



Lynton Place Bulletin

Lynton Place Established in 1985

Newsletter Date: Winter 2024

President's Message

Dear Lynton Place Residents,

I hope this message finds you embracing and excited about 2024. I trust that you all are in good health and high spirits. As your HOA President, I want to take a moment to remind you that we have a great community. I urge you to take pride and take care of your biggest investment – your home.

Don't forget to check for any leaks in your roof, windows and doors. If you haven't scheduled your HVAC inspection, please do so. Replace filters, check for any issues, and make sure your thermostat is programmed to optimize energy usage. Remember to cover outdoor furniture, store garden hoses, and trim any branches that could potentially damage your home during storms. Insulate exposed pipes, and consider letting faucets drip during extremely cold nights. The winter season is also a time to come together as a community. Check in on your neighbors, especially those who may need assistance during the colder months. We can be a strong and supportive community, and a little help can go a long way. Remember, maintaining our homes collectively contributes to the overall well-being of our community.

If you have any concerns, don't hesitate to reach out to us. Let us make this winter a season of warmth, both in our homes and in our hearts.

Wishing you a safe and joyous winter season!

Sincerely,

Valerie Vaughn



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

Clubhouse Rental Update

To rent the clubhouse, email us at lyntonplacecommunity@gmail.com. The rental rate for 2024 non-major holidays is \$125 a day with a \$150 deposit.

Holiday Rates are \$200 a day with a \$150 deposit. Holidays include:

- New Years Day
- Memorial Day

- Fourth of July
- Labor Day
- Thanksgiving Day
- Christmas Day

Note: There will be additional fees charged if the clubhouse is not sufficiently cleaned after a rental and/or a return inspection by the board is required.

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

Termite Inspection and Treatment

For termites, your home is a place to meet their very large family, each and every day, for lunch. Once they've arrived, there is little you, as the homeowner, can do to get them to leave.

To make matters even worse, termites are great at keeping themselves hidden. They can happily chow down on your siding or load-bearing walls for months before you ever see signs of their existence.

Because termites are nearly impossible to spot at first, you won't necessarily get any hints that you need to call an inspector out to look for them. Because termite inspections are most beneficial early in the infestation process (it enables you to stop the termites before they do too much damage) so getting an inspection annually is recommended.



The specific time of year doesn't matter so much because even though termites are more likely to come out of hiding in the spring, they are in, under and around things, doing their dirty work, all year long.

The specific extermination plan, depends on the severity of the problem. Baiting stations contain termite-killing insecticides, and the exterminator places them around the home in problem areas (or potential problem areas) where termites tend to gather. As for the cost, it all depends on the size of your

home, the severity of your problem and what type of plan of resolution your inspector/exterminator comes up with. On average, though, expect to spend close to \$600 for one termite extermination treatment.

Proper Yard Waste Disposal

Yard waste includes leaves, tree branches and garden clippings. Yard waste is collected from the curb once a week on Mondays, provided that the materials meet preparation requirements.

Prepare Yard Waste for Collection:

- Place yard waste at the curb by 6 a.m. on your scheduled collection day.
- Place yard waste within 6 feet of the curb and at least 3 feet away from other collection items (including other yard waste) and obstacles such as mailboxes, phone poles and vehicles.
- Place yard waste at the curb no sooner than the day before collection. A minimum \$150 citation may be issued if you place yard waste at the curb sooner than the day before collection.
- Please do not blow yard waste into the street.

Residents must use paper yard waste bags or reusable containers weighing no more than 75 pounds when preparing leaves and grass clippings for yard waste collection.



Brush

- Brush should be no longer than 5 feet in length and 4 inches in diameter.
- Separate brush into piles that are no longer than 5 feet long and 3 feet high. There should be 2 feet in between each pile.

Limbs

- Limbs must be no longer than 5 feet in length and no larger than 4 inches in diameter.
- Limbs should be separated in piles that are no longer than 5 feet long and 3 feet high. There should be 2 feet in between each pile.
- Limbs should not be tied.
- Limbs may be placed in containers for collection.

Logs

- Logs must be under 4 inches in diameter.
- Tree stumps will not be collected.

Important Neighborhood Grant News!!!

The Lynton Board of Directors plans to apply for one of the 2024 Neighborhood Matching Grants. The Neighborhood Matching Grants Program (NMG) awards funds to eligible neighborhood-based organizations to make neighborhoods better places to live, work, and play. The program, created in 1992, has four primary goals:

- Build neighborhood capacity and participation
- Allow neighborhoods to self-determine improvement priorities
- Leverage resident involvement and resources to revitalize and reinvest in low and moderate-income neighborhoods
- Stimulate the development of partnerships



between the City and community groups

The heart of the NMG program is the community match portion of the project. Matching city dollars means organizations and partners will pledge volunteer time, in-kind donations or services, and/or cash to match the grant funds they receive. This helps foster deeper connections between neighbors and strengthens the social fabric within communities.

Please submit any ideas that support this initiative to www.lyntonplacecommunity@gmail.com

Understand Comprehensive and Collision Insurance Coverage

Comprehensive and collision insurance are essential parts of the best auto insurance policy if you want compensation to repair or replace your car if you're in an accident or if your car is stolen.

Collision and comprehensive coverage are important supplements to liability insurance:

- Collision coverage pays for your vehicle's damage if you hit an object or another car.
- Comprehensive insurance pays for non-crash damage, such as weather and fire damage. It also reimburses you for car theft and damage from collisions with animals.

Collision and comprehensive car insurance are often sold together as a package by auto insurers.

The comprehensive coverage portion of an auto insurance policy pays the value of your vehicle if it's stolen, but the best defense may be a few preventative steps. The NICB recommends these four points of protection:

- **Common sense.** Always remove your keys from

the ignition, lock your doors and windows, and park in well-lit areas.

- **Warning devices.** Consider car alarms and visual devices like column collars, steering wheel locks and brake locks.
- **Immobilizing devices.** These prevent thieves from bypassing your car's ignition system (such as hot wiring). Examples include smart keys, fuse cut-offs, kill switches, wireless ignition authentication, and starter, ignition and fuel pump disablers.



Tracking devices. These systems typically use GPS and wireless technology to alert you if the car has been moved, and they will track and monitor the vehicle's whereabouts.

Check your car insurance policies. With the recent storms, you want to be in the best possible position if an act of God occurs and damages your car. If you have State Farm insurance, comprehensive insurance it is listed as Other Coverage and the deductible is less than the collision coverage on the declarations page.

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

Georgi Kearsley
William Douglas Management Company
Phone: 704-347-8900 extension 130
Fax: 704-377-3408
gkearsley@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 Henderson
Association Management at 704-970-4155

How to Winterize the Outside of Your Home

Winter can take a severe toll on your home. Cold temperatures and winter weather can have negative effects on all parts of your home, so winterizing your home for winter is essential. Winterizing is the process of protecting your property with a series of tricks that can keep the cold out and keep the outside of your home looking perfect when the snow melts.

Take it all In - First, the literal sense: if you have things outside that can be brought in the house for storage, like outdoor cushions and furniture, plants, or anything else that could be at risk of getting icy or worse—mildewy at the end of the season—you should try to bring them inside. To winterize outdoor plants, you should bring them inside. If that isn't possible, adding plenty of fresh mulch after the first hard freeze can help protect your plants.



Banish Autumn Leaves - Leftover fall leaves can clog gutters and create icicles, ice dams, and other issues that can easily be avoided with a **simple cleaning**. Clean gutters can help protect and prevent your pipes from freezing during the winter months by allowing a steady flow of water through your gutters and away from your home.

Mind the Gaps - Though this mostly affects your indoor heat, it's worth including on the outdoor winterizing list. Any small gaps in your foundation, your windows, or your thresholds. Move from the ground up, first looking for any cracks in your foundation. Expanding foam can fill fissures to keep your foundation insulated. Next, check your exterior doors. It might be necessary to place draft guards on the bottoms of doors to keep any air from getting in near the threshold. From there, check each window for gaps. Use rope caulk or weatherstrip tape to close the gaps and make sure your windows aren't letting cold air in or warm air out.