


The logo for Bennington Place II features a stylized 'B' in a circle at the top, with the words 'BENNINGTON' and 'PLACE II' in a serif font below it, all enclosed in a decorative border.

<http://www.benningtonplace.com>

October 2006 Newsletter

The summer is over and fall is finally here! We now have all homes in our community sold and Portrait Homes will soon turn the association over to us as homeowners. If you have recently moved in to a home at Bennington Place II, welcome to the neighborhood!

Landscaping

We currently have a contract with AA-TEX Lawn for landscaping needs including mowing, trimming of trees and bushes, and sidewalk edging. Rocky Webb has been interviewing several companies to consider after the contract expires and the community is turned over to homeowners. Companies being considered will take into consideration our mix of fescue and bermuda grass, edging, removal of weeds, trimming of bushes, crabgrass and weed prevention, fertilization, removal of branches, planting of annuals around the pool, blowing off paved areas and front/back porches, and removal of litter. Within a month, bids are expected from AA-TEX Lawn, Realiscape, and Ewing on the Green.

Pine needles are only distributed to front yards in the fall. In the spring they are placed in all areas.

Pool

Pool maintenance companies are being considered as well after the turnover and our contract with US Aquatics expires this season. Interviews with companies suggested by potential property managers should be completed soon.

This summer, the entrance door lock was repaired and now requires you to use your pool key.

As colder weather approaches, you will soon see a "Pool Closed" sign at the pool entrance.

Property Management

Part of the property turnover involves choosing a property management company to replace Encore Real Estate. Catherine Hall interviewed several companies and a decision will be made soon. We are looking for a property manager who will promptly address concerns, offer online HOA due payments, and have solid track records with other communities. The latest update from Catherine is attached to this newsletter.

Streets and Common Areas

Paving: All streets will soon receive a second layer of paving. Orange markings have been placed on concrete by the developer for repair. Please ensure that any vehicles you own with invalid or no tags are removed prior to this event.

Lights: Street lights are maintained by Duke Energy. If a light is out or any other repair is required, contact them by phone at 800-777-9898.

Trash Pickup: K&S Sanitation picks up trash each Friday. Per association bylaws, your bins must be removed from the street Friday evening. Several questions have been asked regarding why we pay a private company for pickup after we were annexed by the city. Charlotte does not offer individual garbage pickup for townhome communities of our size. They would require large garbage bins as apartment complexes have. We decided in committee meetings that we would rather have our own individual bins as large community bins attract rodents.

Pets: While many homeowners enjoy pets, we must respect our neighbors by cleaning up after them. This is not only a violation of community bylaws, but also violates city ordinances. Neighbors have also seen an increase in stray cats. If your cat spends time outdoors, please be aware and protect your cat by having their rabies shot up to date as well as pet tag identification. These simple measures help to show we have pride in our community.

Events

Halloween: Please turn on your front porch light on Halloween if you are handing out candy.

Neighborhood Watch: If interested, Email Chris Hall at kismet@bellsouth.net.

Community Trail: The Grand Opening for the first section of the Steele Creek community trail is October 14. The first .4 mile trail is sponsored by RiverGate and is located behind their shopping center. To view the map of the proposed 50 mile trail or to become involved, visit our website at www.benningtonplace.com, click on Steele Creek Residents, and follow links to the Trail website.