

BENJAMIN CROSSING NEWSLETTER

April/May 2015 | Issue 17

2015 OAKLEY PARK PROJECTS

Throughout the season there may be times when Oakley Park is closed due to ongoing projects. Please do not allow your children to play with or on equipment and please keep them away from any areas under construction. A light post was recently installed at Oakley Park in March. The light is designed to help the sheriff's department and community volunteers visually see if people are loitering in the park after hours. All community parks close at dusk. The Board is also discussing surveillance options at this time. The concrete surround for the playground and cracked sidewalks were completed this month. The sidewalk going into the park was extended away from the pine trees due to damage. In the next few months the walking path will be sealcoated and the basketball court will be receiving its facelift. The basketball court will be transformed into two pickleball courts. Enough space will be left for a future pickleball court, surface volley ball net or badminton area depending on popularity. A fence will also be erected around the court and two player benches installed.



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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.)

2015 OFFICER ELECTIONS:

President: Destiny Ruby
Vice President: Vincent Andrews
Treasurer: Alexandria Truelsen
Secretary: Emily Foltz
Director: Jennifer Ingle

2015 COMMITTEE CHAIRS:

Destiny: Communications & CA Co-Chair
Vincent: Neighborhood Watch & Safety
Alexandria: Social & Events
Emily: Parking
Jennifer: Common Areas & Social Co-Chair

Please welcome back our newly elected board members, Alexandria Truelsen and Jennifer Ingle. We would like to thank our many candidates that volunteered their time to serve our community. In the event that a Board member is unable to serve their term one of the 2015 candidates will be asked to fill the seat until the 2016 election. If you are interested in volunteering on a committee or would like to help the board with future projects, please contact Management Advantage or visit us on the web at www.benjamincrossing.com.

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NEIGHBORHOOD WATCH

The next meeting is scheduled for: Saturday, May 23rd at the Oakley Park Pavilion around 1 p.m. Please come and learn more about how you and your neighbors can make Benjamin Crossing a safer community!



JUNE 12-13
8 A.M. TO 4 P.M.

Hooray!! *The Salvation Army will provide curbside pick up for your donation items on June 16th.* No call is necessary; pick up is automatic. Please place all items at the front curb in boxes or bags with a sign saying "Salvation Army." It's that simple!

NEWSLETTER TUBES

The newsletter tubes have been ordered and will be installed upon delivery. If you have a J&C Newspaper tube installed, please remove it prior to installation. Any mailbox with a J&C Newspaper tube will not receive the Benjamin Crossing Newsletter Tubes until removed. It is your responsibility to return the tube to the newspaper.

SOCIAL MEDIA

Get connected and join us at Eyes on Benjamin Crossing Facebook or benjamincrossing.nextdoor.com

VANDALISM OR CREATIVE EXPRESSION

Saturday, April 11th between the hours of 4pm and 6pm \$1,300 worth of wet concrete was walked on, signed and damaged at Oakley Park. Photos of the damage are posted on the Benjamin Crossing website and the Eyes on Benjamin Crossing Facebook page. The concrete contractors were immediately contacted. A portion of the damage was repairable, but the concrete was already beginning to set. The legible names engraved into the wet cement were: Jashaun, Akeelah, Isabella, Fernando, and Keneray. Witnesses at the park advised that a gentleman was allowing his kids to run through the cement and write on it. It is the responsibility of anyone witnessing vandalism in our community to immediately contact the sheriff's department. The areas were visually marked off with yellow caution tape and staked around the wet cement. Board President, Destiny Ruby, reported that she was disappointed that someone would let their children destroy the concrete while sitting only a few feet away and those witnessing it didn't confront the parent or children. "It is unfortunate", she said, "this isn't just a community problem; this is an America problem. People these days, for whatever reason, are turning a blind eye when they see the law is being broken." Vandalism and damage to community property is against the law and as a community we have a responsibility to take care of the area we live. Children are not permitted at the parks, trails, greenspaces, Chilton circle or ponds unsupervised. Any adult witnessing a child unsupervised in these areas is encouraged to politely ask them to leave or to simply contact the sheriff's department and report it. A police report (#2015-1631) has been filed. Please contact Deputy Roozt at (765)423-9388 with information regarding this incident. If you are the parent of one of the children involved, please contact Management Advantage to discuss various community service projects that your child could perform as restitution for the damage to our community Common Areas.

COVENANT CORNER

Each quarter we highlight a topic to help keep our residents and owners better informed. But you don't have to wait for the NewsLetter, you can visit the website and browse the governing documents yourself.

COVENANT HIGHLIGHT:

Article IX Storage Sheds and Temporary Structures (Declaration§ 7.11) The Declaration prohibits detached structures, such as shacks, tents, trailers, storage sheds, and minibarns, on any Lot or on the Common Areas. The Declaration does not forbid attached structures.

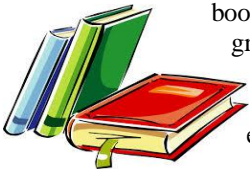
An "attached structure" shall mean any structure that is built, constructed, erected or installed with a separation of no greater than six (6) feet of open space from the dwelling unless the structure is otherwise prohibited by the Declarations. This means that homeowners can have a shed on their property as long they are within six (6) feet of their house. Additional restrictions can be viewed in the Rules, Regulations and Procedures on the website. All attached sheds must be approved by the ACC Committee. For more information, please contact Management Advantage.

GRAB A BOOK LIBRARY

One Margesson Crossing resident, Woodland mom and avid reader created a "free library" in her front yard to encourage a book share with other families in our community. She began her endeavor in October 2014 and says she gets about 4 different visitors a day! With the book share, families and individuals can pick a book and return it when they are finished or replace the book with a different one all together.

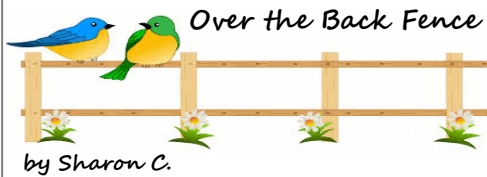
She admits the original structure didn't fare well during the winter and is in the process of improving the library. While under construction she is still maintaining the library and keeping it well stocked with

books for nearly every age group. So, next time you walk by "take a book, return a book" and enjoy a new tale today!



TRAIL CLEAN-UP

The Oakley Trail and TPA will be thinned and have dead trees removed this season. Clean-up should begin at the end of April or sometime in May.



We made it! We endured yet another brutal winter. While we know we made it, it's anyone's guess right now how many of our plants have survived.

Please don't be too hasty in digging out that lifeless looking tree, bush or flowering plant. Wait until the weather has warmed up and it has been given enough time to fully wake up and begin to open those leaf buds ----- yawn ----- stretch and start another year of life.

A perfect example of a plant that takes time to come "alive" in the spring is the flowering Hibiscus bush. Look for any new growth at the base of the plant - not on last years branches which really should have been cut off last fall when it died back after that first frost. Wait at least until mid-May before you get out that shovel.

Plants are expensive and add value to your home. So be sure it really dead before you dig it out.

It doesn't matter how much cleanup you did in the fall; spring is another busy time ----- pruning out dead or broken branches and burying those young plants that were heaved out of the ground - just to name a few.

Your plants have come through a miserable stretch of cold and sub- zero weather so now is the time to FERTILIZE - FERTILIZE - FERTILIZE!

You take good care of your plants and you will reap the rewards. Remember they can't run down to Burger King when they get hungry. HAPPY GARDENING!

KIDS DART – DRIVE SMART

With the warmer weather approaching children will be playing outdoors. Please drive slowly and safely home. Always drive cautiously when your visibility is hindered by parked vehicles or other obstructions.



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

TOWING & IMPOUND

The Association enforces CC&Rs Section 7.4 Parking and Prohibited Vehicles 1st Amendment through an agreement with J.R. Enterprises, Inc. The Association does not pay for this service and receives no remuneration in return. J.R. Enterprises receives payment directly from the individual that has violated the covenant through impound and storage fees. While it is commonly referred to as being towed any vehicle parked contrary to the Rules, Regulations and Procedures of Benjamin Crossing is actually *impounded*. These rules are published on the website and with the Tippecanoe County's recorder's office. Impound and storage fees are significantly different than a towing fee. By definition impound is to seize and take legal custody of a vehicle, because of an infringement of a law or regulation.

During the 2015 Annual Meeting homeowners addressed the Board with concerns about the fees charged by J.R. Enterprises. As a result the Parking Committee and Board have discussed set fees with J.R. Enterprises. These fees are below and are also published on the Benjamin Crossing website. The Board hopes that these set fees will eliminate concerns that the towing company is charging people differently. Always request and keep your receipt and if any person is charged a fee different than what is below, please contact Management Advantage for investigation. Should your vehicle be impounded the minimum charge will be \$139 or \$184 with an "after hours" fee.

Benjamin Crossing Impound Fees:

Impound Fee with/without Equip....	\$85
Mileage Charge.....	\$35
Storage Fee Per Day*.....	\$20
After Hours Release**.....	\$45
Drop Fee with/without Equip.....	\$80

*Storage fees occur as soon as the vehicle is on the lot and ends at midnight. A new fee will then be added for the next day.

**After hour release is anytime after 5pm and weekends. Normal business hours are 9am-5pm M-F.

ONLY \$10.58

PER MONTH FOR TRASH REMOVAL
(317) 339-5304

Restrictions apply
Benjamin Crossing
Hunters Crest

