burglarized, do not enter your home; go to a safe place and call the police

Consider downloading the smartphone app Nextdoor. It is a free private social media for your neighborhood. Go to www.nextdoor.com.