

BECTON PARK BULLETIN

Lynton Place Established: 1985

Newsletter Date: Winter 2025

Our Neighborhood Vision:

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

If You See Something....Say Something



We live in a small peaceful family-oriented community. Our neighborhood appears to be the right place to hide while conducting illegal, suspicious and inappropriate activities; but, it is not. Our neighborhood is alert, looks out for one another and we report illegal, suspicious inappropriate activity immediately. If you see something; say something. You have options to report criminal actions. Contact the HOA board, call 911, call crime stoppers at 704-334-1600 or report the issue online. Follow these tips when reporting a crime.

- Report what happened and the exact location.
- Provide a detailed description and be

specific with information like, the color, make, model of vehicles, and license plates, sex, age, race, height and weight, hair color and style, the presence of weapons, scars or tattoos.

- Be prepared to answer follow-up questions.
- Stay calm.
- Don't interact with the individuals.
- Be safe.

Reminders when calling 911:

You can remain anonymous when calling 911. You can have an officer call you after reporting a 911 call. An officer can also follow up at your house; but you can request that they do not follow up at your house after reporting a crime to 911.

Although you are busy, be alert, get to know your neighbors, get to know the officers in your area, and report suspicious activity. Do not take your safety and peace for granted. As residents and homeowners in our neighborhood, we are responsible for keeping our neighborhood safe for everyone living here.

2025 Homeowner Meeting Schedule

July 26, 2025

At 1:00pm

December is the Becton Park annual meeting and election. The annual meeting is scheduled for November 5, 2025 at 6:30pm

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

The Lynton Place annual meeting and election is in May.

Becton Park Covenant Review - Monthly Assessments

Article V of the Covenants describe the Purposes of Assessments.

The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents of the properties and in particular for the maintenance, repair, and reconstruction of the exterior of patio homes, fences constructed by John Crossland, private streets and any other common area for the payment of governmental or private water and sewage disposal charges for assessments levied against the lots by the maintenance Association and for acquisition, improvement and maintenance of properties, services and facilities devoted to this purpose and related to the use and enjoyment of the common area, including but not limited to the cost of repair, replacement and additions thereto, the cost of labor, equipment, materials, management and supervision thereof, the payment of taxes assessed against the common area, the procurement and maintenance of insurance in accordance with the By-laws, the em-

ployment of attorneys to represent the Association, when necessary, and such other needs as may arise. In addition, expenditures by the Association for the landscaping, planting and maintenance of areas within Lots, but lying in front of patio homes shall be deemed expenditures for the recreation, health, safety and welfare of the residents of the Properties and are hereby authorized.

Assessments provide funds for the HOA to pay the monthly HOA bills which include:

- The master association
 - The Duke Energy bill
 - Water and sewer
 - Landscaping
 - Exterior home repairs
 - Water line leaks in the front of the house
 - Street repairs
 - The HOA management company
- Any other bills that are HOA responsibility.

February Home Maintenance Tasks

February can feel like the off month of the year – you've been through the busy holiday season and a few months of winter, but spring still feels a little ways off. Here are some things to do.

- Check caulking and grout around sinks, showers, and tubs; clean grout and repair as needed
- Regularly check roof and gutters for ice dams and icicles
- Clean and vacuum curtains, window blinds, and ceiling fans
- Clean garbage disposal: Run with crushed ice to sharpen, then with baking soda and citrus peels
- Test carbon monoxide and smoke detectors; replace batteries as needed
- Check for leaks on supply lines to sinks and toilets
- Repair any interior wall damage; touch up paint where it's needed or paint an accent wall



- Test and reset all ground fault circuit interrupter (GFCI) receptacles; check all extension cords for wear and tear

Home Care Tips - Declutter your paperwork—Organize your bills and discard paperwork that has piled up. Set up your home workspace to be a pleasant area where you can tackle those bills and keep your life organized

Purchase tax software - Get your tax information in order, and if you do your own taxes, now's the time to order your tax software. Look for discounts, like AAA or employer benefits discounts, that can save you a good chunk of money.

Recycle e-waste - Collect your old cell phones, printer cartridges, and batteries and head to a recycling center or store that will take this stuff off your hands. Some stores offer discounts on print cartridge purchases when you recycle the old ones with them.

Tips to Keep Your Home Warm This Winter

Space heaters are a simple, convenient and highly customizable way to keep a house warm in the winter.

Change out your window treatments. Swap light and breezy fabrics for heavier drapes that can conserve warmth. Open your drapes, blinds and shades on sunny days for the added benefit of free solar heat. Once the sun has gone down, lower your blinds and close your drapes to prevent heat loss.

Weather stripping can help your windows and

doors seal more tightly, preventing cold outside air from slowly leaking into your home.



Switch your ceiling fans to winter mode. Turn on your fan and look directly up at the blades. Make sure they are rotating in a clockwise direction which pushes air down from the ceiling into the room.

Insulating your hot water tank is an inexpensive, easy way to

improve energy efficiency and save money on energy bills

Etiquette Tips to Be a Good 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.

Share important information

One of the best ways to welcome new neighbors is by providing them with a “need-to-know” checklist. 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.

Keep up your curb appeal

Just one ugly home in a community can reduce property values for the entire neighborhood. Hence, you don’t want to become known as the owner of “that ugly house” — i.e., the one with knee-high grass, overflowing gutters, dirty windows, peeling paint or toys scattered across the front yard. “You should be cleaning up the front of your house as much as possible.

Be a responsible pet owner

Pets can be a big bone of contention between neighbors, so you need to keep them in check. 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.

Be a respectful party host

Keeping music at a reasonable noise level when you’re throwing a party is common sense. An

aspect people frequently overlook, though, is minding where their guests park. “The last thing you want is for your guest to block your neighbor’s driveway.” You also don’t want your guests’ cars to take up the entire block, which is why hiring a valet service can work for you.

Abide by community rules

When you live in a homeowners or condo association, you have to comply with the community’s rules. Still, a lot of people don’t take the time to review their association’s rules. These rules may dictate parking restrictions, trash and recycling schedules, landscaping requirements, move-in procedures and more. Breaking your association’s rules can not only result in fines but also ruffle feathers with neighbors. It’s your responsibility to police yourself if you want to avoid conflict.

Handle conflict judiciously

No matter how friendly you are, you may have disagreements or quibbles with neighbors. Handling these conflicts with tact is crucial. Generally, if you have an issue with a neighbor, your first line of defense should be to try to resolve the problem with the person directly. This should be done face-to-face — not over text message or email, where messages can get misconstrued. Broach the subject by starting with a compliment, and then suggest working together toward a solution. If you can’t resolve the issue one-on-one, contact your homeowner’s association.

Becton Park Contacts

BOARD MEMBERS

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

Property Manager

Real Manage

8301 University Executive Park Drive
Charlotte, NC 28262

Property Manager Assistant

Verla Decker

BECTPARK@ciraMail.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 866-473-2573 and follow the prompts to report an emergency.

Check out the community website at

www.lyntonplacecommunity.com

Slow Your Roll!

Tucked away within Lynton Place is a land of neighborhood cookouts, SUVs, and coffee shops also known as our home. But our suburbia, like so many others, is plagued by an ever-growing problem: speeding. Everyone is in a rush! We need to slow down. Becton Park is a small, tight neighborhood. Luckily, we don't have a lot of children; but no one wants to be injured by a speeding vehicle. We ask you to be courteous to everyone in our neighborhood by not speeding through the neighborhood.

There are a few things that we can do to help you slow your roll.



- Angle cameras to identify the offenders and issue notices
- Install speed humps
- Contact the police

We don't want to do any of these calming efforts. So, we ask you to slow your roll.

It's Grant Time Again!

Since 1993, the City of Charlotte's Neighborhood Matching Grants (NMG) Program has invested more than \$3 million in helping neighborhood organizations improve their communities. The program aims to strengthen neighborhoods by increasing participation, partnerships, self-sufficiency and thus, overall quality of life

It is almost time to apply for the next neighborhood matching grant. The next application deadlines are March 1st and June 1st. The Board will get pledges for the total 747 volunteer hours so that we can earn the full \$25,000 grant amount.

The Board will do all the hard work of submitting the application, presenting it to the NMG committee and hosting the volunteer activities to earn the matching hours for the grant.



What We Need from You:

- Pledge a minimum of 17 hours toward the grant
- Attend the grant events
- Meet your neighbors and have fun