



# DEVONSHIRE BULLETIN



Established: 1988

Newsletter Date: Spring 2018

## New Pet Waste Station at Pool



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! Routinely clean your yard to avoid potential long-term contamination. Place all pet waste into the appropriate trash receptacle. In conjunction with Charlotte Mecklenburg Storm Water Services, there is a new pet waste station located near the pool. The Lynton, Becton and Devonshire Boards encourage you to utilize the new pet waste station.

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.

## 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.



As homeowners in Devonshire Court, we are also members of the Lynton Place HOA.

The Lynton Place annual meeting and election is in May.

# 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.



## Five Steps to Clean Balconies & Terraces

Cleaning your balcony or terrace on a quarterly basis will make the chore less difficult than if you only tackle the task once a year. Because many of us live in apartments/condos with neighbors who don't want water running down onto their property, we offer steps for both dry and wet cleaning.

### 1. Empty your outdoor space

The first step toward making your terrace as spotless as possible is to remove all plants and furniture. If you live in a high rise building, and need to bring items indoors, clean them off first with a damp cloth while outside. Lay down a large piece of plastic, an old sheet, or a drop cloth so you don't soil interior floors and carpets.

### 2. Clean out debris and dust

Next, sweep or vacuum the area to pick up cobwebs, dead insects and other debris. A handheld wet/dry vacuum just for outdoors is a helpful tool.

Always use the top down approach when cleaning. Begin cleaning high places first as debris and dust will fall to the floor. Check your local market for cleaning tools that

offer extension rods for cleaning out of reach places. Be courteous to neighbors and use a dust pan.



Don't sweep debris over the side.

### 3. Wash your balcony

Using a hose or power washer to clean is a great temptation because it is convenient. But neighbors may not appreciate water cascading over the side of your balcony or terrace. Cement manufacturers warn against the use of power washers because as water exits the nozzle at a high pressure it creates flakes and voids in the concrete's surface. Over time, this can erode the surface and cause the cement to soak up water like a sponge.

A gentle mixture of one part bleach to one part water applied with a brush or mop will sterilize the ceiling corners, floor and railing. *Continued on page 4.*

## Tips for Safe Condo Living

No matter where you live, it's important to practice safe living habits. This is where you can practice basic things like:

- Always lock your doors and windows. This might seem like a common sense apartment tip, but apartment complexes can see many visitors throughout the day and night and it is likely that you don't know who they are. Pay extra attention to any sliding doors by putting pins or rods into the sliding track—this adds an extra layer of difficulty for any burglars. Entrance doors should have dead bolts and peepholes. If the doors do not have deadbolts, ask permission from management to install them.
- Getting to know neighbors. The more people you know in your building, the easier it is for you to recognize strangers. The same way in which neighbors help while living in a suburban neighborhood, your neighbors in your building can watch your place or care for your pets while you're away.

If you see someone you don't recognize and your instincts tell you that something is off, listen to yourself and remain cautious. If someone knocks on your door, look through your peephole first. If you don't have one, ask for ID from your visitor through the door. If the person won't cooperate with you, stand your ground, refuse to open the door and tell him or her goodbye. Alert security, management or the police.

- Close your blinds. Installing blinds or curtains in your apartment or condo helps keep nosy passersby from eyeing your stuff. Again, more foot traffic in buildings means more potential onlookers. As an added bonus, some curtains and blinds can even save you on your utility bills.
- Get and use a safe. Safes might seem like a frivolous item to have in an apartment, but they actually provide a good place to keep your most valuable possessions (e.g., insurance documents, passport, birth and marriage certificates, etc.) protected from theft and fire. [Taken from ADT](#)

## Devonshire Court Covenant Review - Nuisances

No nuisances shall be allowed upon the condominium property and no person shall engage in any use, practice or activity upon the condominium property which is noxious, offensive or a source of annoyance to unit owners or which reasonably interferes with the peaceful possession and proper use of the condominium property shall be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage shall be allowed to accumulate and no fire hazard shall be allowed to exist.

Any unit owner who shall dump or place (or permit his family, tenants, guests, or agent to do so) any trash or debris upon any portion of the condomini-



um property shall be liable to the condominium association for the actual cost of removal thereof or the sum of \$100.00, whichever is greater and the same shall be added to and become a part of the assess-

ment next coming due to which the unit owner or his unit is subject. No unit owner shall permit any use of a unit or of the common areas and facilities which will increase the rate of insurance upon the condominium property.

### Lawful Use

No immoral, improper, or unlawful use shall be made of the condominium property or any part thereof. All valid laws, zoning ordi-

nances and regulations of governmental bodies having jurisdiction thereof shall be observed.

## How to Clean Windows Like a Pro

Ideally, windows should be washed twice a year, but it's a task most people don't look forward to. Part of what makes window washing such a chore is that homeowners insist on doing it with wadded-up paper towels or newspaper, spray cleaner, and a ton of elbow grease. "All that rubbing isn't a good idea," says Brent Weingard, owner of Expert Window Cleaners in New York City. "You're just moving dirt around from one spot to another and putting a static charge on the glass, which attracts dust and dirt. As soon as you finish, the window looks dirty again." It's easier and more effective to clean glass like the pros do: with a squeegee and a few other readily available tools.



The techniques aren't complicated, he says, and the results may surprise you.

The long cloth head of a strip applicator soaks up a lot of soapy water and knocks dirt loose without scratching the glass. For a cleaning solution, Weingard uses just a squirt of dishwashing liquid in a bucket of warm water—the less suds, the better.

### *Picture Window*

Starting at the top left, pull the squeegee over the soapy pane in a reverse-S pattern (left-handers

would start at the top right). At the end of each stroke, wipe the squeegee's blade clean with a lint-free rag. Cloth diapers or old linen napkins are perfect for this task.

Remove any water remaining on the edges of the glass with a damp, wrung-dry chamois, which soaks up wetness without leaving streaks. Dry the windowsill with a rag.

### *Multi-pane windows*

A handheld sponge or hog-bristle brush works best on multi-pane windows. Weingard prefers natural sponges. "They're firmer and more absorbent than synthetics," he says. Using the same solution of a squirt of liquid soap in water, he rubs each

pane from left to right, top to bottom, working the sponge edges or brush bristles into the corners to loosen dirt.

Pull the squeegee down each pane in a single stroke from top to bottom. After each stroke, clean the blade with a rag so it doesn't leave streaks. (If the squeegee squeaks a lot, add a bit more soap to the water.) As above, remove any streaks on the glass with a chamois, and dry the muntins and sill with a rag. [Source article](#)

## Cleaning Balconies

Use a mop and a bucket with wringer to keep water from spreading to unwanted areas. If you are concerned about water dripping over your balcony, roll up towels and place them around the perimeter of the space.

### **4. Rinse out cleaning products**

After sterilizing, clean with a soapy liquid cleaner to remove extra grease and grime. Then clean once more with plain water to remove any soap residue. Use old towels to dry the surface.

### **5. Clean the French windows**

Large glass doors can be cleaned with a mixture of vinegar and water or glass cleaner. To minimize streaking, experts suggest using a squeegee and the "S" method to clean. Make "S" motions as you pull the squeegee down the glass.

Of course, the easiest way to keep your terrace or balcony looking great all year long is to prevent dirt from forming. Wind chimes and other decorative items that discourage birds from nesting in nooks or flying into glass windows are also helpful.

## Devonshire Court Contacts

Nicole Woolford  
William Douglas Management Company  
704-347-8900 extension 103  
704-377-3408 (fax)  
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**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.**