

New Developments

Apartment Complex: As you all have witnessed, Bennington Place Dr. will continue into the new apartment complex. Because the Charlotte City Council approved the road extension before our neighborhood was even built, there was nothing the board could do to stop it. We are currently researching how the intersection will be finished. (ie, what signs will be put up, and who is responsible for installing them)

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 rezoning hearing has been postponed.

2009 Dues

As most of you noticed when you received your 2009 coupon books, the HOA dues were not raised for the coming year. The board worked very hard to ensure that dues remain steady, even though many contracts went up for the new year.

Recycling

K&S Sanitation have issued new rules for how to prepare your recycling bins. These are on the back of this newsletter, and can be found on the community website. K&S apologized for not getting this information out sooner to avoid leaving full bins behind.

Treasurer Needed

Our current Treasurer, Treba Stacy has been transferred to St. Louis for work. The board has an immediate opening for anyone interested in serving in this capacity on the Board of Directors. Please email board@benningtonplace.com for more information. We wish Treba the best in her move and thank her for her dedicated service to our neighborhood.

For Sale Signs

If you are putting your home up for rent or sale, please place all signs in the windows of your home. Signs placed outside the home

are subject to removal without warning per our Covenants.

Bus Stop

- Please keep an eye out for the kids that wait at the corner of S. Tryon and Bennington Place Dr.
- Just a reminder, there is no parking allowed on Bennington Place Dr. on either side of the island at the entrance. Parents should park their cars in designated parking areas only.
- We have had several complaints from neighbors in both phases about the amount of trash being left behind at the bus stop. Parents, please remind your children to throw trash away either at home or at school. Thank you!

Rental Restriction Ballot

All homeowners received a ballot by mail last month regarding a proposed limit to the number of homes for rent in our neighborhood. This amendment was proposed due to the high number of inquiries by homeowners. The board feels that by limiting the number of rental homes, our property values will stay steady in the short term, and increase in the long term. As of this writing, only 40 ballots have been returned. Board members will be going from door to door in January to make sure a ballot is received from every home. Please mail yours in today!

Violation Forms

This is the most effective way to report a nuisance. Most recently, noise violations have been the biggest complaint. Please respect your neighbors by keeping your tv's and stereos turned down, and not slamming doors. Violations may be reported to Shane Loftin and a violation form may be found on our website www.benningtonplace.com

Your Board of Directors wishes you a safe, peaceful and happy holiday season!