

BENJAMIN CROSSING NEWSLETTER

July 2014 | Issue 15



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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.)

A LITTLE SUMMER FUN

Lafayette Citizens Band Concerts @ Riehle Plaza:
Thursday, July 24th
Thursday, July 31st
Thursday, August 7th
Monday, September 1st (Labor Day Concert)
www.lafayettecitizensband.org

Gallery Walks - Downtown Lafayette:
Friday, July 18
Friday, Sept. 19
www.tippecanoearts.org

OUTfest – Downtown Lafayette:
Saturday, August 2nd
www.outfest.pridelafayette.org

Beers Across the Wabash – Pedestrian Bridge:
Saturday, August 23rd
www.beersacrossthewabash.com

Uptown Jazz & Blues – Downtown Lafayette:
Saturday, August 23rd
www.ujbf.org

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

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



BUS STOP AT CHILTON PARK

The City Bus stop will soon be moving caddy-corner from its current location so the bus will no longer stop so close to the playground. This should add another layer of safety and reduce the amount of trash at the playground. A landscaped seating area has been installed at this new location and City Bus had previously agreed to provide a trashcan for this site. Trash pickup will be the responsibility of the Association.

FINISHED... WELL ALMOST

The swing set has been installed at Crescent Park and both Oakley and Crescent Park received new swing seats. The Oakley Park curb has been delayed again as the contractor has permanently taken a job with another company. Additional companies have been contacted, but no bids have been provided. The Board is looking at other options for keeping the gravel contained for the proper impact attenuation. Suggestions are appreciated!

OAKLEY PARK BENCHES

What happened to the Oakley Park benches? This has been the question on the minds of many homeowners that frequent the park lately. Unfortunately, they were stolen! They were literally there one day and gone the next. This makes the second set of benches to be stolen from Oakley Park within three years. New benches will hopefully be ordered this year from the vandalism budget. If not, they will be budgeted with next year's park projects. Any person with information regarding the theft of these benches can anonymously contact Management Advantage – no questions asked – with any information they may have. Homeowners near the park are being asked to keep an eye out for any suspicious behavior and report it to the sheriff's department immediately. Cement forms for all the benches should be completed this year. The Board hopes that these forms, similar to what is used at Columbian Park, will deter future theft.

CHILTON PARK UPDATE

The Common Areas Committee is excited to announce that the new playground equipment was installed July 10th. Please keep children off the equipment until gravel has been leveled to ensure proper impact attenuation! This new playground is aimed at ages 2-5 and will be fenced for additional safety as soon as possible.

COYOTES IN THE 'CROSSING

There have been recent concerns about coyotes in the field behind Speedwell. A homeowner contacted the sheriff's department after hearing what appeared to be an injured animal being attacked behind her fence late one evening. The sheriff's department responded, but was unable to locate the injured animal. Please keep a diligent eye on your children and pets and contact the sheriff's department or animal control immediately should the need arise. Please educate your children about these concerns. It is especially important to make sure trash is being stored properly as this will attract hungry pups. Injured wildlife can be reported directly to Wildcat Creek Wildlife Center at (574) 686-3069.

NEIGHBORHOOD WATCH MEETING

*The next meeting is scheduled for:
August 6, 2014 at Oakley Park
under the Pavilion at 6:45 p.m.
Please come and learn more about
how you and your neighbors can
make Benjamin Crossing a safer
community!*

NEW BOARD MEMBER

Please welcome Jennifer Ingle as the newest Director. She will serve until the 2015 Annual Meeting where homeowners will be given an opportunity to elect a homeowner to finish the remaining 2013-2016 term vacancy left by Cynthia Leap.

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KEEPING IT CLEAN

In spring 2013 and 2014 trash pickups have been done around our ponds and within the Tree Preservation Area of Oakley Park. These have been in excess of our normal budgeted trash pickups which covers winter trash removal at our common area trash cans. During the landscaping season, the lawn crew picks up trash around the common areas while they mow and empty all trash cans each week. These services are a necessary part of upkeep in the subdivision. The Board has approved an additional spring clean up that will be included in future budgets. You can also help! When visiting the common areas utilize the provided trash cans or take your garbage with you. Be an active participant in the community and pick up that stray piece of trash instead of walking by. Also, less trash will blow through the subdivision if all refuse placed at the curb for pickup is properly contained. Our covenants and architectural standards require all garbage be placed in lidded trash cans (CC&R 7.9, RR&P 7.0). Don't forget about your recyclables too.

AT THE ENTRANCE

Have you noticed the beautiful flowers added to the planters at each entrance to the subdivision? What a nice pop of color! That's not all the Common Areas Committee has in store for our landscaping though. Plans are in the works to enhance both the Chilton entrance median and round-a-bout. A car crash coupled with vandalism caused damage to the landscaping within the Chilton entrance median and shrubs were removed, giving it a lopsided appearance. Additional shrubs will be removed and flowering trees will be added. The round-a-bout landscaping will be updated for entirely different reasons. Homeowners have continually reported unseemly behavior at the center of the round-a-bout, which is easily concealed due to its circular design. The landscaping will be reconfigured into a horse shoe or "U" shape using as many of the existing plants as possible. A red maple will be added to its center as well. A time line has not yet been set for these projects.



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



GARDENERS CHIT CHAT

Ah sweet Lavender . . . a sea of spectacular color. What a remarkable plant it is. It endures the harshest winters, thrives in the damp Pacific Northwest and also flourishes in extremely dry desert regions, but of course not all varieties are adaptable to all areas. In the spring you may note that some branches have died back but if you wait awhile before you pull out the whole plant, thinking it is dead, it can make a spectacular comeback. When all those new shoots appear just cut off the dead twigs and branches and it will continue to flourish for years. All the tiny seedlings that came up volunteer in my garden this spring made it through the "polar vortex."

Lavender comes in a variety of colors, not just the usual shades of purple – there are also pink, green and white. The quiet blue-gray foliage is also pleasing to look at after you've harvested the flower stalks for drying. Soggy roots are the enemy of Lavender so be sure to plant it in loose, well-drained soil. Drying the flower heads and sprinkling them on the carpet before you vacuum gives the room a wonderful natural scent. Throw a few dried flower heads in your pillow case for a soothing nights sleep. Try this versatile plant in your garden. You will get years and years of enjoyment for very little work and the bees and butterflies will thank you.

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:

Declaration § 7.10 prohibits "above-ground swimming pools." In-ground pools, hot tubs, and spas are permissible, but only with the prior approval of the Committee. However, in-use wading pools that contain less than 2' feet of water are not swimming pools and can be used for a little summertime fun and enjoyment.

BEAT THE HEAT WITH WINDOW COVERS

Use Window Coverings to Make Your Home More Energy-Efficient The right window coverings can deflect the sun's relentless rays in summer, retain heat in the winter, absorb sound, provide UV blockage to prevent faded flooring and furniture, and substantially reduce your electricity costs and improve comfort levels of your home. A surprisingly early return on investment and possibly a new look that you will enjoy for years to come when you install energy efficient window coverings. Here are some quick tips I have personally used:

1. Close window coverings during the heat of the day, especially on east and west facing windows. Shutting out sun can reduce the temperature of a room by up to 7 degrees!
2. Install vertical or regular blinds or roller shades.
3. Install thermal-backed drapes.

Remember, white reflects light, so choose a white or off-white color for blinds, shades, or drape backing.

4. When running your air conditioner, also use your ceiling fans. The ceiling fan will make your room feel cooler than it actually is.

Try these tips and you may see a drop in your electricity bill and enjoy a more comfortable summer. Remember though, our CC&R Section 7.2 prohibits the use of any foil or other reflective material on windows. All exterior modifications require ACC approval.

DIY AIR CONDITIONER

You can keep your drinks and your guests cool at your next cookout in a few simple steps. All you need is a cooler (traditional, Styrofoam, or lined 5 gallon bucket), personal fan, pipe fittings or PVC pipe, utility knife, drill with hole saw attachment or other cutting tools, strong tape, and reusable ice packs.

Video tutorial available at:

<http://www.youtube.com/watch?v=ITtlxjvLQis>

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