

Pool Closed



Thanks to everyone for a great pool season! The pool officially closed October 1 and the furniture will be stored this week.

Pine Straw

You have most likely noticed the pine straw that was recently applied. This project should be complete in the next few weeks. There were sections that were missed recently, and we are working with Home Depot to finish the job.



Walking your Pet



Remember to clean up after your pet while walking through the neighborhood. If you witness anyone violating this community rule, please fill out a violation form on the website, www.benningtonplace.com or contact William Douglas Management at (704) 347-8900 or sloftin@wmdouglas.com.

Landscaping



Trees are being trimmed every week. The landscapers are trimming back the river birches so that they do not damage the homes. Crepe myrtles will be trimmed back in the Spring. Eleven small trees have been planted in areas where trees previously died. The new trees have been provided at no charge. Any landscaping concerns can be addressed with Grow & Mow at 704-821-8739 or growmow@earthlink.net.

Community Watch

To form a Community Watch, over half of the neighborhood (82 units) must attend a meeting with the police. Community Watch is neighbors working with neighbors and the police to prevent crime. The Community Watch program is based on the concept of people looking out for one another and to send a message to potential criminals that someone is watching every move they make.



- If you see an actual crime being

committed, a suspected crime or threatening situations, call **911**.

- Watch out for your neighbor's home when they are away. Become familiar with who belongs and who doesn't and know your neighbor's vehicles.
- Tell neighbors you know and trust when you're going to be away so they can watch your home.

Neighbors should check the Charlotte-Mecklenburg Police Departments Web Site at www.cmpd.org to obtain crime statistics for the community, or call the CMPD Crime Analysis Office at 704/336-4043.

Please email board@benningtonplace.com if you can help by attending a quick meeting to form an official Community Watch.

Happy Halloween!



If you are participating by handing out candy this year, please leave your lights on Halloween evening. Halloween decoration pictures are planned to be posted on our Facebook page again this year. Have fun decorating!

BENNINGTON PLACE II

benningtonplace.com

Phone: (704) 347-8900

Committees

The Board of Directors have established committees to assist in creating and maintaining a harmonious community. Volunteers are greatly needed! Please email board@benningtonplace.com if you can help. The following committees have been established.



ARCHITECTURAL/ LANDSCAPE COMMITTEE

- Review and recommend action to the Board for all modifications, additions or changes to the exterior of the buildings and units – structure or landscape.
- Monitor and report any unauthorized modifications, additions and changes to the Board.
- Inspect and monitor property service contracts (landscape, pool, etc.)
- Coordinate with the Board on homeowner issues and concerns
- Any other action, from time to time, the Board deems necessary

SOCIAL COMMITTEE

- Upon notification from the management company, welcome new owners/tenants to the neighborhood.
- Organize social events for the entire community.

HOA Dues

HOA dues for 2011 will be determined at the end of this year when the Board meets to plan the 2011 budget. If an increase is necessary, homeowner's will receive a notice in the mail from William Douglas Mgmt.

What do HOA dues pay for?

When you pay your HOA dues, you are paying for (in order of greatest to least expense):



- Water & Sewer
- Landscape Contract
- Garbage Pickup
- Building & Common Area Insurance
- Property Mgmt.
- Pine Straw
- Electricity (street lights and pool)
- Pool Service Contract
- Other Expenses

Money is also deposited into savings and money market accounts to cover future expenses: pool repairs, roof repairs, building repairs, painting expenses, and paving expenses.

Association records can be viewed by sending a written request to Shane Loftin at William Douglas. Individual records are not available to the public.

Holiday Decorations

Holiday decorations are allowed 30 day prior to the holiday and must be taken down no later than 15 days after the holiday.

Trash Cans

Please remember that trash cans and recycling bins are to be removed from the street the day after pickup. After receiving a warning, you will be fined up to \$100 for each violation.

Find us on Facebook



Interact with your neighbors

and find the latest neighborhood news by visiting us on Facebook. Visit www.benningtonplace.com to join.