



DEVONSHIRE BULLETIN



Established: 1988

Newsletter Date: Fall 2017

Benefits of a Neighborhood Watch



Neighborhood watch is a crime prevention program that enlists the active participation of residents in cooperation with law enforcement to reduce crime, solve problems, and improve the quality of life in your area. While we do not have a formal Neighborhood Watch program, it is a great way to bring the community together. When people establish a relationship with their community, they are more likely to share

information, look out for their neighbors' families and property, work together to resolve conflict, and to improve conditions within the community. Trust your instincts! Use your best judgment when determining what to do with the information you have. Suspicious activity exists in varying degrees. Therefore, the responses to the activity will exist in varying degrees. If you find it difficult to decide what action to take, call 911 and let them help you determine the best way to proceed.



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.

Prepare Alarms for Cooler Weather

As the Fall season approaches, your home will need some attention to ensure a safety in the winter months.

CO is a byproduct of incomplete combustion of fossil fuels such as natural gas, oil, wood or coal. The danger is that carbon monoxide is odorless and the #1

cause of poisoning deaths. Your best defense is to get a carbon monoxide detector and/or replace the batteries in your current detector.

Fire kills more Americans than all natural disasters combined. A working smoke alarm increases your chance of surviving a house fire by more

than 50%. Replace the batteries in your smoke detector. A smoke alarm buzzes when it detects smoke, warning you in time to escape. Be sure to change/replace the batteries in your smoke detector to improve your chances of a safe escape.

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

The Lynton Place annual meeting and election is in May.

Reducing Crime in Our Neighborhood

On Monday, May 21, 2012, the Charlotte-Mecklenburg Police Department and other local and federal agencies joined together to launch the Charlotte-Mecklenburg “[See Something. Say Something](#)” campaign to maintain public safety.

Here’s how the campaign works:

- CMPD needs the help the Charlotte-Mecklenburg community by being their eyes and ears not only during large events but each and every day. CMPD solves and prevents crimes daily because of citizen involvement.
- Everyone has a stake in public safety, if something doesn’t feel or seem right, we ask you to call 911 to report the suspicious activity. If you are not



sure if you should make the call, please make the call. It’s better to err on the side of caution and have us come and investigate the situation.

- It is critical to note that suspicious activity refers to behavior and not to the people themselves. Race and national origin are not considered suspicious activity. It’s actually seeing an act or something that appears suspicious to you.

As a City, we could not be prouder to be a part of this great program and as a Police Agency, CMPD is counting on you to “[See Something and Say Something](#)” by calling 911.

Volunteering for Your HOA

Are you involved with your HOA—not just as a resident and as an owner, but as a volunteer? If not, there’s no time like the present to step up to the plate! Not only is volunteerism personally rewarding, but it can also help your community run more smoothly. Did you know that volunteerism actually keeps assessments down? It’s true. Every hour of work done by a volunteer is an hour of work you *don’t* have to pay a service provider for. In a very real and direct way, then, volunteering in your HOA can really pay off.

Here are a few quick suggestions for HOA volunteerism:

1. Try your hand at event planning! Volunteer to plan a social event for the community—a summer barbecue, a holiday gathering, or simply a block

party to bring people in the community together.

2. Begin a neighborhood watch program and do your part to keep the neighborhood safe.

3. Start a community cleanup crew, routinely walking the streets and picking up any trash you see.

4. Inquire as to whether you can help put together the community newsletter—formatting it, sending it, even hand-delivering it!

5. Serve on an HOA committee! Your board members will surely have some ideas for how you can do this.

6. Ask your HOA board members about any big projects that are under-

way—projects where an extra set of hands might come in handy.

7. Consider running for a position on the HOA board! That’s the best, most effective way you can make yourself an asset to the community.

Volunteers cultivate unity within the HOA. They make life easier for the board members and the community manager. They play an active role in preserving property values. Simply put, they make the community a better place to live.

There are always ways in which you can help out. The first step is just making the decision to get involved. Think about what you can do to help out—and if you need suggestions, don’t hesitate to talk it over with a member of your HOA board.



Animal Care and Control

We all love our canine and feline friends and keeping them safe is top priority. The City of Charlotte has rules and regulations on household animals. Below is a review of the major rules.

Animal licensing: All dogs, cats and ferrets four months and older residing in Charlotte, Mint Hill, Pineville and the unincorporated areas of Mecklenburg County must be licensed annually. On March 7, 2005, the Animal Control Bureau contracted with PetData, Inc. to manage the animal licensing program for the Charlotte-Mecklenburg area. Animal licenses may be purchased by mail or online from PetData.



Rabies shots: North Carolina State Law requires every dog and cat four months of age and older to be vaccinated against rabies. This vaccine must be administered by a licensed veterinarian. In North Carolina, the animal's first rabies shot is good for one year and subsequent vaccinations are valid for three years. If you have recently moved to North

Carolina and the rabies vaccination was given at a vet out of NC then it is still a valid shot (regardless of it being a 1 year or 3 year shot). Please be a responsible pet owner by displaying your animal's rabies tag at all times. This can help alleviate fear if someone is approached by your pet. The fine for failing to display a rabies tag is \$50.00 and a \$50.00 fine may be levied if your animal does not have a valid rabies vaccination. Protecting your pets against rabies is the best way to protect yourself, especially if your dog or cat spends a lot of time outdoors. You may not know if your pet has made contact with a rabid wild animal. If your pet is vaccinated, then he cannot transmit the disease to you.

Animal permits: If you have three or more dogs or cats (in any combination) four months of age or older frequently kept outside, you will need a permit. The main purpose of this permit is to make sure that noise or odor caused by the animals will not interfere with a neighbor's use and peaceful enjoyment of his property. This permit cost \$40.00 and is valid as long as the owner is in compliance with the terms of the permit.

Devonshire Court Covenant Review - Repairs by the unit owner

Each unit owner shall maintain repair and replace at his/her expense all portions of a unit which become in need thereof, including all drywall, moulding and paneling; bathroom and kitchen fixtures, light fixtures, wall, ceiling, and floor covering materials; matting, carpeting and drapes; heating and air conditioning systems serving the unit wherever located; nonstructural, non-load-bearing interior partition walls; pipes, wire, conduits and other facilities for the furnishing of utilities other services located within the boundaries of the unit. Each unit owner shall maintain, repair and replace when necessary, all damage to windows and doors and storm doors and doors which are a part of his or her units; except; however, damages caused by agents, employees, subcontractors employed by



the Association. In addition, Unit owners shall maintain, repair and replace all portions of their units in a manner which will not impair the structural integrity or appearance of the building or impair the mechanical or electrical systems, therein. The materials and workmanship used in such maintenance, repair, or replacement shall be of the same type and quality as were originally provided in the unit. Each owner shall be required to repair or replace any portion of his or her unit which if not repaired or replaced would adversely effect the exterior adversely affect another unit.

Each unit owner shall be responsible for keeping the limited common areas and facilities under his or her control and dominion in a neat, slightly and proper manner.

Basic Tools Every Homeowner Should Own

Whether you just purchased your first home or you've owned a home for many years, you can never do without a basic set of high-quality tools. You never know when you might need to perform some routine maintenance or make an emergency repair. Here is what should a homeowner's toolkit include.

1. **Hammer**—Whatever the hammer, always look for a head whose weight feels appropriate — neither too heavy nor too light — and a handle that feels both comfortable and unlikely to snap or shatter
2. **Tape measure**—Models that can measure at least 14 feet are best



3. **Spirit level**
4. **Adjustable wrench**
5. **Flashlight**
6. **Pliers**
7. **Cordless drill**—A cordless drill equipped with bits suitable for drywall, wood, masonry and metal would be ideal, but even a standard drill set will serve most homeowners' needs

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Next Door App

The Hickory Grove police department recommends the use of Next Door to keep up with community events. You can download the app onto your smart phone from the Apple Store or Google Play. Next Door is a free private social network for your neighborhood community.



Devonshire Court Contacts

William Douglas Property Manager Representative

Nicole Woolford

William Douglas Management Company
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.