

BECTON PARK BULLETIN

Lynton Place Established: 1985

Newsletter Date: Fall 2023

Neighborhood Vision:

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

A Grant is Finished. A Grant Starts



For the past 10 years, Becton Park has used the City of Charlotte's Neighborhood Matching Grant to complete the fence project. Last year the fence project was finally completed and the grant for a house was initiated.

This was the first grant where Becton Park matched the grant using hours alone rather than matching money. Thanks to your participation, we completed the matching grant hours in record time!

The Board has already submitted a new grant application. After we have been awarded the grant, the grant activities will begin. We hope to see you when the grant activities begin. We expect the activities for the next grant will be even better than last year's events.

2023 Homeowner Meeting Schedule

August 12, 2023

At 1:00pm

December is the Becton Park annual meeting and election. The annual meeting is tentatively scheduled for December 13, 2023 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.

View Your Henderson Online Account

Henderson Association management, our HOA management company, has an online system that allows you to access your account details and find other valuable community information. Using the online program, you can:

- View the annual budget.
- View the financial report.
- View the Becton Park CCRs, and bylaw documents.
- View the Becton Park FAQ's.



- View and edit your contact information.
- View previous newsletters.

- Check your current balance and account detail.

Maintaining accurate contact information will ensure that you receive Becton Park communications.

Why You Need a Storm Door

Both storm and screen doors are the outermost exterior entry door. But the difference between them is that screen doors are doors on a wooden or aluminum frame with screen panels. Their main purpose is ventilation. You can let air in and out of your home without welcoming insects too. Storm doors use a glass panel and are more durable than a screen door. Plus, if you still want ventilation, they make storm doors that can switch between a glass and screen panel without a problem. Here are some reasons to get one.

1. Improves air flow

Some storm doors offer the flexibility of changing your glass panel to a screen one during warmer weather. So, if your home is feeling a little stuffy, you can easily switch between your panels and allow for a nice breeze to come through your door.

2. Protects Against Environmental Factors

When it's raining or windy, your storm door can protect your front door, which can help it maintain its original appearance. Besides your front door, storm doors also provide another barrier between insects and small animals from entering your home.

3. Boosts Energy Efficiency

Air may seep through the cracks if you live in an older home or your front door isn't correctly installed.

This draft can increase your energy bill and means your home isn't regulating its temperature. A storm door can act as additional insulation, which can help lower your electric bill by keeping cool air in and hot air out in the summer and vice versa in the winter.

4. Lets More Natural Light In

With a front door, there's very little, if any, natural light that's able to come in. Storm doors, on the other hand, let in all the natural light you want without leaving your home exposed.

5. Affordable

It's much cheaper to install a storm door than it is to replace an exterior door. And even if you plan on changing your front door out eventually, these doors are a budget-friendly option that can benefit your home while you work towards installing a new front door.

6. May Offer Additional Security

Storm doors can also act as another layer of protection. Some storm doors even have keyed deadbolts you can use when you're away from home.

Becton Park Covenant Review - Trash and Garbage

To maintain the appearance of our neighborhood, garbage should be handled in compliance with the Becton Park bylaws.

Garbage and recyclables must be placed in city-approved containers. Garbage is picked up once a week on Monday. Recycling is picked up every other week on Monday. The City of Charlotte recommends that you place your garbage/recycling containers at the curb by at least 6:00am on the day of pick-up (Monday).

The Becton Park bylaws stipulate that residents have a "window" of 24 hours before



Monday to properly place their bins at the curb and a 24 hour "window" to store their garbage and recycling bins out of sight from the street.

All garbage/recycling bins shall be stored within the confines of the residence. The confines of the residence includes the garage or the backyard. Garbage and recycling bins should **not** be left at the curb, kept between houses, or on front porches.

To avoid trash from falling in the street, place trash in bags and tie the bag closed prior to placing them in the garbage bin. Bins should be placed 3 feet from each other at the curb. Recyclables should not be bagged prior to placing them in the recycling bin.

Clean Your Windows Like a Pro

Cleaning windows is never a fun job, but it has to be done. Most people hate doing it themselves because they always leave streaks or can never get it right. Use these tips to help make your windows shine.

Use the Right Window Cleaning Tools

If you're learning how to clean windows properly, you first need to know what tools to have on hand. If you're lucky enough to have new, modern windows that allow you to tilt the sash inward for cleaning, then all you'll need is some window cleaner, a squeegee and some sponges or rags. You'll also want something to dry your windows with — paper towels, newsprint, microfiber cloths or swatches of an old cotton percale sheet will work well.

Get the Timing Right

Is there a wrong time to wash your windows? Well, kind of. It's best to clean your windows on an overcast day, when there is no direct sunlight. Sunlight causes streaking and spotting on the glass.

Make Your Own Window Cleaner

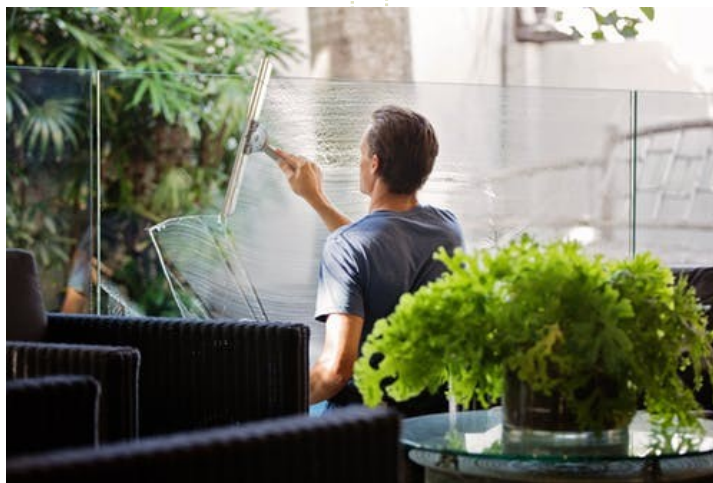
Commercial window cleaners can leave residue behind that causes streaks. The best way to clean windows is to make your own window cleaning solution. The first time you clean your windows, mix two cups of water with $\frac{1}{4}$ cup of white vinegar and $\frac{1}{2}$ teaspoon of dishwashing liquid. Mix it in a spray bottle or cleaning sprayer and apply to windows that have been rinsed with clean water. Every time you clean your windows after this, simply mix one cup of hot water with one cup of white vinegar and apply in a spray bottle to freshly rinsed windows.

Wash Away Streaks

Wash your windows by first rinsing dust, cobwebs and debris from the glass with water. Spray the outside of your windows with a power jet wand and the inside with a spray bottle. Then apply the cleaning solution and use a scrubber, sponge or rag to work on stains and trouble spots. Use

steel wool or a buffing tool for stubborn stains, and use a razor blade to scrape away splattered paint.

Make sure to use two different scrubbers, sponges or rags — one for the outside of your windows, and one for the inside. The outside will be dirtier, naturally, and using a separate rag will help keep the inside clean and prevent the spread of bird feces and other unsanitary materials into your home. Use another separate rag to clean sills and frames.



Once you're done spraying and scrubbing, use a squeegee to remove excess water. Hold a sponge or cloth below the squeegee to keep fluid from dripping onto the floor. Finally, dry your windows, frames and sills. Use a microfiber cloth, sheet of newsprint, swatch of cotton percale or paper towel to prevent

streaks. If you start drying the window and streaks appear at first, don't panic. Just keep rubbing the glass until they go away.

Banish Lint

Aside from streaks, another annoyance of household window cleaning is lint. If you don't know how to clean windows, you might grab the wrong kind of cloth, such as a cotton terry towel, to dry your windows and leave bits of lint stuck all over the glass. Using the right kind of towel or cloth to dry your window glass prevents this. Cotton percale and microfiber are the best fabrics to clean windows. Newsprint or brown, commercial-style paper towels also work well.

Cleaning windows can be a thankless task, but if you're the kind of person who struggles to get a streak-free shine, don't despair. All you need is the right tools and these window cleaning tips, and soon you'll be seeing the world clearly once more

Becton Park Board Contacts

BOARD MEMBERS

President	Vanessa Coles vanessadcoles@gmail.com 704-488-2668
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Treasurer	Shawn Horton ssdot28@aol.com
Secretary	Yvette Walker walkeryvette@Yahoo.com
At Large	Jennifer Boateng ajboat21@gmail.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)

Fall Home Maintenance Checklist

Like a regular health check-up, a home maintenance schedule is important for every house's upkeep. Continuing to check on your exterior, appliances, heating and cooling, plumbing, security, and electrical systems will help prevent breakdowns, save money, and keep your home looking and working its best.

- Change the air filter
- Test smoke alarms, carbon monoxide detectors, and all ground-fault circuit interrupters. Check the gauge and expiration date on fire extinguishers
- Vacuum heat registers and heat vents
- Flush out hot water from the water heater to remove accumulated sediment
- Clean the garbage disposal by grinding ice cubes, then flushing with hot water and baking soda
- Rake leaves and aerate the lawn
- Seal cracks and gaps in windows and doors



- with caulk or weather stripping; replace if necessary
- Remove leaves and debris from the gutters and downspouts
- Replace the batteries in smoke and carbon monoxide detectors. Install a smoke detector on every floor of your home, including the basement
- Clean window and door screens
- Vacuum lint from the dryer vent
- Wrap insulation around outdoor faucets and pipes in unheated garages
- Practice pest prevention by keeping firewood away from the house, trimming shrubs, and repairing rotten or broken woodwork. Remove any wasp nests hanging from eaves or overhangs
- Check the water heater for leaks

Follow these steps to protect your largest investment—your home.

Why You Should Invest in the Grant Activities?

I haven't seen you at our grant events. The HOA applied for a new grant. We need to earn 835 hours.

I have been busy. Besides, that sounds stupid. Why should I participate in these grant activities? I don't understand what that is.

The events support the \$25,000 grant to offset the cost to repair a house. Did you know it costs about \$40,000 to complete a house!

House repairs is the HOA responsibility, Why should I get involved? I pay my dues and that should be enough.



You are right, it is the HOAs responsibility. But, due to the high cost, only one house can be done at a time. The HOA works within a tight budget.

Oh I didn't know. But, my house looks terrible. I pay my dues on time and I have been waiting for years. I want my house done sooner...like NOW!

Our HOA is being fiscally responsible by using the grant to fund this project. If we could earn the 835 hours faster we can get the next house done sooner.

Oh, I see. Well, it sounds like there is a plan. I will try to attend some of the grant activities. I really want to get my house done. I hope to have some fun too.



Parking Rules in Becton Park

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 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 re-



No parking on the street or lawns

pairs 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.

The 30-year old water lines are only 12 inches (1 foot) from the surface. To avoid a water line break, minimal to no pressure should be placed on these pipes

(i.e., the weight of a vehicle parked on the street). Water line repairs cost the HOA approximately \$6,000 each. That is money *not* available to repair your home or doing anything else.

How To Clean A Washing Machine

Cleaning your washing machine is not something we think about often, but deep cleaning your washing machine and performing routine washer and dryer maintenance can help make your machine more efficient and even prevent fires. The inside of your washing machine is one of the few appliances that requires soap with every use. However, any dark, warm, and moist environment can be a breeding ground for mold and mildew.

How to Clean a Front-Loading Washing Machine

If you have a front-load washing machine, you're in luck. These models are the easiest to clean. A great front-load washer cleaner is simply vinegar and baking soda.

1. Set the washer to the hottest, longest setting.
2. Add two cups of vinegar.
3. Add one-quarter cup of baking soda.
4. Start the wash cycle and let it run until it's complete.
5. When complete, wipe down the inside and outside surfaces with a damp sponge. Pay special attention to the gasket (rubber seal) that wraps around the front since that can get gunky pretty quickly.
6. Dry all the surfaces with a clean, dry cloth.

How to Clean a Top-Loading Washing Machine

Cleaning a top-loader washing machine is a little more involved than cleaning a front-loader laundry machine.

1. Set the washer to the hottest, longest setting.
2. Add four cups of bleach.
3. Let the washer fill completely, then stop it, and let it soak for a full hour.
4. Turn it back on after an hour, and let it complete the entire wash cycle.
5. Now, start it again, on the hottest, longest setting.
6. Add four cups of vinegar.
7. Let the washer fill completely, stop it, and let it soak for an hour.
8. At the end of an hour, take a sponge and dip it in the vinegar water from the tub.
9. Use the sponge to clean all the exposed surfaces, including the detergent or softener basket and the lip of the tub.
10. Now start the laundry machine again, and let it run through the complete wash cycle.
11. When complete, dry the interior with a clean, dry cloth.

It's best to clean your machine once a month to help efficiency and get fresh-smelling clothes every time.