



BECTON PARK BULLETIN



Lynton Place Established: 1985

Newsletter Date: Spring 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.

Get Ready for the 2023 Pool Season



The 2023 pool is expected to begin Memorial day weekend. Pool passes are distributed in the clubhouse a week or two prior to the pool opening. Pool pass distribution dates and times will be relayed in the next two months.

Getting your Pool Pass

Pool passes are only distributed to homeowners whose HOA dues are current. If your HOA account is not current, you are highly encouraged to get your HOA account up-to-date by April 15, 2023. The Lynton Place board will be provided with a list of delinquent Becton Park accounts. Becton Park homeowners on the delinquent list will **not** be issued a pool pass. If you are listed on the delinquent list and you get your HOA account current during the pool pass distribution period, you will need to obtain and bring written proof from Henderson Association Management that your HOA account is

current to get a pool pass.

Getting a Pool Pass for Delinquent Accounts after Pool Pass Distribution

If a delinquent account is brought current after the scheduled pool pass distribution dates, the homeowner will need to obtain written proof from Henderson Association Management that their Becton Park HOA account is current .

The homeowner will then take the written proof showing that their HOA account is current with photo ID to the William Douglas offices at 4523 Park Road to obtain a 2023 Lynton Place pool pass.



2023 Homeowner Meeting Schedule

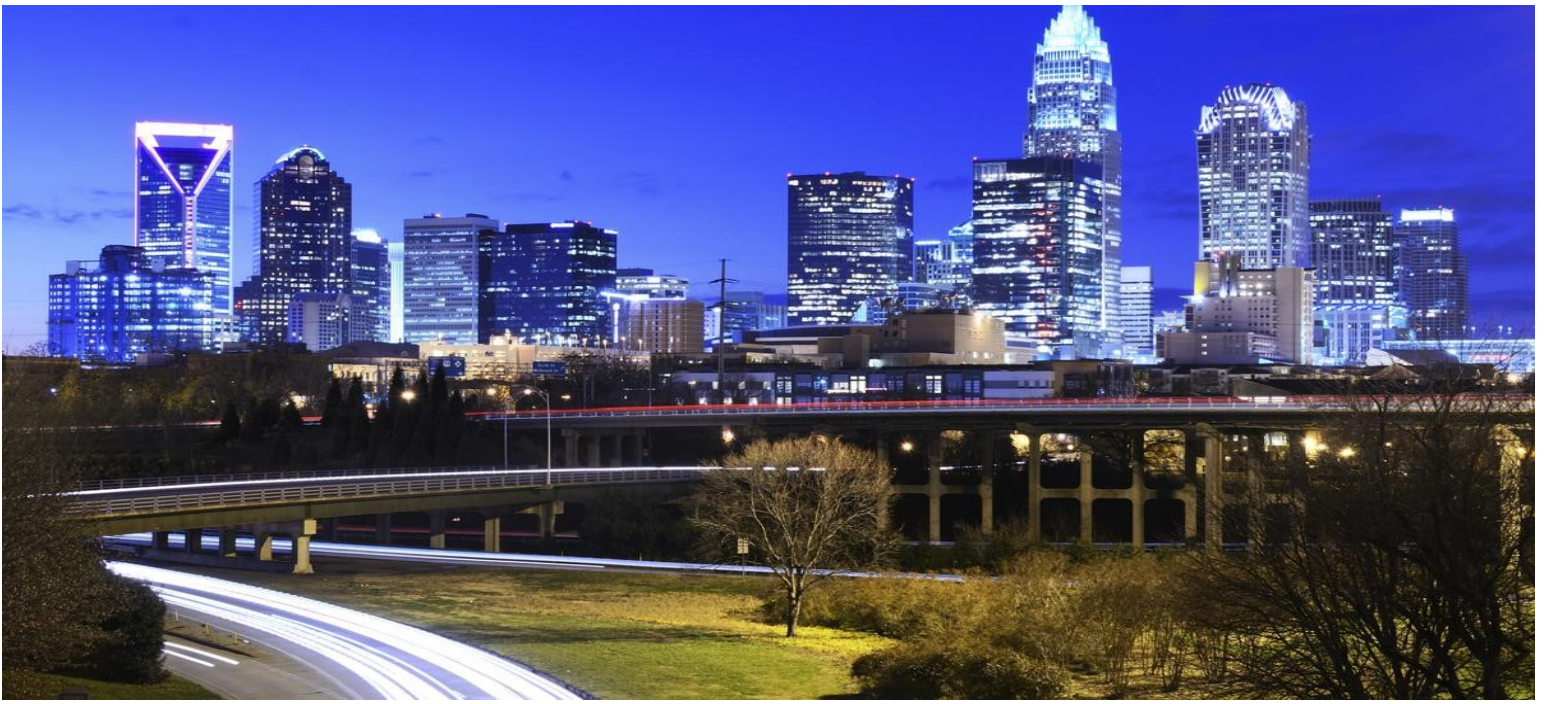
August 12, 2023

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.



2022—2023 Becton Park Grant Events

Becton Park has been awarded another grant. This time we are working on a house exterior. Come and have fun at our events. Everyone including renters, residents homeowners, and friends are welcome to attend. Please note that events are subject to change.

Event Name	Date	Time
Neighborhood Clean-up Event	May 20, 2023	7:00am - 11:00am
Paint and Sip	June 17, 2023	2:00pm - 5:00pm
Products for Your Home	July 15, 2023	3:00pm - 5:00pm
Jewelry Making	August 12, 2023	

We thank you for supporting our grant.

FREE EVENTS



This is a community event to support the Becton Park neighborhood matching grant.

Neighborhood Clean-up Event



Join us on

Saturday, May 20, 2023

7:00am - 11:00am

Location: Lynton Place clubhouse

The 2023 pool season is getting ready to start. Let's get the pool ready, freshen up the clubhouse and clean the neighborhood. Becton Park is hosting a neighborhood clean up to earn more hours for the grant. We are starting early and finishing early. Join us at the clubhouse. Working together we can get start the 2023 pool season with a BANG!

3rd Annual Paint & Sip Event



Join us on

Saturday, June 17, 2023

2:00pm - 5:00pm

Location: Lynton Place clubhouse

Becton Park is bringing the paint and sip experience to the neighborhood. Join us at this FREE event! Enjoy snacks, wine and good company as we are guided through a painting. This is the third time we have held this event and everyone has fun. You will leave with a finished product that you can proudly hang on the wall. Non-alcoholic options will be available.

Why are Gutters Important?

Roof gutters are one of those features you rarely think of even though you can't do without them. Unknown to most people, gutters play some of the most important roles on the house and that is taking water away from the roof. It might look like a small task but it's one of the reasons your house will stay in shape for ages. Gutters are important for the following reasons:

1. **Protecting the foundation** - With gutters, a lot of the water from the roof will be channeled to a safe place through the downspout.
2. **Prevent erosion around the house** - If left on its own, this runoff can cause issues to the foundation including eroding the soil around it.
3. **Protect the landscape around the house and home in general** - With gutters, such depressions on the ground won't form as the water will be managed easily. Direct rain from the sky isn't often enough to create valleys on the ground like that from the roof.
4. **Prevent staining on the building** - For houses with a short overhang, the water from the rain will flow down the wall thus leaving stripes of dirt simi-



lar to the tiger stripes found on the outside of gutters.

5. **Protect the house painting** - a house without gutters and with a short overhang will have rain water from the roof flowing down the wall.
6. **Protect the facial board** - The facial board of your roof is the small wooden or plastic piece directly under the roofing material such as tiles or shingles. Without a gutter, it's quite hard to keep rain water from flowing down the facial board. No matter the type of materials you will have used to create the facial board, it'll get damaged when exposed to the rain.
7. **Stop mold and mildew from growing on the house** - Gutters also play the role of keeping mold and mildew (and other unwelcome plants) from growing on and around the house.
8. **Collect water** - The other major role gutters play is collecting water for a purpose of your choice. You can have the downspout pour the water into your flower garden, lawn or even tank where you can use the water for other tasks.

Becton Park Covenant Review - Interior Maintenance

Maintenance and repair of patios, decks, bathroom and kitchen fixtures, light fixtures or other electrical or plumbing equipment, heating and air conditioning systems, pipes, and fittings serving an owner's unit, locks, windows and latches are the responsibility of homeowners. Smoke and carbon monoxide detectors in good working condition are required and are the responsibility of homeowners.



Homeowners are responsible for any and all damages due to the misuse of the fireplace and/or the disposal of hot ashes and firewood. Firewood should be properly stored. Homeowners are responsible for the cleaning of chimneys.

FREE EVENTS



CHARLOTTE
HOUSING & NEIGHBORHOOD
SERVICES
COMMUNITY ENGAGEMENT

This is a community event to support the Becton Park neighborhood matching grant.

Products for Your Home



Join us on

Saturday, July 15, 2023

3:00pm - 5:00pm

Location: Lynton Place clubhouse

So, you own a home. Now what? Attend this educational and informative session to learn about products that will protect, maintain and keep your home safe from crime, insects, and the elements. Bring a notebook. Bring a friend and learn about the best products you can use to protect your home. After all, your home is your biggest investment. Maintain it and keep it in tip-top shape.

Jewelry Making Event



Join us on

Saturday, August 12, 2023

3:00pm - 5:00pm

Location: Lynton Place clubhouse

This is your opportunity to feed your creativity. If you don't think that you have much creativity? Join our jewelry making event and start your journey to creativity. There is no need to bring anything. Select your beads, find a charm and style necklace, matching bracelet and earrings. This is your opportunity to make a three piece ensemble that you can wear or give away as a gift.

Becton Park Contacts

BOARD MEMBERS

President	Vanessa Coles vanessadcoles@gmail.com 704-488-2668
Vice President	Joe Ayers joeayers2000@hotmail.com
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)

Spring / Summer Maintenance Checklist

Like a regular health check-up, a home maintenance schedule is important for every house's upkeep.

Spring Checklist

- Inspect roofing for missing, loose, or damaged shingles and leaks.
- Change the air-conditioner filter.
- Clean window and door screens.
- Polish wood furniture and dust light fixtures.
- Refinish the deck.
- Power-wash windows and siding.
- Remove leaves and debris from gutters and downspouts.
- Replace the batteries in smoke and carbon monoxide detectors.
- Inspect sink, shower, and bath caulking for deterioration.
- Vacuum lint from the dryer vent.
- Inspect chimney for damage.
- Repair or replace caulking and weather stripping around windows, doors, and mechanicals.
- Remove the insulation from outdoor faucets and check sprinkler heads.

- Have air-conditioning system serviced.
- Drain or flush the water heater.
- Fertilize your lawn.

Summer Checklist

- Oil garage-door opener and chain, garage door, and all door hinges.
- Remove lint from inside and outside washer hoses and dryer vents.
- Clean kitchen exhaust fan filter.
- Clean refrigerator and freezer coils and empty and clean drip trays.
- Check the dishwasher for leaks.
- Check around kitchen and bathroom cabinets and around toilets for leaks.
- Replace interior and exterior faucet and showerhead washers if needed.
- Seal tile grout.
- Prune trees and shrubs in your backyard.

