



Lynton Place Bulletin

Lynton Place Established in 1985

Newsletter Date: **Spring 2024**

Dear Lynton Place Residents,

As Spring breathes new life into our community, I'm excited to see the vibrant colors blooming around Lynton Place. It's a wonderful time of year when our neighborhood comes alive with the beauty of nature.

I wanted to provide you all with a brief update regarding our Neighborhood Matching Grant. Although there was no grant cycle for March, rest assured that your Board is diligently working to enhance our community. We plan to apply for the grant in June, aiming to further improve our neighborhood's charm and functionality.

In preparation for our upcoming annual meeting on Wednesday, May 15, 2024 at 7:30pm. I encourage all members to join us. It will be an excellent opportunity to discuss potential community improvements and share valuable insights. Your input is invaluable in shaping the future of Lynton Place.

As we embrace the season, let's also remember our responsibility as homeowners to maintain our lots in a neat and attractive manner, as outlined in Article VII of our Covenants, Conditions and Restrictions.

To assist you in this endeavor, here are some affordable tips.

- * **Regular maintenance:** Set aside time each week to tend to your yard. Simple tasks like moving the lawn, trimming bushes, and weeding flower beds can make a significant difference.
- * **Water wisely:** Proper watering is key to a health lawn and garden. Consider investing in a soaker hose to drip irrigation system to efficiently water your plants while conserving water.
- * **Mulching:** Mulch not only adds a polished look to your landscaping, but also helps retain moisture and suppress weeds. Look for affordable options such as shredded leaves or wood chips.
- * **Community Resources:** Take advantage of community resources such as plant swaps, gardening workshops, or tool-sharing programs.

Let's work together to ensure that Lynton Place remains a welcoming and visually appealing community for all residents to enjoy.

Warm Regards,

Valerie Vaughn

Lynton Place HOA President



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.

Sign up to receive the community newsletter at www.lyntonplacecommunity.com

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

Schedule free bulky item pick up by calling 311

See Something - Say Something!
Your homeowner and car insurance is based on the crimes in the area

Pool Season is About to Start

Get ready! The 2024 pool season is about to begin. If you did not get your pool fob last year, you will have three (3) opportunities get your pool fob.

Replacement fobs are \$50.00

Wednesday, May 15th 7:00pm - 7:30pm

Saturday, May 18th 10:00am - 12:00pm

Saturday, May 25th 11:00am—2:30pm

Reminder: Your HOA account must be current to have access to the pool.



Covenant Review - Article VI: Architectural Control

We've observed various architectural changes in the community that were not board approved. Below is a reminder of Article VI of Lynton's CCRS (page 9 of bylaws)

"No building, fence, wall, or other structure or improvement shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made including erection of antennas, aerials, awnings, the replacement of roofs, and the painting of exterior surfaces until the plans and specifications showing the nature, kind, color, shape,

heights, materials and locations of the same shall have been submitted to and approved in writing as to harmony of external design and location in relations to surrounding structures and topography by the board of Directors of the Association, or by an architectural control committee composed of the three (3) or more representatives appointed by the



board. In the event said board or its designated committee, fails to approve, or disapprove such design and location within thirty (30) days after said plans and properties by the Declarant in accordance with its general plan of development.....

Submitting an architectural request is essential for upholding community standards, protecting property values, preventing disputes, ensuring compliance with the regulations and fostering a cohesive and harmonious living environment for all residents.

Maintaining Community Standards—By reviewing architectural revisions, the board ensure that any proposed changes align with these standards, preserving the overall look and feel of the neighborhood.

Protecting property values - Consistent architectural standards help protect property values within the community.

Preventing Disputes helps minimize disputes between homeowners and promotes a sense of fairness and consistency in decision-making.

Proper Trash Bin Storage

Garbage is collected once a week on the scheduled collection day. The garbage collection day is on Monday. Recycling day is every other week. The City of Charlotte has specific guidelines for proper garbage bins storage. To ensure that garbage bins and trash are collected appropriately, follow these rules.

- Bag all garbage before placing it in the garbage rollout cart. Do not overfill carts or place garbage items outside of the cart. Items outside the rollout cart will not be collected.
- Please place garbage cart within 6 feet of the curb and with the handle facing toward your



property. Do not block the sidewalk.

- Please allow 3 feet of space between collection items and other obstacles such as mailboxes, phone poles and vehicles.
- Place garbage cart at the curb no later than 6 a.m. on your scheduled collection day and no sooner than the day before collection.
- The cart must be removed from the curb by midnight on the day of collection.
- Place garbage and recycling carts at the curb no sooner than the day before collection.
- The cart must be removed from the curb by midnight on the day of collection.

Summer Home Maintenance Checklist

Before you break out your swimsuits and head to the beach, you're going to want to get on that summer home maintenance checklist. Summer is an ideal time to tackle those little repairs and maintenance issues you've been putting off. Indoor maintenance tasks often focus on keeping your house cool by preparing your cooling system for summer temperatures.

- Changing HVAC filters
- Testing the AC
- Washing the insides of windows
- Adding UV-protective or thermal window treatments to reduce heat transfer
- Reversing the direction of your ceiling fans
- Deep cleaning your garbage disposal, dishwasher, washing machine, dryer and other appliances
- Checking appliance hoses for leaks
- Testing smoke and carbon monoxide detectors and change the batteries
- Vacuuming your vents
- Deep cleaning all surfaces

Exterior maintenance usually takes a little more work in the summer. It's a good time to freshen up your home's exterior with tasks like staining your deck.

- Cleaning your gutters
- Inspecting your roof for missing or damaged shingles
- Power-washing siding, sidewalks, decks and other surfaces
- Painting or staining worn surfaces
- Cleaning your exterior air conditioning unit
- Trimming bushes and trees
- Cleaning and setting up outdoor furniture
- Inspecting fences for damage
- Looking for cracks, rotting and other damage on siding
- Caulking around windows and filling in other cracks and gaps
- Cleaning your exterior dryer vent
- Cleaning and prepping your grill
- Inspecting for pests

How to be a Great Neighbor

To live in a great neighborhood — and enjoy all the comforts that come with being part of a tightknit community — you have to be a good neighbor yourself. There are five things you can do to be the best neighbor.

1. Be a Good Neighbor

If you know a great housekeeper, handyman, dry cleaner, dog walker or lawn-mowing service, give your new neighbor a sheet with their contact information. Also include suggestions on the best and nearest grocery stores, restaurants and pharmacies.

2. Keep up your curb appeal

Just one improperly maintained home in a community can reduce property values for the entire neighborhood by as much as 15%. Don't want to become known as the owner of "that house" — the one with knee-high grass, overflowing gutters, dirty windows, peeling paint or toys scattered across the front yard. 15% of a \$200K house is a \$30,000 loss on the potential sale of your home or your heir's inheritance.



3. Be a responsible pet owner

Start with pet etiquette 101: Clean up after your pooch. "When you take your dog for a walk, do not deposit your dog's poop bag into someone else's trash can," "It sounds basic, but it happens a lot."

4. Be a respectful party host

- Be mindful of where your guests park. Don't block or obstruct your neighbor's ability to enter or exit their driveway.
- Keeping music at a reasonable noise level when you're throwing a party.
- Obey the City of Charlotte's noise ordinance

Acceptable noise levels are:
85 dB(C) Sunday through Thursday between 8 a.m. and 9 p.m.; 60 dB (C) Sunday through Thursday between 9 p.m. and 2 a.m. the following day.

85 dB(C) Friday or Saturday between 8 a.m. and 11 p.m.; 60 dB(C) between 11:00 p.m. and 2:00 a.m. the following day.

<https://www.charlottenc.gov/City-Government/City-Codes-Ordinances/Noise-Ordinances>

Lynton Place Board Members

President:	Valerie Vaughn
Vice-President:	Joe Ayers
Treasurer:	Kathy McKenzie
Secretary:	Vanessa Coles
At-Large:	Roy Wood

Communicate to the Board by email at
Lyntonplacecommunity@gmail.com

Check the Lynton Place neighborhood website:
www.Lyntonplacecommunity.com

Join the Facebook page at
Lynton Place Homeowner's Association

HOA Property Manager

Williams Douglas Property Manager Representative

Caitlynn Conley
William Douglas Management Company
Phone: 704-347-8900 extension 123
Fax: 704-377-3408
cconley@wmdouglas.com

Abbotts Gate and Pritchard Place II residents
should contact William Douglas Property
Management.

Devonshire residents should contact Cedar
Management at 704-644-8808

Becton Park residents should contact RealManage
Family of Brands at 704-520-7002

Home Safety Suggestions from CMPD

If you are concerned about residential burglaries in your neighborhood, you do not have to feel powerless to change the situation. Most residential burglars look for crimes of opportunity. They pick what appears to be an easy mark. There are many steps that you can take to keep your home and your neighborhood safe. The most important step is for you and your neighbors to work together.

What can you do?

- Never allow people you do not know into your home, such as a door-to-door sales person, a person asking to use the phone or looking for a supposed neighbor.
- Always keep your doors and windows locked day and night.
- Never leave your garage door open.
- Don't have your valuables visible through windows.
- Keep ladders locked in the garage. Burglars can use them for access to otherwise inaccessible second story windows.
- Don't forget when going on vacation to hold or to

have someone pick up your mail/newspapers.

- Don't hide a key outside for visiting friends and relatives.
- Don't advertise new gifts or purchases. Break up the cartons before leaving them at the curb.
- Call the police immediately when you see suspicious persons or activities
- Get to know the police officers in your area.
- Learn how to make your home less attractive to criminals
 - Garage Burglary
 - Burglary Prevention Checklist
 - Crime Prevention Through Environmental Design

Make a list of the serial numbers of your property and take photographs. You can also engrave your Driver's license number with an etching tool.

If you would like a police officer to conduct a Security Survey and make suggestions on ways to improve the physical security of your residence please contact your community coordinator.