

BENJAMIN CROSSING NEWSLETTER

July 2015 | Issue 18



Management Advantage
2150 Market Square
Lafayette, IN 47904
Phone: (765) 448-6234
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.)

COMMUNITY UPDATES

PARKS: Thanks to some amazing community volunteers the gravel at Oakley Park was distributed throughout the play area! A fence has been erected around the Pickleball Courts. Three courts have lines, but only two will have nets at this time. The third court will be decided among homeowners and can be a badminton court, surface volley ball or another pickleball court. The nets and posts will be installed once the asphalt company repairs two areas.

LAWNCARE: The lawn crew will be in the subdivision on Mondays instead of Fridays. This will hopefully reduce the amount of trash seen throughout the week and enable them to reschedule for a better day in the event of rain. Any trees or shrubs added by the lawn crew are guaranteed for at least one year. Any recently added tree or shrub that died will be replaced at no additional cost to the Association. More trees and shrubs will be planted this season. The Board asked that special attention be paid to the beds on 250 E and 450S.

PONDS: Last season our English pond fountain was damaged beyond repair and the Chilton fountain also sustained damages. Cost for repairs and new fountains exceeded \$6,000. Another fountain manufacturer was found for a fraction of the price. Now, two low water depth fountains with aerators will be installed at English pond. This should help prevent the stagnant water concerns at this pond. The Chilton fountain will remain in storage for future use/repair and the new fountain(s) will be installed next season.

NEIGHBORHOOD WATCH MEETING

The next meeting is scheduled for: July 23, 2015 at Oakley Park under the Pavilion at 6 p.m. Please come and learn more about how you and your neighbors can make Benjamin Crossing a safer community!

GETTING INFORMED

Benjamin Crossing has several ways to get informed. The website is a great resource. We also have a Facebook page for the Safety Committee: Eyes on Benjamin Crossing, a NextDoor.com community forum, the new Announcement Board at the Chilton Entrance and Newsletter tubes. The Newsletter tubes will be used for the Quarterly Newsletters and other important information. To learn more, please go to benjamincrossing.com.

LAST MINUTE SUMMER FUN

Free Trolley Tours – Departs from Fifth & Main:
Every Saturday through September
<http://gocitybus.com/trolleytour.html>

Farmers Market:
Saturdays, May through October
7:30 a.m. to 12:30 p.m.
www.LafayetteFarmersMarket.com

OUTfest – Downtown Lafayette:
Saturday, August 1st, 2015
www.outfest.pridelafayette.org

Uptown Jazz & Blues – Downtown Lafayette:
Saturday, August 22nd, 2015
www.ujbf.org

Beers Across the Wabash – Pedestrian Bridge:
Saturday, August 29th, 2015
www.beersacrossthewabash.com

Global Fest - PM Morton Community Center:
Saturday, August 30th
www.westlafayette.in.gov

Gallery Walks - Downtown Lafayette:
September 18th, 2015
www.tippecanoearts.org



NO SOLICITING

Many local laws allow salespeople to ignore “No Soliciting” signs at the entrance to a community. This then leaves the decision of whether to listen to a solicitor up to individual households. Any family in our community not interested in being solicited is encouraged to post a “No Soliciting” sign in accordance with RR&Ps “Article III Signs” which states “no soliciting” signs are permitted, but may not exceed twelve inches wide by twelve inches long. This sign should be placed in an area easily visible to a solicitor.

Tippecanoe County has a solicitor’s ordinance which can be found under Chapter 111: Peddlers, Solicitors and Vendors.

- * All solicitors, hawkers, peddlers and itinerant vendors are required to complete a written application which is held on file with the Tippecanoe Sheriff’s Department.
- * The application is for a license and must be on file for one day prior to any door to door sales.
- * Any solicitor selling a service or goods to you must present their license upon request.
- * A solicitor’s license is only good for the person that the license was issued and are not transferable.
- * Solicitation is permitted between the hours of 8 a.m. to 7 p.m. door to door.

You may also call the Sheriff’s Department at (765) 423-9388 to report violations or verify solicitation. Exemptions do apply.

RESIGNATIONS & NEW BOARD MEMBERS

Please welcome Theresa Lin as the newest Director to the Benjamin Crossing HOA Board. She will only serve until the 2016 Annual Meeting where homeowners will be given an opportunity to elect a homeowner to finish the remaining 2013-2016 term vacancy left by Emily Foltz. Another candidate is being contacted for the vacancy recently left by Alex Truelsen. We would like to thank them for their many years of service and wish them all the best! Alex will continue to serve on the Social Committee.

**Please note correction to Management Advantage phone number*



GARDENERS CHIT CHAT

♪♪♪ “Singin’ in the rain. . . just singin’ in the rain ♪♪♪. Sounds like fun. Happily splashing in muddy puddles, twirling around lamp posts, and dancing joyfully around your umbrella. Ah yes, maybe that’s one of the things you have on your bucket list. I know it’s on mine.

Sadly, the plants in your landscape can’t tiptoe indoors when they’ve had enough of the wet stuff and too much rain can bring some unwelcome visitors. The weeds start growing like there’s no tomorrow and the dreaded fungi may pay you a visit. No, the fungi are not those strange neighbors that live down the street! They are a collection of infectious diseases (fungus) that can cause devastation to the flowers, vegetables, and shrubs in your yard. The leaves die back, which is not only unsightly, but can kill the plant. Black spots on leaves and yellowing, wilted foliage are a dead giveaway.

What can I do you may ask? From what I’ve heard over the years is that you should start spraying diligently with a fungicide before you see the problem because the fungi spores have overwintered successfully and are hiding in the soil and decaying matter — just waiting to be spread by air or water. Personally this method really doesn’t work well in this area because, especially now when one rainy day is followed quickly by another, the fungicide is simply washed off and has no effect whatsoever!

So you can resort to another method and that is cutting off the infected leaves and branches. *Be sure to disinfect your shears in alcohol after pruning each individual plant so you don't spread any spores.* Also, picking up any dead or diseased foliage from the ground and putting it in the trash. Not the compost pile where the spores can live to bring extensive damage again and again.

While these methods may not save your plant this year, at least now you are aware that you have to be meticulous in your gardening practices if you are to have happy, healthy plants next season. If all else fails maybe you should consider finding a different kind of plant in the spring to replace the one that is so prone to fungus disease. Happy gardening to all.

THE COVENANTS CORNER

Have you ever wondered what is or isn’t allowed in the subdivision? The Rules, Regulations and Procedures provide much of the Benjamin Crossing’s Architectural Standards in an easy to read and easy to understand format. Each quarter we will highlight a topic to help keep our residents and owners better informed. You don’t have to wait for the NewsLetter, you can visit the website and browse the governing documents yourself.

COVENANT HIGHLIGHT:

Section 7.5 Animals and Pets ...All pets shall remain under the control and supervision of an adult Owner, and shall not be permitted off of such Owner's respective Lot unless on a leash or other restraint. The owner of any pet shall be responsible to clean up or repair any waste or damage caused by such pet, and assure that such pet does not create any unreasonable disturbance.

All pet owners must clean waste created by their pets from their yards (especially important in Village lots) and all common areas including the wooded trail. Any known violator may be reported to Management Advantage.

PICKLEBALL

Pickleball is a paddle sport played with a whiffle ball on a badminton-sized court with a tennis-style net. Pickleball can be played with 2 players (singles) or 4 players (doubles).

The ball is served with an underhand stroke; diagonal to the opponent’s serve zone, much like tennis. Points are only scored by the serving side when the opponent fails to return the ball, hits ball out of bounds or steps outside the kitchen. The kitchen is the first seven feet from the net. A player may; however, step outside the kitchen area into the non-volley zone only if the ball bounces into it, but must return to the kitchen area to play the next volley. The first side to score at least 11 points; leading by at least two points wins the game! As non-volley zones prevent volleys close to the net it makes it easier for players with less mobility and senior players to successfully compete and enjoy some quality time with younger competitors.

A complete set of rules may be obtained from the United States of America Pickleball Association (www.usapa.org) and is also available on the website.

More news and updates can be found at:
www.benjamincrossing.com

FIREWORKS

Did you know that in 2013 Tippecanoe County issued a fireworks ordinance amendment? This Amendment is similar to the Lafayette ordinance and applies to Benjamin Crossing and surrounding areas. Below is a summary of the new law:

WHEN CAN I ENJOY CONSUMER FIREWORKS:

SUMMERTIME - Only between the hours of 5:00 p.m. and two (2) hours after sunset on June 29, June 30, July 1, July 2, July 3, July 5, July 6, July 7, July 8, and July 9.

FOURTH OF JULY - Between the hours of 10:00 a.m. and 12:00 midnight on July 4.

NEW YEARS EVE - Between the hours of 10:00 a.m. on December 31 and 1:00 a.m. on January 1.

WHO DO I CONTACT TO ENFORCE THIS:

The Tippecanoe County Sheriff’s Department is responsible for interpretation and civil enforcement. You can reach the Tippecanoe Sheriff’s Department by phone: (765) 423-9388.

WHAT CAN HAPPEN IF A PERSON VIOLATES THIS:

The Sheriff’s Department may seize and dispose of the consumer fireworks. A fine of not more than two hundred and fifty dollars (\$250.00) for each violation will be issued to the individual(s) in violation.

DO THE COVENANTS PROHIBIT FIREWORKS:

No, the Benjamin Crossing CC&Rs do not expressly prohibit fireworks in the subdivision. However, for liability reasons they are prohibited in all Common Areas. Additionally, Section 7.6 Quiet Enjoyment states no noxious or illegal activity shall be carried on upon any portion of the Real Estate. Anyone in violation of this covenant can be reported to Management Advantage by phone or by email.

ONLY \$10.58
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(866)797-9018

Benjamin Crossing
Hunters Crest
(limitations may apply)

WM
WASTE MANAGEMENT