

New Developments

Apartment Complex: The land between Bennington Place II and the BiLo shopping center has been cleared for a new apartment complex community. The developer plans to build 218 units, nine buildings, each with three stories. The 40.143 acres will also include a pool, club house, recreational area, and a car wash. Their site map shows a connection to Bennington Place Drive, and our HOA attorney is researching whether they can do this, and what rights we have to fight it.

Retirement Community: A rezoning request has been submitted for a vacant parcel between Bennington Place II and Erwin Road, behind the end of Tranters Creek Lane. The developer is planning for villas, a 4-story condo building with 140 units, a club house, and tennis courts on the 19.52 acre parcel. It is currently zoned as R3 and the owner wants it changed to INST to build the community (petition 2008-118). A rezoning protest petition meeting will be held September 15 on 600 East Fourth St at 6:00pm. To sign up to speak at the hearing, please call the city clerk prior to 3:00 pm the day of the hearing, if possible, at (704) 336-2248. Additional information is available at www.rezoning.org

Property locations can be found on the reverse side of this newsletter. Additional information will be posted to benningtonplace.com as it becomes available.

Exterior Maintenance

Maintenance has been scheduled for pressure washing; address sign repair, and painting for shutters and doors. Visit benningtonplace.com for the list of units scheduled for maintenance. If you are not scheduled and feel you should be, contact Shane Loftin at: sloftin@wmdouglas.com or 704-347-8900.

Community Bridge

Earlier this summer, our bridge at Choate

Circle and Tryon Street was damaged by fire. The bridge is scheduled to be repaired during the week of August 18.

Pool

We hope everyone has been enjoying the pool this year! There have been some complaints about unsupervised children at the pool, trash being left in the pool area and children using the pool furniture as diving boards. **Children under the age of 14 MUST have a parent or guardian present.** Increased trash cleanup and broken pool furniture may result in higher pool costs, which may result in increased HOA dues! As the summer comes to an end, the pool will be closing on October 1.

Want Grass?

Our landscaping company aerated and seeded with Bermuda grass this summer. While the grass has started to grow, your assistance is needed to help it continue to grow. Customers with **odd**-numbered addresses may use water sprinklers on **Saturdays**. Customers with **even**-numbered addresses may use water sprinklers on **Sundays**. REMEMBER: Your watering day ends at midnight. Lawns only need one inch of water per week (rain included).

*** Use of a handheld watering container or hose (with spray nozzle attached) to water trees, shrubs or plant beds is allowed on any day in all parts of our service area.*** Use of drip irrigation or soaker hoses to water trees, shrubs or plant beds is permitted on any day in any part of our service system.

Visit charmeck.org for additional water restriction information.

Violation Forms

This is the most effective way to inform of a nuisance. Most recently, pet waste has been the biggest complaint. Please respect your neighbors by picking up after your pet. Violations may be reported to Shane Loftin and a violation form may be found on our website www.benningtonplace.com

Huntington forest

Enclave at Rivergate

Apartments

40.143 Acres

9 buildings, 3 floors, 218 units
with 459 parking spaces.

Incl pool, club house,
recreational area, and car

Proposed retirement community

19.52 acres.

Rezoning petition 2008-118 from R3 to

INST.

incl 2-unit villas, club house, tennis courts,

4 -story condo building with 140 units.

Erwin Road

Church

Vacant

Parcels (20122103,
20122104, 20122106,
2012107)

Bennington
Place II

Bennington Place 1

South Tryon Street

Map not to scale