

BENJAMIN CROSSING NEWSLETTER

July 2013 | Issue 12

TIPPECANOE COUNTY EVENTS

July – September

JULY:

Stars & Stripes Celebration - July 4
Wabash Riverfest - July 13
Dancing in the Streets - July 20
Tippecanoe County Fair - July 20-27

AUGUST:

Steam & Gas Power Show- August 1-3
Colt World Series- August 2-9
Outfest- August 3
Beers Across The Wabash- August 24
Uptown Jazz & Blues Festival - August 24
Hands-On-Trucks - August 24
Global Fest - August 31

SEPTEMBER:

Germanfest - September 7
Horse Pull / Country Fair - September 14-15
Art On The Wabash - September 15th
Purdue Homecoming - September 28th

www.homeofpurdue.com

WASTE MANAGEMENT

Benjamin Crossing Homeowners & Residents only pay \$10.58 per month for trash service and a 96 gal trash can through Waste Management. In order to get the discount you must contact Robin. Her information is below.

NEW CONTACT:

Robin Fitch @ Waste Management
(317)339-5304
rfitch@wm.com



Management Advantage
2150 Market Square
Lafayette, IN 47904
Phone: (765) 586-7296
Fax: (765)448-1678

hoa@mgmtadvantage.com
www.mgmtadvantage.com

Hours of Operation: Monday, Tuesday,
Thursday & Friday: 8:00 a.m. to 5:00 p.m.
(Wednesday: 11:00 a.m. to 5:00 p.m.)

FIRE CONCERNS IN BENJAMIN CROSSING

Did you know that Benjamin Crossing is serviced by a volunteer fire department? I didn't! After the fire claimed a house and damaged several others on Fletcher Court panic set in. Are we safe? Maricella Chavez, the homeowner whose home was destroyed by a recent fire, has the same concern. She stated that it took 30 minutes before a fire truck arrived on scene. According to a report from the Journal & Courier the fire department had to move vehicles parked on the street in order to access the house. I asked Ms. Chavez about this and she responded, "The cars were in my driveway. We had to move everyone's car to the street to avoid them catching on fire." It was a good thing they did, too. Her husband's front bumper had already melted due to the heat of the fire. If the cars had stayed in the driveway they could have ignited. Unfortunately, this delayed the fire department from putting out the flames immediately upon arrival. Almost 40 minutes after the fire started the fire department was able to begin dampening the homes. Ms. Chavez recalls in terror that she was going to put her one month old to sleep upstairs moments before the fire started, "If the baby was upstairs we wouldn't have gotten to him.

The fire department would be too late." Her family and guests made it out safely. Ms. Chavez was at her mom's house later that night when it all sunk in. "I can't believe this. Everything is gone." The next day; however, Red Cross called her with a place to stay and people in our community began providing her with donations. Ms. Chavez says her neighbors have been so amazing during all this and she expressed her gratitude toward everyone in the community. She is writing a letter to the Journal & Courier thanking everyone and would like to host an Open House once the home is complete. Before the fire Ms. Chavez said she just lived in Benjamin Crossing and didn't really know anyone. But after everything that happened she realized that this is a great community of people that really care about each other. The Neighborhood Watch & Safety Committee chairman, Fred Coker is working with the City of Lafayette to see if a program similar to ones in Anderson, IN can be implemented in our community. Communities in unincorporated areas of Anderson, IN pay extra to have the city fire department respond. Would you be willing to have dues increased to offset this charge if it meant keeping your family safer?



Please Slow Down...

...unless, of course, you don't speed. It is important to remember that the speed limit throughout Benjamin Crossing is 25 mph. Complaints that people are speeding in the neighborhood have been received. Please stay alert and drive safely; it's not worth the consequence of injuring a child or pet. If you observe speeders in our area, please contact the Tippecanoe Sheriff's Department at (765) 423-9388.

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COMMITTEE NEWS SPOTLIGHT

MAILBOXES & LONG TERM PARKING: We are in the final stages of planning for a long term parking solution! *What is the plan?* Partnering with Lafayette Postal service to move mailboxes to one side of each street, allowing parking on the other side during certain hours of the day. *When will this happen?* We hope to have this project completed before the end of 2013 with Board approval; specific dates are pending. *Which mailboxes will be moved?* All homeowners will receive a detailed letter about the mailboxes before the project begins. *Is there anything I need to do?* Yes, please correct any covenant violations concerning your mailbox. Outstanding violations on mailboxes affected by this project will be corrected and an assessment will be charged to the homeowner's account. *I want to know more!* Contact us at bxparking@yahoo.com with your questions.

KEEPING OUR COMMUNITY SAFE: It is certainly no surprise that many cities are encouraging, and even coordinating Neighborhood Watch Programs. They really work! The reason they work is simple: One of the best ways to deter crime and vandalism in a community is to create a network of neighbors looking out for each other. Not only do police and sheriff's departments encourage Neighborhood Watch Programs, they sponsor educational programs to help participants learn more about fighting crime in their community. If you would like to participate in a Neighborhood Watch Program for our community, please call Management Advantage or contact fredbxboard@yahoo.com.

FROM THE BOARD

SPECIAL MEETING: Your board members understand that several community projects are in progress and many homeowners have questions or concerns. We would like to invite all homeowners and residents to an informational meeting sometime in July or August to discuss future plans and community development. A letter will be mailed to all homeowners once a date has been set.

DIRECTOR UPDATE: Please welcome your new board member, Alexandria Truelsen! She will be serving the remainder of Tarrah Eglehoff/Marj Roller's term. Please be sure to thank Marj for her contributions to the community if you see her while you are out and about. If you are interested in serving on the board, a committee or a project please contact Management Advantage.

COMMUNICATIONS: The website will be down for several days for a major upgrade, please contact Management Advantage for forms or questions during this time. The newsletter may be dissolved if we don't get volunteers. Please don't let that happen! Volunteer today to write articles, edit or deliver!

HAVE A SAFE & HAPPY 4th OF JULY: Please remember to use common sense when celebrating this year and be courteous of your neighbors by observing the peace after 10 p.m. daily and midnight on the 4th. Fireworks are not permitted in the Common Areas and anyone under the age of 18 is prohibited from possessing fireworks without adult supervision by Federal Law. Anyone witnessing these infractions is encouraged to contact the sheriff's department.

PROJECTS UPDATES

ALLEYWAY SIGNS - COMPLETED: Working together with the Tippecanoe Department of Transportation the Association modified the existing traffic sign layout to improve alleyway aesthetics, consistency within the neighborhood and prevent traffic confusion.

PARK RENOVATIONS & DEMOLITION: The HOA Board had high hopes at the Annual Meeting that our new playground equipment at Oakley and Crescent Parks would be installed this spring. A bit of red tape pushed this project back, but the Association now has the all clear from Tippecanoe County to move ahead! Bids are coming in for the demolition of Chilton Park playground and a date will be set soon. Plans are still forming for a new playground, which has also been approved by the County. Input from homeowners has already helped shape these plans; keep the suggestions and ideas coming!

To basketball or not to basketball? Concerns have been increasing about safety at Oakley Park, including the behavior of some who frequent the basketball court. It has been suggested that we transform the basketball court into another amenity. While this sport is near and dear to the hearts of many Hoosiers, would Oakley Park be safer without it? Is there another court sport you'd love to see? The Board wants to hear your thoughts and suggestions! Please send questions/comments to hoa@mgntadvantage.com.

DEAD TREE REMOVAL & COMMON AREA CLEAN-UP: Yikes!! What are the dead trees and bushes still doing in the subdivision? Ugh, more red tape! The Board learned that Benjamin Crossing has a landscaping plan and it must be followed. If a tree or bush is removed and it is on the Final Development Plan; it must be replaced with one from the species list. There are a few other rules, but Board is working on bids and hopes to begin replacement this fall. Have you seen the new mulch? The lawncare contractor is slowly adding red mulch to all the beds. No completion date has been provided, but it should be finished by the end of the summer if no further complications arise. To curb vandalism and beautify our seating areas cement slabs are being added. The benches will be bolted to the slabs for added security. This project will be completed in the next few weeks.

POND CLEAN-UP: The HOA Board has hired a pond maintenance company specifically licensed for aquatic weed and algae control! The English pond is getting special attention. Bids to have rip rap placed around all drainage units are being collected. If funds are available the Board hopes to have the project completed this year.

WALKING PATH ON 250E: The County would eventually like to add a 10 foot wide walking path the entire length of Benjamin Crossing on 250 E and stop at the corner of 450 S. This will not cost the Association any money for the development of this amenity. The County anticipates partial construction to begin this year.

