

News Letter

Benjamin Crossing

Issue 03

September 2010

Page One

NEWS LETTER CONTENT

Summer Care For Your Pet
Trial Parking Program
Lawn Care of Vacant Lots
Community Info
Animal Control Rules/Laws
Committee/Board Reports
Discontent in Benjamin X-ing
Ice Cream Sunday

Care Tips for You and Your Pets

This is a time for both you and your pet to enjoy the sunshine and outdoors, but along with the fun, the season also offers up situations that can endanger your pet. The HSUS* offers these tips for pet owners to keep their furry friends safe. **Never Leave Your Pet in the Car** The inside of your car can reach 120 degrees in a matter of minutes **Don't Put Your Pet In the Back of a Truck** It is very dangerous, and in some states illegal. **Watch Out For Fertilizers and Deadly Plants** Plant food, fertilizer, and insecticides can be fatal if your pet ingests them. **Pet Care 101** Make sure your pet is always wearing a collar and identification tag. An ID tag may very well be his/her ticket home.

Trial Parking Program Revised and Trial Period Extended

For full details go to benjamincrossing.com and click on "Parking" or bxparking@yahoo.com or if you don't have internet access call 765-477-6908

Get your pet checked for heartworms.



Heart worms are transmitted by mosquitoes and can be fatal in both dogs and cats. Another threat is fleas and ticks. Use only flea and tick treatments recommended by your veterinarian. **Water Wisdom** Provide plenty of water and shade for your pets. **Travel Tips** Take time to prepare for your furry friends in advance. The HSUS has information on traveling with your pet. **If You Can't Stand the Heat....** Extra care needs to be taken with older dogs, short-nosed dogs, and those with thick coats. Pets can get sunburned, and may require sunscreen on his/her nose and ear tips. Pets with light-colored noses or light colored fur on their ears are particularly vulnerable

Want to get your News Letter via email?? Send your info to usapropmanagement@yahoo.com



sun burn and skin cancer. Your pet can suffer from **heat exhaustion and heat stroke**. These conditions are very serious and could cause your pet to die. Signs of heat stress, could include heavy panting, glazed eyes, a rapid pulse, unsteadiness, a staggering gait, vomiting, or a deep red or purple tongue. If your pet does become overheated, you need to immediately lower his/her body temperature. Move your pet into the shade and apply cool (not cold) water over his body to gradually lower his core body temperature. Apply cold towels or ice packs to your pet's head, neck, and chest only. Let your pet drink small amounts of water or lick ice cubes. Most importantly, get your pet to a veterinarian immediately.

**HSUS (The Humane Society of the United States)*

Lawn Care for Vacant Properties

The Wea Township Trustee has requested that homeowners **stop** mowing empty lots and lots of vacant houses. The trustee will now be taking care of mowing if needed.

We appreciate homeowners taking time to do this, but per the Trustee,

"...if something should happen when a homeowner is mowing the vacant property they will be held liable and it is considered trespassing".

from USA Property Management

Benjamin Crossing Homeowners Association Committee Reports

Neighborhood Watch Several residents continue to patrol on a non-scheduled basis. Volunteers are needed to help be the eyes and ears of our community to help keep Benjamin Crossing a safe place to live. Anyone observing illegal or malicious activity should call the Sherriff's department.

Parking Committee (Event Parking)

Thanks to all the people that have contributed suggestions to improve the Trial Parking Program.



The Parking Committee has submitted and gotten approval for a **"Revised Special Events Parking Program There will be No Deposit, no parking restrictions on National Holidays and many more improvements. The revised program will be in effect September 1, 2010 through January 3, 2011.** Visit www.benjamincrossing.com for full details.

Social Committee "Ice Cream Sunday" will be held Sunday, October 17, from 1 to 4 pm at Oakley Park. See page 4 of this News Letter for full details.



Mosquito Health Alert Information from the Tippecanoe County Health Department indicates our ponds are NOT a health threat and that *small* areas of standing water are more likely to cause mosquito problems.

Benjamin Crossing HOA Board of Directors Report

Pursuant to the First Amendment, Article III, Section 2. Vacancies and Removal "..... a majority vote of the remaining Directors" filled the vacancy left by the resignation of Allen Kringle with member in good standing, Social Committee member, Neighborhood Watch member, and News Letter coordinator Sharon Dare who has agreed to serve until the next Annual HOA meeting.

Board Member Marilyn Cooper resigned due to personal reasons. Her position will be filled in the near future.

Business addressed at Board meetings has included:

Ponds- Installation of fountains/lighting, cause of muck and possible solutions, and costs. Also pond related was discussion on repair of vandalized fountain and solutions for preventing future vandalism.

Oakley Park- Hoops re-installation and related gang activity which precipitated the removal of the hoops; **Shrub trimming** along paths and finding volunteers to do the work; **Fires** in trash containers the need and cost to replace receptacles which were destroyed; **Graffiti** on pavement the chemicals and cost needed to remove; **Benches** the removal of vandalized benches and cost to replace with vandal proof benches..

Refinement of Rules, Regulations, & Procedures, discussion of methods of distribution to homeowners, and time schedule for the completion.

Architectural approvals All have been approved.

The Truth About The Board
Coming soon to your front door.

Event Parking Committee proposal, documentation, and signage review and approvals. Board in agreement with committee that the committee will handle calls, applications, comments, and complaints related to the program.

USA Mgt updates including the use of a **door tag system** to provide a more speedy and less expensive method of notifying residents of violations, and financial **Profit and Loss Second Quarter Statement** (available for view at Benjamincrossing.com).

Discontent in Benjamin Crossing

A protest was held at Oakley Park on Saturday July 31, 2010. Several Benjamin Crossing residents organized the event to solicit support for a "Remove the Board" movement. Dissatisfaction with the "No Parking" restrictions on the streets of Benjamin Crossing seemed to be the primary complaint of the 100+ residents and non residents that attended the protest.

The group submitted a petition to the Board of Directors via USA Property Management calling for a Special Meeting for the purpose of removing the entire Benjamin Crossing Homeowners Association Board of Directors.

To view the letter of response from the Board of Directors go to benjamincrossing.com. or contact USA Property Management at usapropmanagement@yahoo.com or telephone them at 765-586-7294.

According to HOA attorney Tom Logan all homeowners will be notified via US Mail of the official date, time and place for the Special Meeting, which is expected to take place on September 20th.

Ice Cream Sunday

**You are cordially invited to attend
the Benjamin Crossing Ice Cream Social**



Sunday, October 17

**1 pm to 4 pm
at Oakley Park**

**Games
Prizes
Refreshments
FOR ALL**

**Family Bingo, Football Toss, Bean Bag Toss will be available
from 1 pm to 4 pm**

Ole' Fashion Cake Walk at 1:45 and 2:45

These special games for ages 4 and under will be held at 1:30, 2:30 & 3:30

Toss Across Lil Tikes Bowling Ring Toss

These special games for ages 5 thru 10 will be held at

**1:30 - 3 Leg Race
2:30 - Egg Carry
3:30 - Water Balloon Toss**

These special games for ages 10 and up will be held at

**1:30 - 3 Leg Race
2:30 - Wet Ur Whistle
3:30 - Water Balloon Toss**

Rain Date: If the weather is inclement, the event will be rescheduled for Sunday October 24.