

Becton Park Bulletin

Established 1985

Fall 2025

Our Neighborhood Vision:

Becton Park is a diverse, beautiful and friendly community with a focus on consistent improvement and development in cooperation with Lynton Place.

Fun With The Grant!!!

With your help and commitment, we completed the fence project using the City of Charlotte's Neighborhood Matching Grant (NMG). The NMG has also allowed our neighborhood to fully transition the exterior of two homes from Masonite to Hardie board while saving money for other smaller exterior projects. Now we are moving to a complete a third house renovation using the grant.

The Becton Park Board submitted an application for the June 1st neighborhood matching grant deadline and presented our project to the review committee at the end of July. After waiting for almost a month, we received notice that we were awarded the grant. Yahoo! The contract with the City of Charlotte was signed on Monday, August 18, 2025. This major funding from the NMG will offset \$25,000 from the estimated \$40,000 home renovation expense. This is a huge success for our neighborhood finances! This also provides us with an opportunity to come together, support each other and work together to bring positive changes to our neighborhood.

Now, the work begins; but we can make this fun! We need to fulfill 747 hours to match the NMG award. The Board has lined up a calendar of awesome events to earn the grant hours! All you have to do is attend. All events are free. Most events are two (2) hours in length. Each event provides you with an opportunity to get to know your neighbors, have some fun and become part of the positive change in our neighborhood. We hope to see you at the grant events! Come to one event; see how much fun it is and you will come again. You can even bring a friend.

Check out the community website at www.lyntonplacecommunity.com. Also check out the community Facebook page at Lynton Place Homeowner's Association.



Working together
**TO IMPROVE OUR
COMMUNITY**

2025 Becton Park HOA meetings

The Becton Park annual meeting and election will be held virtually and is scheduled for November 5, 2025, at 7:00pm.

Becton Park Covenant Review - Bylaws: Article XII Assessments

As more fully provided in Article V of the Declarations, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eight (8%) per annum or the maximum interest rate permitted to be legally charged under the laws of the State of North Carolina at the time of delinquency, whichever is less, plus such late charge as may be established by the Board of directors, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclosure the lien against the property and interest, costs, and reasonable attorney fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the common area or abandonment of his unit.



2025 City of Charlotte Election Information

Your vote counts now more than ever before. Decisions made by the City Council affects the valuation of our homes, growth in our neighborhoods, City infrastructure changes, City transportation systems and our taxes. This year the City of Charlotte ballot includes candidates for mayor and City Council seats. The majority democratic Charlotte primary occurred on Tuesday, September 9, 2025. Nearly 14,000 (a record high turnout) cast their ballots for candidates to earn a seat in the November 4th general election.

For District 5 (which is our district) the primary results indicate that Juan Diego Mazuera Arias, (50.31%) won in a close race over the incumbent Marjorie Molina (49.69%) by 37 votes. Many of the victors in the 2025 Democratic primary will be unopposed in the November general election. Therefore, for some candidates, winning the primary secured their council seat for the next term.

The General Election will be held on November 4, 2025. Be sure that you are eligible to vote. You must live within the city or town limits at least 30 days prior to Election Day. Voters must bring photo ID to the polls; but "all voters will be allowed to vote with or without photo ID". Make your voice heard and vote in the November election.



October Becton Park Grant Events

Beer Tasting Event

Join us in the Lynton Place clubhouse on **Sunday, October 5, 2025, 2pm - 4pm** as we travel around the globe tasting different beers. This year's selections will include beers from right here in the USA and countries to the East and West of our great continent.

A careful selection of at least 5 beers will be presented. As you imbibe each amber liquid, we will serve a complimentary food pairing designed to highlight the beer's unique flavor.

For those of you who do not enjoy beer, non-alcoholic beverage options will be available. This allows non-drinkers and children to participate in this event. While this event is all about beer, there will also be games and prizes. So, bring a friend and get ready to have some fun!



Becton Park Movie Night

Join us in the Lynton Place clubhouse on **Saturday, October 18, 2025, 7pm - 9pm** for another fun movie night! Get your popcorn, drink, snacks and candy then enjoy a family fun movie right here in the neighborhood. This event has been an immediate hit!

The October movie has not yet been selected. We have three great choices; but we can't decide which movie to watch. So, we are letting you decide between three movies. The selections are:

- 1) The Secret Life of Pets
- 2) The Angry Birds Movie
- 3) Cloudy with a Chance of Meatballs

Make your selection when you arrive in the clubhouse. Then sit back and enjoy the movie.



Harvest Party

Summer 2025 is over. Historically, now was the time to harvest the remaining food and preserve it in preparation for the Winter. So, we are celebrating the end of Summer with a Harvest Party. Join us in the Lynton Place clubhouse on **Friday, October 31, 2025, 6pm - 8pm** for a Chick Fil' A dinner, fun, games and a chance to meet your neighbors.



Fall Home Maintenance “To Do List ”

Prepare your home for the colder months with this fall maintenance checklist. Ensure safety and efficiency before winter arrives and possibly save money on your energy bill.

- Change the batteries in your smoke and carbon monoxide detectors.
- Inspect your fire extinguisher.
- Clean gutters and downspouts. If your house does not have gutters, consider installing gutters to direct water away from your foundation.
- Inspect windows and doors for drafts. Use weather stripping or caulk to seal any gaps.
- Get your heating system serviced in preparation for the transition to Winter.
- Rake leaves and bag them in paper yard bags. City Solid Waste Services will not collect yard waste in plastic bags.
- Wash windows, repair or replace window screens.
- Change your air filter. It is recommended that you change the air filter every three months to encourage efficient air conditioning and heating and reduce the strain on your A/C and heating units.
- Aerate the lawn and overseed for a better lawn in the Spring.
- Clean your barbeque grill.
- Brush away cobwebs from the exterior of your home.

Making these small changes will go a long way to maintain your home, ensure your safety and increase your curb appeal.



Proper Fence Maintenance Ensures Your Security

Everyone has a vinyl fence surrounding their backyards. Normal wear and tear should not damage the gate, fence and locking mechanism. Each homeowner should take care of the fence, gate and locking mechanism. Taking care of your fence provides an added level of security to your home and backyard. The vinyl fence is designed to last 20 to 30 years. Regular maintenance of the fence and components will ensure that we get the longest life out the fence. We recommend that you **do not** slam or man-handle the gate, fence or locking mechanism.

Periodically, the gate needs to be adjusted so that it closes properly. Homeowners who need a fence or gate adjustment should submit a request through the resident portal.

Homeowners who choose to slam, damage or man-handle the gate, fence and/or locking mechanism which results in subsequent damage will be held responsible for the cost to repair and/or replacement. Per the Bylaws, the HOA is not responsible for the repair, replacement or damage caused by the willful or negligent acts of the Owner. In these circumstances, the expense to repair or replace the fence, gate or locking mechanism will be deferred to the homeowner.



November/December Becton Park Grant Events

November Craft Event

Join us in the Lynton Place clubhouse on **Sunday, November 9, 2025, 2pm - 4pm** for our craft event. This is a chance to create something special just in time for Christmas. You can check off at least one item from your Christmas list. As usual we will have a number of crafting items for you to work on, complete and take home.

This year there will be the ever-popular no sew blanket. A few additional craft items will be available to satisfy your crafting desires.



Major funding for the Becton Park grant has been provided by the City of Charlotte's Neighborhood Matching Grant

December Taste Testing



Have you ever wondered whether the store brand is equivalent to the name brand? Does the store brand compromise on the quality? Are the savings worth it? This is your chance to find out whether the store brand is just as good as the name brand.

Join us in the Lynton Place clubhouse on **Sunday, December 7, 2025, 2pm - 4pm** and decide for yourself. We will taste similar cookies, snacks, cheese, milk etc. Are you up to the challenge? Take notes and know whether to choose the name brand or the store brand before your next grocery trip.

Becton Park Grant Events

The Becton Park grant is in full swing! Our first event was a movie night, and it was a BIG hit! We appreciate your attendance and hope that you will join us for the other grant events. Below is a partial list of scheduled events through the end of the year.

Grant Event	Date	Time
Beer Tasting	Sunday, October 5, 2025	2pm - 4pm
Movie Night	Saturday, October 18, 2025	7pm - 9pm
Harvest Party	Friday, October 31, 2025	6pm - 8pm
Craft Event	Sunday, November 9, 2025	2pm - 4pm
Taste Testing	Sunday, December 7, 2025	2pm - 4pm

Event goals:
1) MEET YOUR
NEIGHBORS
2) EARN THE 747
HOURS
3) HAVE FUN

Becton Park Contacts

Becton Park Board Members

President

Vanessa Coles
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704-488-2668

Vice President

Joe Ayers
joeayers2000@hotmail.com

Treasurer

Shawn Horton
ssdot28@aol.com

Secretary

Madison Olson
madison.olson@advocatehealth.org

At-Large Member

Jennifer Boateng
ajboat21@gmail.com

HOA Management Company Contacts

Real Manage

8301 University Executive Park Drive
Charlotte, NC 28262

Assistant Property Manager

Camile Hines
BECTPARK@ciramail.com

Contact the property management company for any community problems including parking issues, water line breaks, etc. In case of emergency, call the customer service number at 866-473-2573 and follow the prompts to report an emergency.

Check the community website:
www.lyntonplacecommunity.com

Check out the private neighborhood Facebook page:
Lynton Place Homeowner's Association