



# BECTON PARK BULLETIN



Lynton Place Established: 1985

Newsletter Date: Summer 2022

## Neighborhood Vision:

Becton Park is a diverse, beautiful and friendly community with a focus on consistent improvement and development in cooperation with Lynton Place.

## The Final Phase of the Fence is Complete!



After working on the fence project for the past twelve years, we are excited that this project is finally complete! The Board thanks you for your patience and active participation in the volunteer activities through the neighborhood matching grant project. We hope that you are enjoying the new vinyl fence and will continue to enjoy it for future years. Now, the only thing left to do is keep it clean.

The Board will apply for another neighborhood grant to complete additional projects around the community. But, we will need your time, commitment and participation in future grants. The neighborhood matching grant is a great way for us to get more done in our neighborhood. See page 3.

## 2022 Homeowner Meeting Schedule

April 23, 2022  
September 24, 2022  
At 1:00pm

December is the Becton Park annual meeting and election. The annual meeting is tentatively scheduled for December 14, 2022 at 6:30pm

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

The Lynton Place annual meeting and election is in May.

## Properly Preparing Yard Waste for Pick Up

Get your yard waste ready for pick up and avoid the \$150.00 fine. Yard waste shall not be placed at curbside any earlier than the day before the collection date. As stated on the [charmeck.org](http://charmeck.org) website:

- Starting July 5, 2021, City Waste will no

longer accept yard waste in plastic bags.



Residents should use compostable paper yard waste bags (paper only,

no plastic) or reusable 32-gallon personal

containers for yard waste (leaves, grass clippings, small limbs and brush) collection.

- Limbs must be no longer than five feet and no larger than four inches in diameter.

Go to [www.charmeck.org](http://www.charmeck.org) for more details.

## Summer Home Care Tips

Your home is your biggest investment and taking care of it is vital to maintaining your home's value. Here are some tips to help you get through the summer months.

- Get your air conditioner serviced will prolong this life
- Dust the ceiling fan blades and check that the fan is balanced and working properly. Reverse the direction of your ceiling fans to push the air down and keep the house cool
- Change your air conditioner filter
- Clean the baseboards - use a damp cloth and wipe the dust and grime
- Clean your shower head and remove any



scum and calcified deposits

- Clean your windows and window screens
- Add a layer of mulch around your plants to ward off weeds and help them retain moisture
- Check for exterior faucet leaks
- Spray around your house for bugs
- Pressure wash your driveway and walkways
- Spray the fence with wet and forget or pressure wash the fence to keep it clean
- Clean your grill so you are ready to

## Becton Park Covenant Review - Parking

Each unit has a one-car garage and 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. No campers, trucks, vans or recreational vehicles may be parked or kept within the properties except within garages. No trailers, boats, or tractors may be parked or kept within



No parking on the street or lawns

the properties except within enclosed garages. The following vehicles may not be parked overnight in Becton Park and are permitted only for the conduct of business (e.g., home repairs and installations, etc.). Vehicles with commercial license plates, vehicles over 10,000 pounds and vehicles with commercial equipment, supplies or ladders that can be seen. These vehicles may not be parked overnight. All vehicles must be properly licensed and have all tires inflated. No inoperable or wrecked vehicles should be parked in Becton Park.

## How the Matching Grant Benefits Our Neighborhood

The Becton Park HOA is responsible for some high dollar expenses including:

- Home repairs and painting
- The neighborhood sign
- Maintaining the neighborhood streets
- Roof repairs and maintenance
- Driveways and sidewalks
- Front shrubbery and tree maintenance

Each month, the Becton Park HOA is responsible for approximately \$20,000 of neighborhood expenses. Monthly HOA dues total approximately \$12,000.

The cost to paint and repair our homes has been the biggest challenge to the HOA. For years, many of you have paid you're your HOA dues and waited to have your house painted and repaired. This major HOA expense has drastically increased since COVID. The pre-COVID cost to paint and repair a house was approximately \$15,000. The post-COVID cost to paint and repair a house is approximately \$30,000. Depending on the extent of damage, the cost to paint and repair a house could be higher; which makes the challenge even harder. Considering the cost to paint and repair a house, the \$268.80 monthly dues is not sufficient to cover a painting/repair expense of \$30,000 **and** the monthly HOA responsibilities. Have you wondered what we have done in the past? We have saved money each month until we have enough to get a house done. Is it taking too long to get houses painted and repaired? Well, we have a chance to move this project forward. But we need you to be part of the solution.

The HOA can use the City of Charlotte's matching grant to provide up to \$25,000 of the expense to paint and repair a house. This is a **GREAT** opportunity for us to get houses painted and repaired while saving HOA funds for other expenses.

Why are we telling you about this? Because we need to come together as a neighborhood for this to work for us. Each dollar we save by using the neighborhood matching grant; is money we can use to get other projects in the neighborhood completed. Participating in the grant activities can help us get your house done, get to know your neighbors, benefit the community and save the community money. And, we work hard to make the events fun and entertaining. How could you resist?

Estimated Cost to Repair a House with the Matching Grant		
		Estimated hours needed to earn the maximum grant amount
Estimated cost to paint and repair a house	\$30,000	
Maximum neighborhood grant award	\$25,000	← 1000 hours
Estimated final cost to HOA	\$5,000	(About 23 hours/house)

## Becton Park Contacts

### BOARD MEMBERS

<b>President</b>	Vanessa Coles vanessadcoles@gmail.com 704-488-2668
<b>Vice President</b>	Vacant
<b>Treasurer</b>	Shawn Horton ssdot28@aol.com
<b>Secretary</b>	Jennifer Boateng ajboat21@gmail.com
<b>At Large</b>	Joe Ayers joeayers2000@hotmail.com

## Property Manager

### Henderson Properties

3030 Latrobe Drive  
Charlotte, NC 28211

### Property Manager Assistant

Verla Decker

hoa@hendersonassociationmanagement.com

Contact the property management company for any community problems including parking issues, water line breaks, etc. In case of emergency, call the customer service number at 704- 535-1122 and follow the prompts to report an emergency.

Check out the community website at

[www.lyntonplacecommunity.com](http://www.lyntonplacecommunity.com)

## Use Your Thermostat Wisely To Save Money

The cost of cooling your house has sky rocketed. Setting your thermostat at the right setting can help you get the most bang for your buck?

### Choose the Best Temperature for You and Your Home

The best thermostat settings for your home save energy while keeping you and your family comfortable.

#### Summer recommendations:

- Recommended thermostat settings in summer are in the mid-70s during the daytime hours.
- At night, you will want to try setting the thermostat higher when you're sleeping to save money long-term.
- Adjust the thermostat to a higher setting whenever you leave the house for a summery afternoon at the park. There's no point in creating the perfect temperate climate when you're not home.

For those of you who lean hot and struggle with keeping a thermostat set around 75 degrees, try alternate cooling methods such as taking a cold shower, using box and ceiling fans, and making sure that you stay properly hydrated.

### Know Which Thermostat Setting to Use

Should you set the thermostat in the "on" or "auto" position? If you want to save energy and money, the optimum thermostat setting is usually "auto."

**The "On" Setting.** A thermostat set in the "on" setting runs its blower even if the temperature set point has been reached. It constantly blows air through the fan, even when the thermostat is no longer heating or cooling your air, which can mean around 200 unnecessary hours of run-time per month. It creates higher energy costs, forces you to repair your system more often due to increased wear and tear, aggravates air duct leakage issues, and even increases humidity in your home.

**The "Auto" Setting.** A thermostat placed in the "auto" setting moves air through the cooling or heating function only while it's running and knows to shut off when the temperature set point is reached. Setting your air conditioner fan to "auto" actually helps decrease humidity because it gives condensation a chance to drain instead of sending it back into the home. Using the automatic thermostat setting will save you money and hassle.