

# LYNTON PLACE BULLETIN

Established: 1988

Newsletter Date: Summer 2017



## Show Your Lynton Place Pride

We live in an awesome neighborhood. If you walk along Lynton Blvd, you will find green areas, trees, your neighbors' backyards, the two rabbits in the neighborhood and the peace of nature. Unfortunately, you will also find garbage that has been dropped on the ground, cigarette butts, and sometimes dog excrement. What a

shame. These things don't belong in our great neighborhood. Let's take pride in our neighborhood. Let's teach this pride to our children and teenagers so that they don't trash our neighborhood. Tell your visitors about your neighborhood pride and ask them to refrain from trashing our neighborhood. You take

pride in your home, your backyard, your car and your clothes. Extend your pride beyond your own home and spread it to your neighbors.

We do not pay to have our trash picked up. Some of your neighbors volunteer to pick up trash. Thanks to them, our pride shows every time we drive up and down Lynton Blvd.

## Keep your Barbeque Safe

Charcoal can stay warm for a long time. The ashes can smolder – sometimes for days. When placed inside plastic bags and/or 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 coals in a metal container with a metal lid to cool.
3. Keep cooling coals away from flammable liquids and materials.

Have fun and stay safe!

Lynton Place is a mixed housing development of single family homes (Abbots Gate and Pritchard Place II), patio homes (Becton Park), and condominiums (Devonshire Court) in East Charlotte. Lynton Place has both landscaped and natural common areas, a clubhouse, and two swimming pools. The clubhouse can be rented for private parties to residents in good standing.

Lynton Place has mandatory quarterly assessments for all homeowners.

Lynton Place annual meeting occurs in May in conjunction with the Lynton Board election.

## June Home Maintenance Checklist

Ah, June. School's out, the days are long, and the weather's getting toasty. A little pain now means a big gain later can ensure your home runs smoothly through the dog days of summer.

### 1. Check your AC

The last thing you want is a busted air conditioner, so before a heat wave hits. If anything seems off, call in a professional HVAC company.

### 2. Stop mold before it starts

June kicks off a stretch of the hottest months of the year, especially in Southern states where heavy rain is also the norm. All that heat and moisture provide the perfect climate for mold to flourish

### 3. Eradicate pests

Warm weather draws out all the creepy-crawlies. But

you *can* give summer bugs the boot (or at least keep them at a comfortable distance).

-Trim shrubs or bushes that touch your home's exterior (which can harbor wood-destroying insects such as termites, carpenter ants, and powder post beetles).

-Swap mercury vapor outdoor light-bulbs with yellow sodium vapor ones, which are less attractive to insects such as mosquitoes, moths, and beetles.

-Weed thick vegetation. Apply mulch to flower beds.

-Keep bird feeders at least 25 feet from your house—spilled seeds can attract rodents.

-Stop mosquitoes before they hatch by eliminating all sources of standing water on your property.



## Benefits of Installing a Screen Door

### Added security

When it comes to having a secure home, the door is often the first line of defense. And this can be the weakest link for many properties too. It's the first point of entry intruders will tackle – so it pays to invest in it accordingly. Storm doors, which are typically made of aluminum, fiberglass or wood, often have interchangeable glass and screen inserts. A newly installed storm door is expected to last 25 to 50 years, depending on the materials and quality

### Protection for the exterior door

Chances are your exterior is more expensive than a screen door. For many, your front door has special stains, paints or windows that could benefit from additional protection

against the elements and wind-blown debris, reducing the costs of maintenance and helping it last longer.

### Keeps insects out

There may be some days you want to let in a breeze, but you don't want an open door to be an open invitation to miniature pests. Storm doors with screen inserts allow air flow while keeping pests outside.

### Increase energy efficiency.

A storm door adds an extra layer of protection between the outside elements and your home. Even if you have an energy-efficient main door, storm doors with glass coverings can help reduce energy

loss and save heating costs. Some have a screen insert for summer and a glass insert for winter months, which makes it functional for all seasons.



# Maintain Safety in Your Home

Even though a burglary occurs every 20 seconds in the U.S., you can still protect yourself with simple, common-sense steps.

## 1. Nighttime Burglaries Aren't the Best Time.

Burglars like to break in to homes during daytime hours - between 12:30pm—2:30pm - because there's a high chance people will be away at work or school. The last thing criminals want is to encounter someone at home. Don't leave your home unlocked just because it's daytime.

## 2. They Know When

**You're Not Home - Thanks to Social Media.** Locating someone's home address using basic information from their social media profile is surprisingly easy. In one survey of convicted burglars, more than 10 percent say they used social media to determine who was out of town. So while it's tempting



to post about your vacation to your social media feed, wait to share those trip photos until you're back home.

## 3. They Don't Like Your Security Practices.

Burglars are looking for easy targets, so your basic security measures are pretty important. Unlocked windows, unused deadbolts, poorly lit homes, and residences without security systems are prime targets for burglars, so make sure you are using the security features you already have.

## 4. Your Landscaping Choices Can be a Burglar's Best Friend.

Thieves are searching for crimes of opportunity, and landscaping gives them a place to hide while planning a way of entry can be very enticing. Tall bushes are favorites of burglars since they offer an obstructed view from the street and an easy way to hide from neighbors. Sometimes the best defense is a clear view of your front porch.

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## Lynton Place Covenant Review - Lot Maintenance

Each owner shall keep his lot in an orderly condition and shall keep improvements thereon in a suitable state of repair, properly repairing any damage thereto by fire or other casualty. No clothesline may be erected or maintained on any lot other than a clothesline located directly behind the residence. No lot shall be used in whole or in part for storage of rubbish of any character whatsoever and no trash, rubbish shall be allowed to remain on any lot outside an enclosed structure.

No radio or television transmis-

sion or receptors towers, antennas or discs shall be erected on a lot other than customary antenna which shall not extend ten (10) feet above top roof line ridge of the house. In no event shall free standing transmission or receiving towers or discs or dishes shall be permitted.

No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that dogs, cats or other household pets may be kept or maintained provided further that the number of pets does not ex-

ceed three (3). All dogs must be kept contained, tied or on leaders when within the properties or on any lot.

No drying or airing of any clothing or bedding shall be permitted outdoors on any lot or any other unenclosed area within the properties, except in such areas within the properties or on lots which are approved for such by the Board of the Directors.

All lots shall be used for residential purposes only.

## Lynton Place Board Contacts

### BOARD MEMBERS

**President:** Rick Brown  
**Vice-President:** Eric Pegues  
**Secretary/Treasurer:** Dorothy Smith

### **Williams Douglas Property Manager Representative**

Nicole Woolford  
William Douglas Management Co.  
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 the app onto your smart phone from the Apple Store or Google Play. Next Door is a free private social network for your neighborhood community.



## Tree Trimming for Better Home Maintenance

Pruning your trees can be beneficial for your home's curb appeal as well as prevent 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.

