

# BECTON PARK BULLETIN

Lynton Place Established: 1985

Newsletter Date: Spring 2024

## Neighborhood Vision:

Becton Park is a diverse, beautiful and friendly community with a focus on consistent improvement and development in cooperation with Lynton Place.

## Pool Season is Almost Here!



Spring has sprung! This marks the start of warmer weather and the anticipated start of the 2024 Lynton Place pool season. However, homeowners with outstanding HOA balances will not have access to the Lynton Place pool. We suggest that you get your HOA account current so that your pool fob works without a hitch.

If you need to obtain a pool fob, you can obtain one before the Lynton Place annual meeting on Wednesday, May 15th at 7pm - 7:30pm. Additional distribution dates are Saturday, May 18th at 10:00am - 12:00pm and Saturday May 25th 11:00am - 2:30pm. There have been updates to the pool rules. We recommend that you review the updated Lynton Place pool rules. The pool

rules can be viewed on the website. [www.lyntonplacecommunity.com](http://www.lyntonplacecommunity.com).

Now is the time to get ready for the summer months of fun by the pool side with a cold drink and the sun's rays hitting your face. The pool will open Saturday, May 25, 2024. The pool hours will be 8am – 8pm.

## Get in the Know; Stay Connected

There is a lot happening around Abbots Gate, Becton Park, Devonshire Court and Pritchard Place. If you want to know what is happening around the neighborhood, stay connected. It is easy.



Join the private Lynton Place Facebook page. Request access and

find out what is happening. The Facebook page includes information about the neighborhood, greater Charlotte events. The Facebook page is Lynton Place Homeowners Association.

Did you know that Lynton Place has a webpage? Check out the address at [www.lyntonplacecommunity.com](http://www.lyntonplacecommunity.com).

## 2024 Homeowner Meeting Schedule

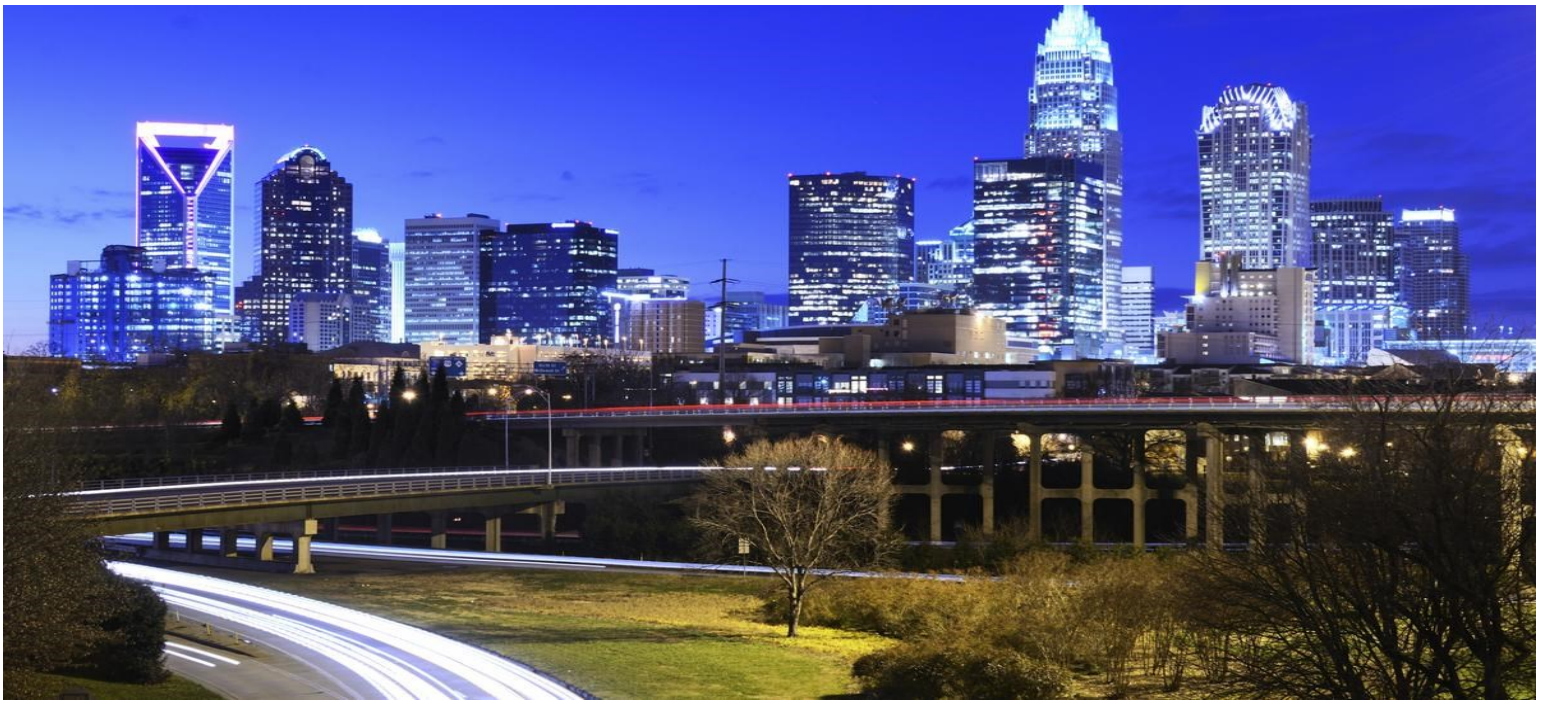
July 13, 2024

At 1:00pm

December is the Becton Park annual meeting and election. The annual meeting is tentatively scheduled for December 11, 2024 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 on **Wednesday, May 15, 2024 at 7:30pm.**



# 2023-2024 Becton Park Grant Events

Becton Park has been awarded another neighborhood matching grant from the City of Charlotte. We are working toward earning the 835 hours for the \$25,000. Every hour of each event counts toward the 835 hours needed to complete the matching grant. An additional purpose for the grant is to bring our community together. We invite you to come, have fun and painlessly earn the required grant hours. Everyone including renters, residents, homeowners, and friends are welcome to attend. Please note that events are subject to change.

<b>Event Name</b>	<b>Date</b>	<b>Time</b>
Eating for Earth Day	Sunday, April 21, 2024	3:00pm - 5:00pm
Casino/Video Game Night	Saturday, May 4, 2024	
Neighborhood Clean Up	Saturday, May 18, 2024	7:00am - 12:00pm
Paint and Sip	Saturday, June 22, 2024	3:00pm - 5:00pm
Taste Testing	Saturday, July 20, 2024	
Bingo	Saturday, August 24, 2024	

Join the Lynton Place Facebook page and keep up with all the community events  
Place this page on your refrigerator for a monthly reminder

# FREE EVENTS



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

## Eating for Earth Day



Join us on

**Sunday, April 21, 2024**

**3:00p - 5:00pm**

**Location:** Lynton Place clubhouse

Was one of your New Year resolutions to eat healthier? If your answer is 'yes', we have an event that is going to help you fulfill your resolution. Join us and learn how to get on the road to a new and healthier you. We will treat you with great food that will support your New Year Resolution to eating healthy. Enjoy good food, treat your body like a temple and eat in a way that supports the Earth. Come and find out what it is all about.

## Casino / Video Game Night



Join us on

**Saturday, May 4, 2024**

**3:00pm - 5:00pm**

**Location:** Lynton Place clubhouse

Feeling lucky? Like to play video games? Then this is the event for you! We are bringing roulette, blackjack, a host of other games and the video game trailer for your playing pleasure. Join us in the clubhouse for all the fun and games. Refreshments will be available and two full hours of video games await. We hope you will join us and perhaps bring a friend.



## Summer Home Maintenance Checklist

Before you break out your swimsuits and head to the beach, you're going to want to get on that 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 changing 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
- 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
- Caulking around windows and filling in other cracks and gaps
- Cleaning your exterior dryer vent
- Cleaning and prepping your grill
- Inspecting for pests

## Becton Park Covenant Review - Assessments

The Becton Park HOA can pay bills because homeowners pay monthly assessments. Every owner of a lot is subject to annual assessments and special assessments for capital improvements. The assessments are used exclusively to promote the recreation, health, safety and welfare of the residents of the properties and in particular for the maintenance, repair and reconstruction of the exterior of patio homes, fences, and roads constructed by the builder.

Membership in the Association and assessment covers some high dollar expenses:

- Exterior maintenance of units (excluding garage doors, gutters, downspouts, windows, storm doors, and mailboxes)
- Private streets (Becton Park and Ebley)



- Outdoor lighting and street markers
- Front lawn and common area landscaping and maintenance
- Water, storm water and sewage fees
- Lynton Place clubhouse assessments (clubhouse and swimming pool maintenance)
- Management company fees
- Association maintenance insurance and employment of attorneys and legal fees and taxes
- Fences constructed by the builder or the Association

Assessments must be collected on a monthly basis with penalties for late payments and delinquencies. Assessments are conveyed from January 1 through December 31.

**FREE EVENTS**



**CHARLOTTE**  
HOUSING & NEIGHBORHOOD  
SERVICES  
COMMUNITY ENGAGEMENT

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

## Neighborhood Clean Up



Join us on

**Saturday, May 18, 2024**

**7:00am - 12:00pm**

**Location:** Lynton Place clubhouse

The 2024 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 start the 2024 pool season with a BANG!

## 5th Annual Paint & Sip



Join us on

**Saturday, June 22, 2024**

**3:00pm - 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 fourth time we have held this event and everyone has fun. You will leave with a finished masterpiece that you can proudly hang on the wall. Non-alcoholic drink options will be available.

# FREE EVENTS



**CHARLOTTE**  
HOUSING & NEIGHBORHOOD  
SERVICES  
COMMUNITY ENGAGEMENT

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

## Taste Testing Event



Join us on

**Saturday, July 20, 2024**

**3:00pm - 5:00pm**

**Location:** Lynton Place clubhouse

Which has the better taste? Does Frito-Lay Cheetos taste better than the store brand? Which is the better deal? Which is a waste of money? Attend our taste testing event and find out. Get the best and the best buy for the money

## Bingo



Join us on

**Sunday, August 24, 2024**

**3:00pm - 5:00pm**

**Location:** Lynton Place clubhouse

Everyone loves Bingo.

Everyone knows how to play.

Join us in the clubhouse and bring on the fun!

Win prizes!

## Becton Park Contacts

### BOARD MEMBERS

<b>President</b>	Vanessa Coles vanessadcoles@gmail.com 704-488-2668
<b>Vice President</b>	Joe Ayers joeayers2000@hotmail.com
<b>Secretary/Treasurer</b>	Shawn Horton ssdot28@aol.com
<b>At Large</b>	Jennifer Boateng ajboat21@gmail.com

## Property Manager

### Real Manage Family of Brands Property Manager Assistant

Verla Decker  
BectonPark@ciiramail.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 866-473-2573 and follow the prompts to report an emergency. Customer Service hours: 8:30am - 7:30pm

Check out the community website at  
[www.lyntonplacecommunity.com](http://www.lyntonplacecommunity.com)

## Home Safety Suggestions by CMPD

If you are concerned about residential burglaries in your neighborhood, you do not have to feel powerless to change the situation. Most residential burglars look for crimes of opportunity. They pick what appears to be an easy mark. There are many steps that you can take to keep your home and your neighborhood safe. The most important step is for you and your neighbors to work together.

### What can you do?

- Never allow people you do not know into your home, such as a door-to-door sales person, a person asking to use the phone or looking for a supposed neighbor.
- Always keep your doors and windows locked day and night.
- Never leave your garage door open.
- Don't have your valuables visible through windows.
- Keep ladders locked in the garage. Burglars can use them for access to otherwise inaccessible second story windows.
- Don't forget when going on vacation to hold or



to have someone pick up your mail/newspapers. Don't post vacation pics while on vacation.

- Don't hide a key outside for visiting friends and relatives.
- Don't advertise new gifts or purchases. Break up the cartons before leaving them at the curb.
  - Call the police immediately when you see suspicious persons or activities
  - Get to know the police officers in your area.
  - Learn how to make your home less attractive to criminals
  - Garage Burglary
  - Burglary Prevention Checklist
  - Crime Prevention Through Environmental Design

Make a list of the serial numbers of your property and take photographs. You can also engrave your Driver's license number with an etching tool.

If you would like a police officer to conduct a Security Survey and make suggestions on ways to improve the physical security of your residence please contact your community coordinator.