



Lynton Place Bulletin

Lynton Place Established in 1985

Newsletter Date: **Summer 2024**

President's Message

Dear Neighbors,

I hope this message finds you well and enjoying the warmth of summer in our wonderful community. I am thrilled to share some exciting news with you all: our Neighborhood Association has been awarded \$13,586.63 through the Neighborhood Matching Grant! While it is shy of our full request, this funding will enable us to make significant improvements to our clubhouse. With this grant, we plan to replace the flooring in the clubhouse, install a new entry door, and refresh the kitchen cabinets with a fresh coat of paint. These upgrades will enhance our community space and make it even more inviting for all of us.

However, our work is not done yet! In order to receive this grant, we must fulfill 406 community service hours. I am confident that together, we can achieve this goal. To kick off our efforts, our first community event will be an **"Ice Cream Social" at the clubhouse on Sunday, July 28th, from 2pm to 4pm**. It will be a delightful afternoon filled with sweet treats and great company – I hope to see you all there! Following this, on **Saturday, August 3rd from 2pm-4pm**, we will host a **"Back-to-School event"**. The first 45 children to arrive and participate in our games will receive a backpack filled with school supplies, setting them up for a successful start to the school year.

As summer draws to a close, mark your calendars for our **"End of Summer Pool Party"**; on **August 24th, from 11am to 1pm**. It promises to be a fun-filled event for families to enjoy one last splash before the kids head back to school.

Please keep an eye out for more upcoming events and details on our webpage, Facebook page, via email, and on neighborhood signs. Your participation and support are crucial as we work towards earning the full benefits of this grant and continue to strengthen our community bonds.

Thank you all for your continued dedication and enthusiasm for our neighborhood. Together, we can make a positive impact and create lasting memories for everyone in our community.

Warm regards,
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

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

Schedule free bulky item pick up by calling 311

See Something - Say Something!
Your homeowner and car insurance is based on the crimes in the area

Pool Reminders

Be sure your pool time is safe for everyone. Follow the signs and be safe.

Here are Some Pool Reminders:

- Obey the Pool Rules.
- Do not open the gate for others.
- Do not bring more than 4 guests.
- Shower/rinse at the pool before you enter the pool.



Avoid lotions, sunscreen, hair, products if you are entering the pool.

Do not wear street clothes in the pool.

Practice pool/water safety during inclement weather.

Free Over Counter Medicines

The **Over-the Counter (OTC) Free Store** houses durable medical supplies and OTC medicine, such as pain relief, cold and cough, allergy, digestive, vitamins, children's medicine & more. The store is open to all NC resident with no financial requirements. You may shop in the store during regular hours or pre-order on their website and select a pick-up time that is convenient for you.

NC MedAssist
4428 Taggart Creek Road
Suite #101
Charlotte, NC 28208

Hours of Operation
Monday, Wednesday, & Friday
10am-12:30pm and 1:30pm-3:30pm

Get Free Fruits & Vegetables

The **Bulb** is a donation-based and nonprofit mobile farmers' market. The Bulb provides fresh fruits and vegetables that are grown by local farmers, as well as produce rescued from area grocery stores.

You can **"take what you need" free of charge.**

The Mobile Market days near Lynton Place are:
Weekly on Tuesdays at 1:30p.m. - 2:30pm

Cokesbury Methodist Church
6701 Idlewild Road, Charlotte, NC 28212

1st & 3rd Thursdays – 2:30pm - 3:30pm

The Grove
11501 Bain School Road, Mint Hill, NC 28227

2nd & 4th Fridays – 10:30am—11:30am

East Side
3925 Willard Farrow Drive, Charlotte, NC 28215

Need Diapers?

Do you have a need for diapers? You can get free diapers at the following location.

Loaves & Fishes Pantry at Eastern Hills Baptist Church
4855 Albemarle Rd, Charlotte, NC 28205
(Mecklenburg Residency Required)

Thursdays from 2pm - 3pm

No referral is needed for Diapers

A referral is required for Food & Diapers



Proposed Natural Gas Increase

Did You Know?

Piedmont Natural Gas has filed an application with the NC Utilities Commission requesting a 15.3% increase in its rates & charges for natural gas in NC. This will mean that the average customer will pay \$25.92 more in the winter months (\$3.39 in the summer). Make your voice heard. You can send a statement and let the NC Attorney General know how you feel about the increase. Send your letter by August 19 , 2024 to:

The Honorable Josh Stein
Attorney General of North Carolina
c/o Consumer Protection – utilities
9001 Mail Service Center
Raleigh, NC 27699



Covenant Review - Article VIII: Use Restrictions

Section 1 - Land Use: All lots shall be used for residential purposes only.

Section 2 - Nuisances: No noxious or offensive activity shall be conducted upon any lot or in any dwelling nor shall anything be done thereon or therein which may be or may become an annoyance or nuisance to the neighborhood.



Section 3 - Animals: No animals, livestock or poultry of any kind shall be kept or maintained on any lot or in any dwelling except that dogs, cats, or other household pets may be kept or maintained provided they are not kept or maintained for commercial purposes and provided further that the number of pets does not exceed three. All dogs must be kept contained, tied or on leaders when within the properties or on any lot.



Section 4 - Clothes drying: No drying or airing of any clothing or bedding shall be permitted outdoors on any lot or any other unenclosed area within the properties, except in such areas within the properties or on lots which are approved for such purposes by the Board of Directors.



Summer Home Maintenance Checklist

Summer is an ideal time to tackle those little repairs and maintenance issues you've been putting off. Indoor maintenance tasks often focus on keeping your house cool by preparing your cooling system for summer temperatures.

- Changing HVAC filters
- Testing the AC
- Washing the insides of windows
- Adding UV protective or thermal window treatments to reduce heat transfer
- Reversing the direction of your ceiling fans
- Deep cleaning your garbage disposal, dishwasher, washing machine, dryer and other appliances
- Checking appliance hoses for leaks
- Testing smoke and carbon monoxide detectors and change the batteries
- Vacuuming your vents
- Deep cleaning all surfaces

Exterior maintenance usually takes a little more work in the summer. It's a good time to freshen up your home's exterior with tasks like staining your deck.

- Cleaning your gutters
- Inspecting your roof for missing or damaged shingles
- Power-washing siding, sidewalks, decks and other surfaces
- Painting or staining worn surfaces
- Cleaning your exterior air conditioning unit
- Trimming bushes and trees
- Cleaning and setting up outdoor furniture
- Inspecting fences for damage
- Looking for cracks, rotting and other damage on siding
- Caulking around windows and filling in other cracks and gaps
- Cleaning your exterior dryer vent
- Cleaning and prepping your grill

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 Managers

Williams Douglas Property Manager Representative

Caitlynn Conley
William Douglas Management Company
Phone: 704-347-8900 extension 123
Fax: 704-377-3408
cconley@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 Real Manage Family of Brands at 866-473-2573.

High Energy Usage Assistance

You could be eligible for free home energy improvements. If you use at least 17,800 kWh each year, and meet the income requirements, you may be eligible for:

- HVAC Replacement
- Energy Star Refrigerator Replacement
- Duct Setting
- Insulation
- Heat Pump Water Heater

Find out more at Duke-Energy.com/HEUP or call 877-403-0384.



Home Safety

Keeping your home safe keeps our community safe. Simple steps can boost your home's security.

- Make sure your house is well lit
- Use exterior doors that are steel or solid core
- Use deadbolt locks with 1" throw to secure exterior doors.
- Secure sliding glass doors by installing a pin through the frame, a locking device or a broomstick in the tracks
- Secure windows with locks or pins for both closed and partially opened positions
- Do not leave a spare key hidden outside your home or in your vehicle
- Trim trees and shrubbery to keep them from providing access points to upper floors and creating blind spots. Landscaping should not create hiding places or block windows and doors.
- Remove items an intruder could use to gain access to your home. (e.g., ladders, tables, chairs, lawn tools, children's toys)
- Always keep your garage door closed, even while home or doing yard activities.
- Place items of greater value further back into the garage area instead of close to the door.