

Annual HOA Meeting

May 1, 2008, 7 PM at Sleep Inn on Carowinds Blvd. Please email our property manager prior to March 31 at sloftin@wmdouglas.com with concerns and suggestions you would like to have addressed at the meeting. Ballots will be mailed out April 1 for new board member elections and proxy votes.

Holiday Decorations

These should have been removed as of January 15. Those of you with Halloween and Christmas decorations still up, please remove them immediately. Easter decorations may be put out two weeks prior to the holiday and must be removed no later than one week after.

Speeding and Vandalism

We are petitioning the City to allow speed bumps to be installed in our neighborhood. The list is very long. In the meantime, please watch out for our neighborhood children and pets. **Neighborhood speed limit is 15 miles per hour.**

We have seen an increase in vandalism recently in our neighborhood. Parents are encouraged to keep an eye on their children at all times and to report any suspicious activity to 911.

Leave your porch and patio lights on at night! This is a really easy way to deter crime. Motion sensors are also an easy and inexpensive way to deter crime and keep your electric bill low.

For your safety, please utilize the sidewalks when walking around the neighborhood.

Architectural & Landscaping Changes

A completed architectural change form must be submitted to WM Douglas Management and must be approved before any work may be done to your front or rear garden and the exterior of your home. This form can be found at: www.benningtonplace.com

Answers to some of the most frequently asked questions are:

- Garden areas may be filled with pine straw, red or brown mulch only—no rocks!
- Garden area may be trimmed with brick or rocks found in the area—these have a reddish tint to them and are easily found around the perimeter of the property—plastic and metal borders, and plastic lawn art is prohibited.
- Trees may not be planted or removed.
- **Flowers may be planted in existing beds with no prior approval.** Upkeep of changed beds is the sole responsibility of the unit owner or tenant.
- Dues will not be reduced for any owner who chooses to maintain their own flower beds.

Save yourself some time and money, get your work approved first!

Water Restrictions

Mandatory water restrictions are still in place. Car washing and watering with sprinklers is prohibited. **You may water your lawn and gardens only if you use a hand-held hose or watering can.**

Pool Opening May 1

As of January 1, AquaTech is our new pool management company. Concerns may be sent to them directly at 704-644-3121 or online at:

www.aquatechpoolmanagement.com

Due to several holes in the lining of the pool, it will be resurfaced before the beginning of the season.

Pool passes are now required at the pool!

Every unit will receive two pool passes in the mail at the beginning of April. These will be numbered and must be with you when you enter the pool area. Guests

must be with a pass carrying resident. Passes will be subject to random checks by management, and all adults are encouraged to ask to see a pool pass if they see someone at the pool that they do not know. We had a lot of folks from other neighborhoods coming to our pool last year, and we are trying to make sure that our pool is always available for the enjoyment of our residents.

Bennington Place II residents must use the pool at Deshler Ct. only. The pool at the front of Bennington Place is owned by Bennington Place I and they have changed the locks to ensure that only their residents use their pool.

Neighborhood Reminders

- Please pick up after your pets!
- Dogs must be kept on a leash or in a fenced back yard.
- Trash cans and recycle bins must be put away by noon the day following trash pickup.
- Real estate and political signs must be placed in the window of your home, not on the front lawn. Signs on the lawn are subject to removal without prior notice.
- Please park in marked parking spaces only. Cars parked on our streets are subject to towing. The number for Charlotte Towing is 704-333-0011.
- Toys, bicycles, strollers, etc. must be stored inside or behind your home. Toys and bikes left in the common areas are subject to disposal without any warning.

Please help keep our neighborhood looking nice! These rules can all be found in your copy of the Rules and Regulations. They can also be found at www.benningtonplace.com.

BPI and II are Joining Forces

The boards of Bennington Place I and II met recently to discuss several issues that affect both our neighborhoods. The two boards have agreed to join our neighborhood watch efforts. We hope to have this up and running very soon. If you are interested in helping out, please email Chris Hall at patrickchall@bellsouth.net.

We Need You!

We are still looking for neighbors to serve on the landscaping and architectural control committees. Our new landscaping company, Mow & Grow has been doing a terrific job so far, but we need neighbors to over see their work and make suggestion regarding landscaping throughout the neighborhood.

Architectural Control members review all applications for approval, monitor the neighborhood for signs of wear and report to WM Douglas Management when repairs are needed throughout the neighborhood, and look for violations. Violations are sent to WM Douglas for review before the owner is addressed. Please contact Catherine Hall at kismet@bellsouth.net if you are interested in joining one of these committees.

Have you paid your dues?

Your name could be listed here in the future if your HOA dues are 60 days or more past due! Your dues pay for your water, exterior insurance, landscaping, paving, roofing, pool maintenance and management, neighborhood management and more. Payments of dues are now also accepted by check or credit card online at our community website.