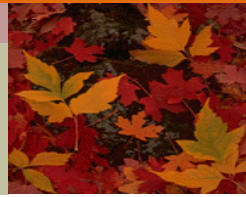


Bennington Place II



FALL
2009

New Developments

2010 Dues:

As of January 1, 2010 dues will be \$135 per month. This is the first increase in over three years. A copy of the 2010 budget may be obtained through William Douglas.

Apartment Complex (Pass-Through):

The apartment complex is still considered a construction area, and the roads will not be open until their builder is finished.

Landscaping:

Tree/Shrub replacement has been placed on hold pending 2010 budget approval. BPII suffered tremendous income shortfalls due to delinquent accounts and bank foreclosures. Rather than increasing dues beyond \$135/mo we will review a possible special assessment in 2010 to cover the cost of this project.



Early Voting:

Mecklenburg County voters can take advantage of early voting for the November 3 General Election at the Hal Marshall Annex from October 19 to 31 and at most libraries beginning October 24. Hours at the Steele Creek Library and other libraries are
 October 24 (Sat) 10:00 AM - 4:00 PM
 October 25 (Sun) 1:00 PM - 4:00 PM
 October 26 - 30, 11:00 AM - 7:00 PM
 October 31 (Saturday - Final Day) 10:00 AM - 1:00 PM

POOL CLOSED:

Thanks for a great season!!! Help keep this amenity secure. Please report trespassers to the police immediately.

Community E-mail list:

Send an e-mail including name, address and daytime/nighttime phone number to toby.ladner@benningtonplace.com to be added to our list. Future uses for a community phone tree will be necessary should we enact a community watch.

Rental Restriction Ballot

All homeowners will receive a ballot to vote on restricting the number of rental units allowed in our community at any one time. Upon receipt, please sign and return your ballot in the accompanying envelope by December 1, 2009.



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.



Recycling



Please separate your recyclables. Cardboard should be broken down and placed under the bin. Papers and magazines should be either tied together with string or put in a bag separate from other recyclables. If your recyclables are not correctly separated, K&S may not empty your bin.

Trash Cans

Trash cans and recycling bins should be placed no sooner than the evening prior to pickup and **must be put away NO LATER than noon the day following trash pick up.** Ask your neighbor to put yours away if you are going to be out of town. Repeated offenses can and will result in fines.



Happy Halloween!

Please remember to turn your porch lights on if you are handing out candy, and please be considerate - no trick or treating after 9 pm!



Bus Stop

- Parking is not 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!



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 avoid slamming doors. Violations may be reported to William Douglas. The violation form can be found on our website www.benningtonplace.com

Pet Waste

Pick up your dog waste!
It's more than a rule, it's the LAW. Violation letters have already been mailed to some pet owners. After the first warning, you will be fined for each violation. Waste must be picked up no matter where your dog goes or whose dog you are walking. This includes ALL common areas (front and back).



Get Involved

We are always looking for neighbors to get involved in THEIR community. Have Ideas? Please send us an Email: board@benningtonplace.com

Holiday Safety

CMPD asks that you help reduce crime in our area and throughout Charlotte this Holiday season. Keep your doors and windows locked at all times. Let a neighbor know if you are leaving town. Keep gifts away from windows. Keep your car locked and remove valuables at all times.

Neighborhood Children



Drivers, PLEASE SLOW DOWN. Watch for children playing in the neighborhood.

Parents, we seem to have an issue with groups of children walking or playing in the street and refusing to move for traffic. Please remind your children to walk on sidewalks and watch out for cars. Further, any trees or shrubs destroyed by children can be fined to the parent for replacement.

Holiday Decorations

(Rules & Regulations) "Artificial holiday flowers, greenery and lights are acceptable during established holiday timeframes:

- o Two weeks prior to and one week after a holiday such as Easter or Halloween
- o One month prior to Christmas/Hanukkah. All Christmas/Hanukkah decorations must be removed by January 15th.



Every year the holiday decorations keep getting better! Get out and decorate!

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

Upcoming Events

Rivergate Shopping Center
Saturday, Oct 24th 11AM – 3PM
www.shoprivergate.com/events/



CMC-Steele Creek:

The new Carolinas Medical Center facility in Steele Creek will have its Community Open House and Health Fair on Saturday, November 14 from 10:00 to 2:00. Activities for the kids will include face painting, building projects, and storytelling, just to name a few. Flu shots and healthcare screenings will be available for adults. There will be lots of food and entertainment. CMC-Steele Creek is located at 13460 Steele Croft Parkway, southwest of the intersection of South Tryon Street (Hwy. 49) and Steele Creek Road (Hwy. 160), across from Rivergate Shopping Center.

First Night Charlotte 2010:

Thursday, December 31st 10:00am -
It's the most exciting, imaginative, uplifting cultural event of the year! A chance to join with your family and friends at the legendary First Night! From 3:00 p.m. until midnight on December 31st, you'll find musicians, dancers, actors and artists in the heart of Uptown, welcoming everyone to take part in the alcohol-free festivities.