



DEVONSHIRE BULLETIN



Established: 1988

Newsletter Date: Summer 2018

Ways to Keep the Neighborhood Clean



If you're living in an condominium, you might not have the luxury of enjoying an expansive yard. That's why it's so important to take care of the parks and green spaces in your neighborhood, since they serve as the collective backyards of those living in a community. So, in an effort to maintain the neighborhood, here are a few ways that you can keep your neighborhood clean and beautiful. Litter

can be harmful to children, animals and the environment. What's more, research shows a strong link between litter and instances of crime. You can make your neighborhood a cleaner and safer place by picking up garbage and debris around your area. You don't need to publicize your activity. Everyone doing their part to properly dispose of their litter, picking up litter will keep the neighborhood clean, improve the appearance of the neighborhood and sustain the property values. This is the not just good for one; this is great for everyone in the neighborhood. The Devonshire Board appreciates your efforts to maintain our community.

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. Lynton Place has both landscaped and natural common areas, a clubhouse, and two swimming pools. The clubhouse can be rented for private parties to residents in good standing.

Lynton Place has mandatory quarterly assessments for all homeowners.

Healthy Communities Manage Waste

here is a direct connection between your health and the environment. There are four different strategies you can easily incorporate into your lifestyle to better manage and reduce waste - reuse, upcycle, recycle and compost.

The best way to manage your waste is to remember the last waste management option is to place the item in the garbage. There are

four different strategies you can easily incorporate into your lifestyle to better manage and reduce waste - reuse, upcycle, recycle and compost.

1) **Composting** is the process of allowing organic matter to decompose as a result of action of aerobic bacteria or fungi and other organisms.

2) **Upcycling** is the act of reusing discarded objects in such a way as to create a product of higher or value than the original.

3) **Reusing** is the act of using things again, especially in a different way.

4) **Recycling** is converting waste into reusable material.

As homeowners in Devonshire Court, we are also members of the Lynton Place HOA.

The Lynton Place annual meeting and election is in May.



**DEVONSHIRE HOA WILL BE HOSTING A JEWELRY MAKING
PROJECT IN THE LYNTON CLUBHOUSE ON**

SATURDAY, AUGUST 18, 2018

**TO BENEFIT BECTON PARK'S NEIGHBORHOOD MATCHING
GRANT.**

THIS EVENT WILL BE HELD FROM

3:00PM TO 5:00 PM

AND FREE TO ANYONE WISHING TO ATTEND.

YOU WILL NEED TO R.S.V.P TO

devonshiremgp@gmail.com

TO RESERVE YOUR SEAT DUE TO LIMITED SPACE



**COME AND HAVE SOME FUN!!!!
SNACKS AND DRINKS WILL BE AVAILABLE**

Security Habits at Home

All security devices in the world will not keep you safe if you do not make a habit of using them. Healthy caution must become a habit.

- Always respond to doorbell or the phone; otherwise a potential burglar may think the home is un-occupied and break in. When you answer, never let the caller know that you are home alone. Give them the impression that someone else is in the house with you.
- Always check through the peephole viewer to see who is outside your door. Never open the door to anyone you do not know and fully trust.
- In the case of service and repair men, verify their identities and purposes with their dispatchers before you open the door. If you decide to allow them to enter, arrange to either have a friend or neighbor there or monitoring you with



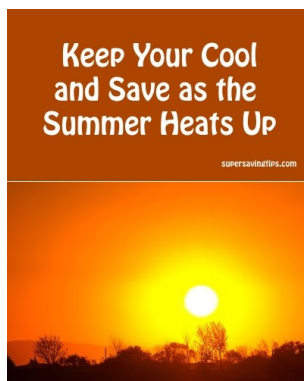
periodic phone calls. Make these precautions obvious..

- If someone you don't fully trust asks to make an emergency phone call, don't open the door. Make the call for them.
 - Be careful about allowing children to answer the door, because they are less cautious. Begin reinforcing good security habits at an early age.
 - Be careful about giving out information concerning yourself or where you live, either in person, by mail, or over the phone.
- When you are returning home, make sure that you are not being followed. Be alert for anyone who may be waiting for you to unlock your door so that they can force their way in. Have your keys ready before you get to your door so that you can enter as quickly as possible.

How to Keep Cool Without Breaking the Bank

When the mercury creeps higher it's natural to want to ratchet up the air conditioner. But that's not always the most economic or eco-sensitive solution. Believe it or not, making a few simple changes can pay off with a cool house and a lower bill.

- An air conditioner set at 70°F costs twice as much to operate as one set at 78°F. It may seem counterintuitive, but raise the thermostat by 2 degrees above its normal setting. You won't feel a difference, but you will see one on your bill.



- An automated, programmable thermostat takes care of these tasks and will quickly pay for itself in energy savings.
- Clean or replace the air conditioner filter monthly. Clogged, dirty filters block air flow and make a unit work much harder. A clean filter can save 10% on your bill.
- A ceiling fan only uses about as much energy as a 100-watt bulb, but it can make a room

feel up to eight degrees cooler. In summer, blades should turn counterclockwise, pushing air downward to create a cool breeze. Reverse directions in winter, so the fan draws air up

- Keeping windows closed and curtains drawn during the day can reduce cooling costs by 30 percent. In the evening, if the outside temperature is below 77°F, open windows to release warm air from inside the house
- Lights, computers and televisions all generate heat. Turn them off when they're not in use and you'll save twice on your energy bill.

American Home Shield: Best Apps for Budgeting

You can use these budgeting apps to turn your iPhone or Android into a personal finance advisor that can help you know when to spend money, identify where you waste money and how you can get rich by budgeting your money. Whether you are starting a spring cleaning of your finances or continuing on the foundation you built, these apps can help you get where you want to be. We've used these apps to avoid paying overdraft fees, pay down debt and build our savings for the last four years. Whether you struggle with spending, planning or saving, there's an app for you! Whether you're saving money for the upcoming holiday season or following up on that long-ago resolution to pay off all of your debts, these money-saving apps can help you stay on track. Then check out these 10 financial apps!

1. [PocketGuard](#) (Android, iOS)



2. [Wally](#) (Android, iOS)

3. [Personal Capital](#) (Android, iOS)

4. [Spendee](#) (Android, iOS)

5. [Mint](#) (Android, iOS)

6. [Mvelopes](#) (Android, iOS)

7. [Digit](#) (Android, iOS)

8. [GoodBudget](#) (Android, iOS)

9. [Albert](#) (iOS)

10. [You Need a Budget](#) (Android, iOS)

Whether you're saving money for the upcoming holiday season or following up on that long-ago resolution to pay off all of your debts, these money-saving apps can help you stay on track.

Devonshire Court Covenant Review-Prohibition of Common Areas

Except with the specific written approval of the Board and as permitted in Section 5 of Article III of this Declaration, the Common Areas and Facilities, including Limited Common Areas, shall not be used for temporary or permanent storage of supplies, personal property, trash or refuse of any kind, other than in common trash receptacles placed at the discretion of the Board, nor shall such areas be used in any way for the drying or airing of clothing, rugs or other fabrics. Entrances, sidewalks, yards, driveways, parking



areas and stairways shall not be obstructed in any way. No activities shall be carried on nor condition maintained by any Unit Owner, either in this Unit or upon the Common Areas and Facilities, if such activities should deplete or tend to deplete, the appearance of the Condominium property. No "garage" or "attic sales" shall be permitted outside the unit. It is expressly acknowledged and agreed by all parties concerned that this section is for the mutual benefit of all owners of the condominium property and is necessary for the protection of the unit owners and is enforceable by the Board or by any one or more unit owners through the Board of Directors

What a Home Warranty Can Do For You

A home warranty is not the same thing as homeowners insurance, nor is it a replacement for homeowners insurance. Homeowners insurance covers major perils such as fires, hail, property crimes and certain types of water damage that could affect the entire structure and/or the homeowner's personal possessions. A home warranty does not cover these perils. Rather, it covers specific components of the home.

A home warranty is a contract between a homeowner and a home warranty company that provides for discounted repair and replacement service on a home's major components, such as the furnace, air conditioning, plumbing and electrical system. A home warranty may also cover major appliances such as washers and dryers, refrigerators and swimming pools. Most plans have a basic component that provides

all homeowners who purchase a policy with certain coverages. Homeowners can also purchase one or more optional components that provide additional coverage at additional cost.



Home warranty companies have agreements with approved service providers. When something that is covered by a home warranty breaks down, the homeowner calls the home warranty company, and the home warranty company sends one of its service providers to examine the problem. If the provider determines that the needed repair or replacement

is covered by the warranty, he completes the work. The homeowner only pays a small service fee, plus the money she has already spent to purchase the warranty.

Illegal Parking

Code Enforcement, a division of Housing & Neighborhood Services, works to improve the appearance of communities and maintain standards of living. By ensuring safe, healthy places to live, work and play, it helps reduce the risk of declining property values and failing community pride.

The people who work in Code Enforcement are highly trained and dedicated professionals. They approach issues in a responsive and proactive manner to ensure basic living and working standards are enforced in every community.

The City of Charlotte recently updated its city code ordinances. These changes are effective January 1, 2018 and include changes in fines as well as new definitions for repeat and chronic offenders.

An increase in fines from \$50 to \$150 for most violations which may include, but not be limited to, curbside violations, neglect of premises, obstructions of rights-of-way and overgrown vegetation. The Devonshire Court Board will have illegally park cars towed at the owner's expense.

Devonshire Court Contacts

Nicole Woolford
William Douglas Management Company
4523 Park Road
Suite 201A
Charlotte, NC 28209
704-347-8900 extension 103
704-377-3408 (fax)
nwoolford@wmdouglas.com

Contact the property management company for any community problems including parking issues, water line breaks, etc.

The property management company may be contacted 24 hours a day.

In case of emergency call 704-347-8900 and follow the prompts to report an emergency.