

# DEVONSHIRE BULLETIN

Established: 1988

Newsletter Date: Winter 2018

## Springtime Wreath Project & Dinner



HAPPY NEW YEAR TO EVERYONE! The HOA will be hosting a NMG Springtime wreath making project on February 17, 2018 in our clubhouse from 10am to 2pm. This is a FREE event open to everyone in our community. You will have your choice of numerous styles of wreaths as well as items to put on your wreath. Space is very limited so please

respond to our email address and send us your name and/or names to reserve your space. Please reply to [devonshiremgp@gmail.com](mailto:devonshiremgp@gmail.com)

Also being held in the clubhouse on the same day, February, 17, 2018. The HOA is sponsoring a NMG community dinner from 4pm to 7pm. We will be providing a very large honey baked spiral ham and a roasted turkey. Please sign up to bring a side dish or dessert. This is a free event; however, if you wish to contribute a donation or a commitment to our volunteer matching grant hours.....that would be graciously accepted. Please reply to [devonshiremgp@gmail.com](mailto:devonshiremgp@gmail.com)

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.

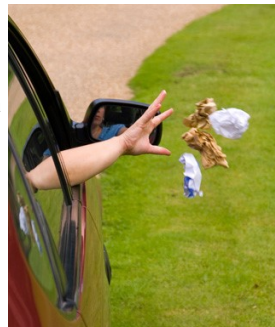
Lynton Place has mandatory quarterly assessments for all homeowners.

## Don't Trash the Neighborhood!

Have you noticed the trash along Lynton Blvd? Are you disturbed by the garbage on Lynton Blvd? Have you wondered who picks up the trash in the neighborhood? The lawn company workers do **not** pick it up. The City of Charlotte garbage collection workers do **not** pick up the trash. Actually, some of your Becton Park and Lynton Place neighbors pick up the trash.

We live in a great neighborhood. Working together we can keep it in tip top shape and clean as a whistle.

Unfortunately, some of our neighbors and guests have been treating our neighborhood like a



garbage can. If you see someone throwing trash out of their vehicle, take a photo and send it to your HOA board. Let's work together to keep our neighborhood clean so that we can be proud to live here.

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

The Lynton Place annual meeting and election is in May.

## Become a Hard Target Against Crime

Criminals choose their targets carefully. With just a little extra effort, you can make yourself, your home and your neighborhood an undesirable "Hard Target". Here are some basic we all can be reminded for our safety.

- Park in your garage whenever possible
- Vary your daily routine
- Be aware of who is around you
- Have your keys ready so that you don't have to dig in a purse for them
- Lock your windows
- Don't put your expensive electronic on display with a view from the street
- Be suspicious of ANYONE who knocks on your



door unexpectedly

- Lock your doors
- Don't leave your garage door opener in your car parked in the driveway

- Stop your newspaper and mail delivery if your away for a few days

- Get to know your neighbors - it's the cheapest, most effective crime fighting tool available.

When it comes to home safety, it's important to protect your home against threats like burglary, intrusion and fire.

Having a monitored home security system is one of the best ways to start protecting your home against all of these threats

## February Home Maintenance Tips

Although we are in the middle of winter, home maintenance and repairs do not end. Keep your home in tip-top shape throughout the year.

Check weather stripping and caulking on windows and doors

- 1) Check showers and wet areas for mildew
- 2) Spruce up interior paint jobs
- 3) Declutter your home. Focus on desks, closets, office spaces, etc.
- 4) Update your home's furniture and color combinations

- 5) Have your carpets professionally cleaned
- 6) Check and replace filters
- 7) Prune summer blooming



- 8) Shovel any snow to keep driveway clear
- 9) Flip your mattress

10) Check the charge on your fire extinguisher

11) Vacuum your dryer exhaust hose, refrigerator vent coils

12) Clean out your pantry. Trash expired food, remove drawers and liners and wipe the inside of drawers

13) Check for any leaky toilets

Proper actions that you take will prepare your lawn for a beautiful blooming Spring.

Home maintenance can keep your home fresh, save you money and maintain your property value.

## Responsibilities of a Homeowner

Now that you own it, upkeep and maintenance of your home are your responsibility. What does it take to keep your home comfortable, tidy and safe, while also protecting your investment?

As a homeowner, it's up to you to do all you can to maintain your investment. Periodic maintenance will go a long way toward ensuring that your home maintains or increases in value. By conscientiously following a maintenance schedule, you'll stay on course for holding your repair and replacement costs to a minimum.

Some activities such like picking up litter should be done as frequently as needed in order to keep your property attractive. It's reasonable to perform other tasks, such as replacing furnace/air conditioning filters and checking ground-fault inter-

### Responsibilities To Expect As A Homeowner



rupter circuit breakers each month. However, there are many important tasks that call for advance planning to make sure that you'll have the resources you need to get them done. Many jobs can become household projects and some will require outside help. By developing a list, you'll see the difference. You'll also give yourself lead time for setting aside the money you'll need to get them done.

Your goal should be to do the maintenance that will keep your home safe, secure, comfortable and attractive. You'll need to look out for weather and water damage, fire, electrical, safety hazards and problems in major systems such as plumbing, heating and cooling. A practical approach is to list tasks on a seasonal basis and divide them into indoors vs. outdoor work.

## Devonshire Court Covenant Review - Motor Vehicles

Living in a community with covenants provides clear rules and regulations to ensure that our neighborhood remains in pristine condition and property values remain high.

No motor vehicles (other than private passenger vehicles which shall be currently licensed and inspected) boat, boat trailer, mobile home, motor home, trailer or any similar items shall be stored in or upon the common areas and facilities, unless placed upon a portion of the common areas which may be designated from time to time by the Board for the storage of such items. The Board shall have the right to charge a fee for such storage at rates competitive with legal storage rates. Motorcycles which do not contain adequate muffler systems (as determined by the Board in its sole



discretion) shall not be permitted on the condominium property.

Any (junked) vehicle that is inoperable that does not display a current license plat, has flat tires, is damaged or wrecked, etc is in violation of the rules outlined by the City of Charlotte which also includes Devonshire Court. As outlined in the City of Charlotte Code of Ordinances (Sec. 14-217). *It is unlawful to leave a vehicle standing in front of an owner's residence when the vehicle does not have a license plat or has an expired license plate.* Any illegally parked vehicles in Devonshire Court is subject to towing at the owners' expense. All vehicles parked at Devonshire Court should be in good working order.

As stated in the Bylaws, commercial vehicles are **not** permitted to be parked in Devonshire Court.

## Scoop your Dog's Poop

Mecklenburg County is home to more than 218,000 dogs. They produce over 72,000 pounds of dog waste every day. Pet waste is one of the causes of bacterial contamination of streams in Mecklenburg County.

The solution is safe and easy.

- 1) Scoop the poop.
- 2) Put it in a plastic bag.
- 3) Place it in the trash.
- 4) Wash your hands.

Let's reduce contamination to our streams to landfills whenever possible. Currently, there is no better alternative for disposing of pet waste.

Besides, who likes stepping in dog poop?



## Association Rights of Condos

Once you own a condo, you're automatically a member of the condo's Association. Think of it as a social circle, one in which everyone participates with mutual interest to keep the property at its best.

It's good to make time to attend Association meetings, which are usually held periodically between condo owners and property Management. These meetings outline the general upgrades and/or changes to the property as well as upcoming plans that are in the works.

While it's good to attend as many meetings as possible to keep abreast with what's going on in your neighborhood and property (and also to get to know your neighbors a little better), however, besides the monthly financial contribution of maintenance fees, it is not compulsory for you to attend every meeting or be obligated to participate in any Association initiatives. If you can't make it to most meetings, speak to your Management about receiving e-updates and meeting minutes by way of newsletters and/or email blasts.

## Bulk Item Pick up

Eventually, you will have an item too large for the regular pickup. Items such as household furnishings, appliances, mattresses, box springs, lawn equipment and similar items too large to be placed in the garbage rollout cart and not eligible for recycling or yard waste collection are considered bulky waste and must be scheduled for collection.

You may schedule items such as household furnishings, appliances, mattresses, box springs, lawn equipment and similar items too large to be placed in the garbage rollout cart and not eligible for recycling or yard waste collection are considered bulky waste and must be scheduled for collection.

Items may be scheduled by completing the online request form or calling 311. After submitting your request, you will receive a collection date and a confirmation number.

## 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.**