

BENJAMIN CROSSING NEWSLETTER

April 2014 | Issue 14



Management Advantage
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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.)

2014 OFFICER ELECTIONS:

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

2014 COMMITTEE CHAIRS:

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

Please welcome our new board member, Vincent Andrews and welcome back previous board President, Destiny Ruby. Both were elected at the Annual Meeting. We would like to thank outgoing Vice President, Fred Coker for his many years of service to our community and Cynthia Leap who recently resigned. This vacancy will be filled by one of the 2014 candidates.

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GARAGE "HOPPING"

Homeowners beware! There is a new and illegal activity that is on the rise in our subdivision. Unsupervised kids with cell phones are on the prowl for open garages. An increase in garage theft has occurred mainly in the Village Homes where garages are rear entry. Reports of alcohol, cigarettes and valuables have been reported missing; bikes are also a common theft. Please remember to keep your garage doors shut and doors locked when not in use. Neighbors please keep your eyes open for groups of kids darting in and out of garages and report it to the sheriff's department immediately at (765) 423-9388.

PET OWNERS

"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." (CC&R Section 7.5) Many residents in the Village are letting their pets out unsupervised for bathroom breaks and letting them roam. If you are a renter and have a pet, please talk to your landlord about installing an ACC approved fence. The U.S. Center for Disease Control and Prevention (CDC) confirms pet waste can spread parasites including hookworms, ringworms, tapeworms, salmonella and more. When the infected waste touches your lawn the parasitic eggs can linger for years even after the waste is gone! When a human or animal comes into contact with that soil through everyday activities like walking, gardening or playing, they risk infection even years after the waste is gone. Homeowners that have an excess of excrement in their yards will be cited for unclean and unhealthy conditions. (CC&R Section 7.7) This is a health and safety risk to you and the community, so please pick up after your pet in order to reduce the spread of disease especially along the TPA trail and other common areas!!

HOLIDAY LIGHT POLICE



For those of you decorating for Christmas 2014, please take down your lights... we still have another eight months until Christmas! Seriously, though, the ACC Committee understands that this winter was a wicked one. However, now that warmer weather is around the corner, please remove your decorations. Violations will be sent out this month for homes not maintained in a manner consistent with the general appearance of the Neighborhood. (CC&Rs Section 7.7) What does that mean? If you have a ton of weeds in your yard, grass to your knees or Christmas decorations still up; you are not consistent with the general appearance of the neighborhood. Thank you for maintaining your lot; it helps make our community look great!

NEIGHBORHOOD WATCH

Please welcome our new Block Captain and Committee Chair, Vincent Andrews. He will be spearheading this committee and is excited to get your involvement. *The next meeting is scheduled for: May 7, 2014 at Old National Bank on Veteran's Memorial Parkway at 6:45 p.m.* Please come and learn more about how you and your neighbors can make Benjamin Crossing a safer community!

★ GREEN STAR ★ FENCING

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Community
GARAGE
Sale

JUNE 13-14
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!

PARKING

Homeowners and visitors have been enjoying some of the freedom provided from the new and less restrictive parking regulations. However, the parking restrictions are still in force during the summer. This may mean additional planning is required to ensure that your BBQs, parties and family get-togethers are not "tow"tally ruined by the unexpected disappearance of vehicles. Parking permits are still available through Management Advantage for homeowners in the courts or for those needing parking outside of the permitted times. Need overflow parking for your teenager's new car? Driveway extensions are allowed with ACC approval. Some restrictions apply. Enjoy one side of the street parking all day Memorial Day weekend, during the community garage sale and 4th of July weekend. Otherwise parking is permitted after the hours of 7am-5pm Monday-Friday. More information about parking can be obtained on the website, by contacting Management Advantage or emailing bxparking@yahoo.com.

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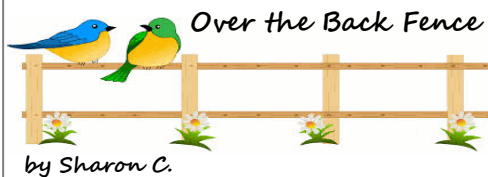


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CHILTON PARK DEMOLITION

Bye-bye Chilton Park... hello Chilton Park? Yep, that is right! After listening to homeowner requests and ideas the Board has approved the Chilton Park relocation at Chilton Park. The current playground is still being removed, though. The play area will be positioned farther back on the lot, the lot will be leveled, new equipment will be added and a safety fence will be installed. Demolition is planned for this spring.



GARDENERS CHIT CHAT

TinyMonster. No, it's not a new video game for Toddlers! Tiny Monster is just one outstanding variety of Hardy Geranium. This sprawling, robust little plant (1' tall) will reward you with magenta pink flowers from early summer to late fall. Butterflies love it but rabbits don't find it particularly appetizing. You'll be glad you chose this happy, easy to care for plant.

GARDENING FYI

Spring has finally arrived and the "polar vortex" [breathes a sign of relief] is a thing of the past. Now that you will be planting all your newly purchased plants - PLEASE remember to water them even if we go through only a brief dry spell. Our soil quickly hardens to the consistency of brick and your flowers, bushes, and trees will soon dry out and die.

THAT'S JUST TRASHY

Is your trash blowing into the common areas, ponds or your neighbor's yard? Eww!! Unscheduled cleanups cost you and the Association money. Please store all trash in trash cans. (CC&Rs Section 7.9) If you can't close your lid or are leaving additional bags on the curb, call Waste Management. An extra trash can is only \$3 more per month.



VOTING BOOTHS

Voting booths will be set up around Benjamin Crossing this spring and summer. Homeowners will have another chance to vote on the proposed covenant amendment mailed in February. Voting forms are also available on the website. If you haven't voted, please do so now! This amendment will reduce the current 75% voting requirement. When the amendment passes a Special Meeting will be held to discuss your desired covenant changes like detached sheds or seasonal swimming pools.

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VACANT HOMES & LOTS

Management Advantage is working with the township, banks and builders to make sure that the vacant homes and lots stay maintained. If you know of a lot that needs some TLC, please let them know. They will get your concerns addressed!

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