



BECTON PARK BULLETIN



Lynton Place Established: 1985

Newsletter Date: Winter 2022

Neighborhood Vision:

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

Watch for Your Neighborhood



For 2022, let's create and maintain a neighborhood that is safe. This means we need to be watchful to care for our neighbors. We don't need a formal neighborhood watch; but, we can following some steps to keep our neighborhood safe.

- Get to know your neighbors
- Be alert and observant of your surroundings
- Get to know the police in our area
- Report suspicious activity or crimes to the police immediately

Do not approach suspicious individuals. Take note of the exact location and specific details, stay calm and be prepared to answer follow up questions. Together we can create a safe and pleasant Becton Park neighborhood.

2022 Homeowner Meeting Schedule

April 23, 2022
September 24, 2022
At 1:00pm

December is the Becton Park annual meeting and election. The annual meeting is tentatively scheduled for December 13, 2022 at 6:00pm

As homeowners in Becton Park, we are also members of the Lynton Place HOA.

The Lynton Place annual meeting and election is in May.

Garbage and Recycling Schedule

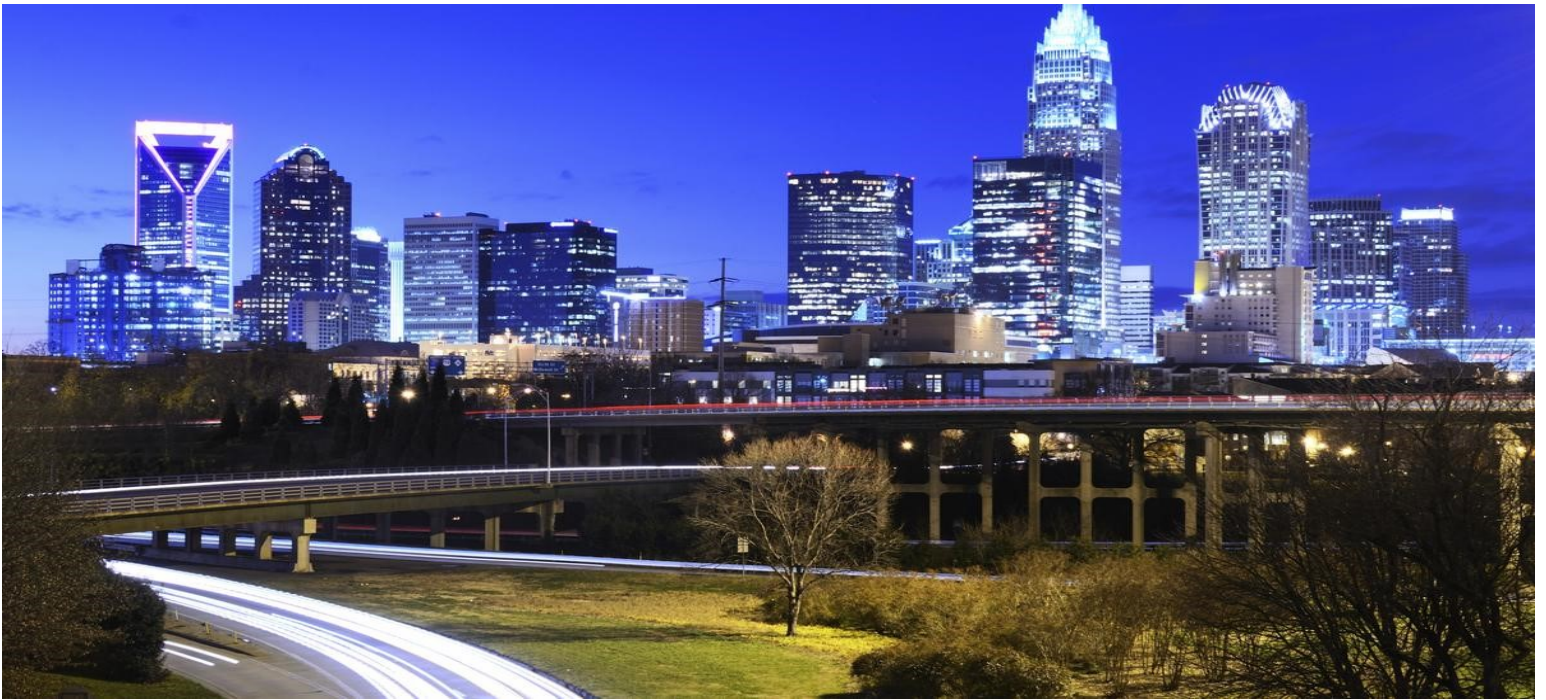
Garbage is collected every Monday. Recyclables are collected every other Monday.

All garbage should be bagged prior to placing it into the garbage bin. Items outside the garbage bin will not be collected.

Garbage bins and recycling bins should be placed at least six feet apart at the curb. Garbage and recycling should be placed at the curb no earlier than Sunday or by 6:00am on Monday morning. Garbage bins should be removed from the

curb by midnight on the day of collection or Tuesday. Call 311 for bin repairs, replacements or other cart-related damage.

The next recycling days are February 7, 2022 and February 21, 2022.



Becton Park Grant Events

Event	Date	Time
Romance Party	February 5, 2022	3:00pm - 5:00pm
Money Saving Tips	February 26, 2022	
Bingo	March 26, 2022	
English Tea Party	April 9, 2022	
Pool clean up	May 21, 2022	

We are in the final phase of the fence project.

We invite you and your friends to join our last five events. Help us earn the remaining hours for this final fence grant.

Please note that events are subject to change.

FREE EVENT



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HOUSING & NEIGHBORHOOD
SERVICES
COMMUNITY ENGAGEMENT

Pure Romance Party

This is a community event to support the Becton Park grant to replace the wood fence with vinyl fencing

Join us on

Saturday, February 5, 2022

3:00pm - 5:00pm

Lynton Place clubhouse

Ladies!!!! Valentines day is approaching and love is in the air. Get ready for your night of romance by attending our Pure Romance Party. We will have a BLAST! There will be games, prizes and an opportunity to make a Pure Romance purchase. If your item is in stock, you can take your purchase home.



This is a Ladies ONLY event!

Properly Tethering Animals

An ideal environment for your dog may be a fenced or sheltered area that offers him or her the opportunity to roam and play safely. However, if you must restrain your pet, learn these new "tricks" that are part of the City's new pet restraint ordinance to keep your dog free from injury.

- Use a chain or runner that is a minimum of 10 ft. long.
- Ensure the chain doesn't exceed 10% of the dog's total weight.
- Ensure all harnesses and collars fit properly. You should be able to fit two fingers snugly between the pet and collar.
- Use swivel hardware to prevent tangles.
- Clear the pet's area from obstructions to ensure the dog doesn't become entangled.
- In addition to these new guidelines, check on your dog routinely to monitor the animal's well-being. Following these tips ensures a

sound quality of life for your pet.

Leash Laws:

- The City of Charlotte and Mecklenburg County have strict leash laws that apply to all animals except cats (see the nuisance animal section for laws pertaining to cats).
- Animals must be on a leash, contained within a fence or an operable and marked invisible fence. The invisible fence company should give owners a sign to place at the mailbox to indicate that there is an invisible fence present.
- An animal may be loose in its own yard if there is an adult (18 years or older) immediately next to the animal and the animal responds to direct verbal commands of the person.

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Becton Park Covenant Review - Pets

All animals must be kept on a leash and accompanied by the owner when in the common areas. Animals are not allowed to run free. Only domesticated animals are allowed. Any animal trained for attack is considered vicious. The owner must have written permission of the Board of Directors before the animal is brought on the property. Any damage to property or injury to another person will be the direct responsibility of the animal's owner. These rules apply to visiting pets and pet sitters. All pet owners



are responsible for cleaning up after their pets, as per city and county law. No animals shall be maintained housed or bred for commercial purposes. All pets must be licensed tagged and immunized as required by the City. Required tags must be on the animal. Pet structures (e.g., dog or cat houses) must be placed in backyards. Unattended dogs, cats, or undomesticated animals in the common areas are subject to capture and confinement by the City. The Board of Directors has the authority to require a resident to control or remove any pet judged to be a nuisance.



Free Event

Money Saving Tips

This event supports the Becton Park neighborhood grant to replace the fence

Saturday, February 26, 2022

Time: 3:00pm—5:00pm

Lynton Place clubhouse



COVID has made a lot of changes in our lines. One of the **big** changes are financial. The cost of items, services and groceries are increasing at a crazy rate.

Whether you want to build a nest egg, save for a vacation or a rainy day, event it is important to be a wise steward of your money. Join us in the clubhouse as we provide you with money saving tips. Because every dollar counts, you need to know how to keep as much of it as possible.



Why are Gutters Important For Your Home

Roof gutters are one of those features you rarely think of even when you can't do without them. Unknown to most people, gutters play some of the most important roles on the house and that is keeping water away from the roof. It might look like a small task but it's one of the reasons your house will stay in shape for ages.

Protecting the foundation

Rainwater can easily pool around the house making it quite difficult to control. This is the case especially when the surrounding landscape slopes towards the house. A wet and dump foundation will get weak with time until it can no longer carry the weight of the building. The building can then sink or simply crumble and fall.

With gutters, however, a lot of the water from the roof will be channeled to a safe place through the downspout. Given that the water from the roof can be a large amount at once, having gutters also prevents having large amounts of water at once just around the foundation.

Prevent erosion around the house

The runoff from the rain can be quite heavy especially when there is a lot of rain. If left on its own, this runoff can cause issues to the foundation including eroding the soil around it. Large streams of water gain mass from collecting on the roof and momentum from falling from the roof to the ground. If they hit bare ground, they will loosen the soil quite quickly and thus erode it. It's the reason why you can see well-defined holes on the ground around a house without a gutter.

Protect the landscape around the house and home in general. When the water from the roof is allowed to hit the ground directly, it'll dig holes with time. Besides that, it'll start eroding the ground.

If not taken care of, it can create small valleys which can turn into larger valleys if the house is on a steep slope. This can be quite unsightly around the house. With gutters, however, such depressions on the ground won't form as the water will be managed easily. Direct rain from the sky isn't often enough to create valleys on the ground like that from the roof.

Prevent flooding in the basement

When your house is on the downward side of a slope, flooding in the basement can be a major problem as water from uphill will tend to collect around it. Without a gutter, the problem is further escalated as it means the runoff from the roof also adds to the water around the house. This can easily flood the basement. To deal with this issue, you can create terraces

above the house on the slope to direct the water away from the house. You then add gutters on the roof to direct the runoff into a downspout which should preferably be on the downslope of the house.

Prevent staining on the building

For houses with a short overhang, the water from the rain will flow down the wall thus leaving stripes of dirt similar to the tiger stripes found on the outside of gutters. This can be quite hard to get rid of no matter the finish of the house on the wall. If you have wooden walls, it's a worse case since the water will rot the wood away if it's allowed to flow on the wall. Gutters prevent this from happening by collecting the water from the roof and safely directing it away from the wall.

Protect the house painting

As noted above, a house without gutters and with a short overhang will have rain water from the roof flowing down the wall. If your wall is painted like most walls are, the water will eventually damage the painting by either

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FREE EVENT



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Becton Park Bingo

This is a community event to support the Becton Park grant to replace the wood fence with vinyl fencing

Join us on

Saturday, March 26, 2022

3:00pm - 5:00pm

Lynton Place clubhouse



You are invited to the Lynton Place clubhouse for another fun event. You all know how the game is played. Be ready to have fun, get to know your neighbors and clear your throat to call out BINGO! Expect there will be a lot of fun and of course prizes.



Why are Gutters Important For Your Home cont'd

staining it or peeling it off. This can make your house quite ugly and increase the maintenance costs considerably.

Protect the facial board

The facial board of your roof is the small wooden or plastic piece directly under the roofing material such as tiles or shingles. Without a gutter, it's quite hard to keep rain water from flowing down the facial board. No matter the type of materials you will have used to create the facial board, it'll get damaged when exposed to the rain. The rotting of the facial board can also grow onto other parts of the roof and will need costly repairs in the end.



from growing on and around the house. Mold and mildew and even ferns only need some little wetness and a surface to grow. When rainwater isn't controlled properly, they will grow on the facial board, wall and even in the basement.

Collect water

The other major role gutters play is collecting water for a purpose of your choice. You can have the downspout pour the water into your flower garden, lawn or even tank where you can use the water for other tasks. You might be surprised how much water you can collect from a small section of

the roof. With gutters on your roof, you can enjoy these benefits each time you have rain or snow.

Stop mold and mildew from growing on the house

Gutters also play the role of keeping mold and mildew (and other unwelcome plants)

Properly Tethering Animals cont'd

- ALL dog owners that take their dogs for walks in their neighborhoods and/or in public parks (not designated as a dog park) are required to keep their dogs on leash and under physical restraint at ALL TIMES. Please note that having the leash in your possession and not attached to the dog is not considered having the dog on a leash and you will still be subject to a fine.

All regulations aim to protect the health and safety of our citizens. Please be a responsible pet owner and abide by the law. Violations will be investigated and stiff fines may be applied. Fines range from a \$50.00

citation for the first violation and up to a \$500.00 citation and permanent seizure of the animal for a fifth violation.

To report an animal at large, please call 311. Please note that it could take up to 4 hours for an officer to respond. Any information about where the owner lives would help greatly.

FREE EVENT



Fancy Hats and Pinky Fingers Tea Party

An English Tea Party

This is a community event to support the Becton Park grant to replace the wood fence with vinyl fencing

Join us on

Saturday, April 9 2022

3:00pm - 5:00pm

Lynton Place clubhouse



Let's have a 'real' tea party. We aren't eating on paper, plastic or melamine plates. Ladies and gents, we are having a tea party fit for a *queen*. We are bringing out the China, the tea, scones and all the finery just for you. Be prepared to have fun.

Get ready for the cameras. To look your best be sure to wear something nice at least from the waist up and don't forget your fascinator or fanciest hat. It is okay to wear jeans. You know the drill, we need to submit pictures of our events to the City for the grant. We want you to look "*fine as wine*" from the waist up.



Seats are first come first served.

Lynton Place Contacts

BOARD MEMBERS

President	Vanessa Coles vanessadcoles@gmail.com 704-488-2668
Vice President	Donna Hardy dhardy761@gmail.com
Treasurer	Shawn Horton ssdot28@aol.com
Secretary	Jennifer Boatng ajboat21@gmail.com
At Large	Joe Ayers joeayers2000@hotmail.com

Property Manager

Henderson Properties

3030 Latrobe Drive

Charlotte, NC 28211

Property Manager Assistant

Verla Decker

hoa@hendersonassociationmanagement.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 704- 535-1122 and follow the prompts to report an emergency.

Check out the community website at

[Www.Lyntonplacecommunity.com](http://www.Lyntonplacecommunity.com)

January Home Maintenance Activities

Home maintenance tasks aren't going to be any easier at the start of a new year than they were during the holiday bustle of December. You've buttoned up the house against the cold, and you're in the dead of winter without even a glimpse of spring in sight.

Still, homes must be maintained, even in January. Why? It's always easier and cheaper to do home maintenance than to repair a home—sometimes to the tune of thousands of dollars.

- **Perform holiday clean up**—Take down holiday lights and wrap them around a hanger to prevent tangling; set the oven on self-clean, then wipe the interior with a vinegar-soaked cloth; chip your Christmas tree and throw it in the compost pile, or scatter it around garden beds and shrubs for a midwinter mulching.
- **Protect the pipes**—A frozen pipe can crack or burst, flooding your home. If you're planning a winter vacation, don't forget to wrap pipes with heat tape you can control with a thermostat. And if you haven't turned off water to outdoor spigots yet, consider yourself lucky—if they haven't yet burst, shut off water valves and open spigots to drain existing water.
- **Do a declutter**—Banish piles, clean out closets and drawers. Channel your inner **Marie Kondo**: If you haven't touched something in a year or don't love it, then you should toss, donate, or recycle it.
- **Think green**—If you can't deal with the January gloom, you can always look ahead to spring. Home maintenance extends beyond the actual home too: Grab those seed, bulb, and bare-root plant catalogs, and start planning your flower and vegetable gardens. If you're starting seeds inside, plant them about six weeks before the last frost in your area.
- **Seek and Destroy dirt**—Yes, cleaning counts as home maintenance! Clean those filthy places that people don't see but you know are there. They include the range hood and grilles, refrigerator coils, tops of ceiling fans, dusty light fixtures and bulbs (make sure lights are off before dusting), and HVAC vents.