

The Villages of Benning

May Monthly Newsletter

We Want Your Feedback! Have you received Your E-mail?!

CELSURVEY

The RCI (Residential Communities Initiative) CEL Satisfaction Survey kicked off Thursday, April 19th, and is off to a great start! Have you received your e-mail from CEL & Associates, Inc? Only one e-mail was sent to each household. If you have not yet received an e-mail, be sure to contact your individual Community Management Office. They will be able to provide you with an access code, as well as a link, for access to your survey.

To thank you for your participation, The Villages of Benning will be giving away several great prizes throughout the duration of the survey! The next drawing will take place **Thursday, May 10th**. Submit your completed survey today for your chance to win **1 of 3 \$200 prizes!** The winning residents will have their choice of a \$200 VISA Gift Card, an "Uptown Prize Package," or a Mainscape Yard Spruce! You win, you get to pick your prize!!

And...don't forget to attend the **2018 CEL Block Party, Friday, May 11th**, for additional opportunities to win! The Block Party will be held at Indianhead Village and will include food, refreshments, games, Fort Benning Organizations, a Pool Party and More! Additional prizes will be awarded at the event for those who have completed their survey and/or for those who complete their survey at the event!

Remember, your feedback is a critical component to shaping the future of housing and services provided to the Army. The last day to complete your survey is **Friday, May 18th**. Results from the survey can potentially impact generations to come!

give us your input



601 Lumpkin St.
Ft. Benning, GA
31905



Events are betteratbenning



Follow us on Facebook and Twitter!

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MAYOR'S CORNER EMPLOYEE OF THE MONTH

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Maintenance Corner

Lead-Based Paint Awareness

Did you know that homes built prior to 1978 often include lead-based paint? According to the U.S. Department of Housing and Urban Development, lead-based paint that is in intact condition is not considered a hazard. Over time, however, lead-containing paint chips and dust can accumulate when lead-based paint deteriorates or is disturbed.

Cleaning and periodic repair of painted surfaces is an important element of maintaining a home free from lead-based paint chips and lead-containing dust. Residents are responsible for routine housekeeping, including cleaning floors and window sills where paint dust and chips may accumulate. If you find chipping or peeling paint on the interior or exterior of your home, please immediately notify your Community Manager, as well as your Maintenance Team, using your neighborhood maintenance number, 706.685.3929.

If you would like additional information in regards to lead-based paint, we recommend that you review the Lead Warning Statement and the EPA pamphlet entitled "Protect Your Family from Lead in Your Home" that was provided as part of your resident lease. A copy of the EPA pamphlet has also been provided with this month's newsletter and can be accessed below:

- <https://www.epa.gov/lead/protect-your-family-lead-your-home>

The Villages of Benning's top priority is the well-being of you and your family, and we need your help. Please review the lead-based paint information that was provided as part of your resident lease, as well as the above EPA pamphlet. Be sure to contact your Community Management Office, at any time, if you have any questions or concerns.



We Heard Your Requests!

Self Help is now open on Saturdays from 8 AM-1 PM!!

Stop by for supplies as you "Spruce Up" your yards for Spring!

Self Help is located at 385 Vibbert Avenue.

2018 Mowing Schedule

The Villages of Benning's mowing season has begun! Please refer to the new zoning maps, which can be found in each Village Management Office, to see which sections will be cut per day. The 2018 Mow Schedule is as follows:

- **Monday:** Custer, McGraw, Patton, Bouton, Austin Miller, Eames, Sigerfoos
- **Tuesday:** Custer, McGraw, Patton, Doane Loop, Lower Davis, Upatoi, Norton
- **Wednesday:** Custer, McGraw, Patton, Upper Davis, Perkins
- **Thursday:** Custer, McGraw, Patton, Indianhead, MacDonald
- **Friday:** Rainbow, Lumpkin, Iron Triangle, White Elephants, Indianhead

As a reminder you may contact Mainscape's customer service line at 1-800-481-0096 should you have any customer service related issues or concerns. As always, you may also contact your local Community Management Office.

Bulk Trash

Bulk Trash will be picked up weekly throughout 2018. Pick-up times will coincide with scheduled Trash Pick-up days, as seen below, with the exception of McGraw. All Bulk Trash Pick-up for McGraw will take place on Monday.

Trash Pick-up Schedule

Monday: Indianhead, McGraw* (All of McGraw with the exception of 5 streets scheduled for Tuesday.)

Tuesday: Lower Davis (Kawamura, Port, Fernandez), EMP (Austin Loop, Lower Baltzell, Eames, General Officer's Homes, Miller Loop, Norton, Perkins, Sigerfoos, Lumpkin), MacDonald, McGraw* (Seminole Loop, Baker Street, Arrowhead, Chickasaw, Kialegee Way)

Wednesday: Custer

Thursday: Bouton, Upper Davis (Hartsock, Langhorn, Lozada, Warren), EMP (Iron Triangle, Rainbow, White Elephants)

Friday: Patton, Upatoi



Did You Know?

The Villages of Benning has recently updated the Resident Responsibility Guide (RRG), as well as The Villages of Benning's Pet Policy. The 2018 RRG can be found via the following link, [2018 Resident Responsibility Guide \(RRG\)](#), and on our Community Website, www.villagesofbenning.com.

Updates to the 2018 Pet Policy can be seen below:

- The Villages of Benning reserves the right to request a clinical breed determination test, at the owner's expense, at any time prior to allowing the pet on the premises.
- Pets must be on a leash at all times when outside the fenced area of the home. Electronic restraint devices do NOT meet the leash requirement.
- Violation of Rules: If a resident, a resident's family member(s), guests or pets violate any pet rules as outlined in the Pet Policy (based upon the Landlord's judgment), the Resident will be given written notice of violation and will be subject to a fine of \$50/day/incident until the violation is corrected or the pet is removed from the property. Upon notification of the 3rd violation, the residents will be required to remove the pet(s) from the property within 48 hours.

**All new changes will be implemented 60 days from date of notification, which will be June 20th, 2018.*



KOMPAN Parks: The Modern Playground

You've seen them...you've questioned them...what exactly are the Kompan Playgrounds at The Villages of Benning? Why did The Villages of Benning choose these playgrounds to

be featured in our communities?

Kompan Playgrounds include outdoor play equipment/fitness solutions that promote social, physical, cognitive and creative development. Although their unique designs may not be seen as often as traditional playgrounds, their equipment has been available for more than 45 years.

Developed through research and close cooperation with customers, Kompan's tailor-made designs are constructed with the highest quality of materials and have the highest resistance to wear and tear. Additionally, Kompan designs require the lowest level of maintenance possible.

Through their innovative designs, Kompan playgrounds offer high-play value and uncompromising safety, promoting not only "play" and/or "fun," but educational and enriching experiences.

Better known as the "Smart" Playground, the goal of the Kompan design is to create happier and healthier societies through the promotion of imaginative play.

While all Village Residents are welcome to use all village parks, we encourage you to try out the Kompan Playgrounds and to encourage your children to use their imagination! Although their modern design stands out from the traditional playgrounds, they offer a unique and educational adventure!

For additional information on Kompan Parks and their designs, please visit <https://www.kompan.us>.



Summer Tips

Summer is quickly approaching, along with fun in the sun, vacations and relaxation! As you prepare for upcoming vacations/trips, there are several factors to consider in regards to your residence and personal belongings. Please refer to the below recommendations if you are leaving your home or personal belongings unattended:

- Ensure all outside lighting is operational and turned on at night.
- Secure all doors and windows upon leaving your residence.
- Do not loan neighbors keys to your resident; limit the number of keys to your residence, and do not leave keys outside for visitors.
- Ensure all garages are closed and secured when leaving, as well as during all hours of the day when not physically present.
- Keep all vehicles locked.
- Do not leave valuable items in your vehicle(s) unattended.
- Do not wait to report thefts, larcenies or damages of any kind. Report all instances to installation law enforcement at 706.545.5223.
- Contact your Management Office to schedule a "Quarter's Check" for while you are away.

Upcoming Events

Fort Benning



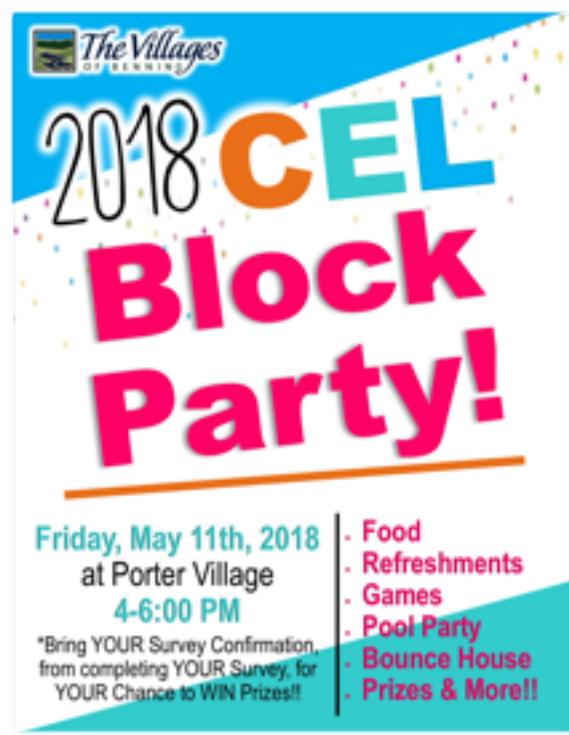
2018 CEL Block Party!

Friday, May 11th, 2018
at Indianhead Village
4-6:00 PM

*Bring YOUR Survey Confirmation, from completing YOUR Survey, for YOUR Chance to WIN Prizes!!

- Food
- Refreshments
- Games
- Pool Party
- Bounce House
- Fort Benning Organizations
- Prizes & More!!

Porter Village



2018 CEL Block Party!

Friday, May 11th, 2018
at Porter Village
4-6:00 PM

*Bring YOUR Survey Confirmation, from completing YOUR Survey, for YOUR Chance to WIN Prizes!!

- Food
- Refreshments
- Games
- Pool Party
- Bounce House
- Prizes & More!!

Coming Soon:

Look Good, Feel Good



Saturday, June 2nd at Custer Village

9AM-11:00 AM

Calling all Ladies!

Join us Saturday, June 2nd, for a "Look Good, Feel Good" event! Novo, a Columbus-owned and operated fitness boutique will be visiting The Villages of Benning!

At 9 AM, enjoy "Tap n'pow{h}er," a unique fitness class/experience, combining strength training, cardio and yoga, followed by a Brunch Bar and pampering!!

RSVP to hbearden@tmo.com to reserve your space now!

*There is NO Cost for this event, and spaces are limited!



Are You Moving Out??

Did you know that you can receive \$400.00 for leaving your home Move-in Ready?

Contact your local Community Management Office for details!

*Special is for select units only and is for a limited time. Offer is subject to change without notice. Contact your Village Management Office for additional information and details.

REFER A FRIEND

Spring into Savings!

GET REWARDED

Refer a Friend, & Receive \$150 when They Move In!

*Contact your Management Office for details.

The Villages of Benning: Mayor's Corner

2018 Army Resident Satisfaction Survey

The annual Army Resident Satisfaction Survey kicks off on April 19th. Letters from COL Clinton W. Cox, Fort Benning Garrison Commander, and Gwen Bingham, Assistant Chief of Staff for Installation Management, were sent out to our residents announcing the upcoming survey.

Residents should have received e-mails on April 19th for their survey link. Both participation and feedback in the annual survey are beneficial and greatly appreciated. Feedback is critical to shaping future housing and services provided.

Drawings will be held for those who complete the survey, so don't miss out on the opportunity to win great prizes! Surveys must be submitted electronically in order to be eligible to win. Residents will have the chance to win 1 of 8 Grand Prizes:

- 3 \$500 Prizes: \$500 off Rent, VISA Gift Cards, Beach Trip, Atlanta Prize Package
- 5 \$200 Prizes: Yard Spruce Up, "Uptown" Gift Basket, \$200 VISA Gift Cards

Any resident that did not receive an e-mail, or who may have deleted the information, may contact their community management office. A letter will be generated by the management staff that will include a Survey ID that must be used. Each household may only complete one survey. Additional instructions are included in the letter.

Pool Season

The Villages of Benning Community Pools are scheduled to open May 1st for you and your families to enjoy! We ask that all residents observe pool rules and be courteous of others while utilizing the pool and pool areas. Also, please remember that all children under the age of 16 must be accompanied by an adult. For your convenience, pool rules are posted at all pool locations.

Please keep in mind, there are not lifeguards on duty. During normal business hours, Villages of Benning Team Members periodically monitor the use of pools. During weekends, holidays, and after business hours, Pool Monitors are assigned only to periodically check the pools and to ensure all pool rules are being followed.

Residents with concerns regarding the use or condition of pools during business hours should contact the Community Management Team. If issues arise outside of normal business hours, residents may call a designated number to report any issues. A member of the management team will receive all calls and dispatch the appropriate personnel to address the issue. The phone number for after-hours pool issues/concerns is **706.326.5914**.

Additionally, we are pleased to inform you that the East Main Post Pool, located directly behind the Welcome Center, will remain open on Mondays. All other pools will be closed for maintenance on Mondays, as has been done in the past. Subsequently, the East Main Post pool will be closed on Tuesdays for maintenance.

Mowing Season

Mowing season has begun! Mainscape has reported that everything went very smoothly and wanted to thank the residents for a great first mow. The Mainscape staff was also pleased with the turn out for the Meet and Greet Events. Residents brought great questions to the table. Additionally, the new zoning system is in effect and proving to be beneficial to all.

Mayor's Corner *(Continued)*

Customer Service

The Villages of Benning Maintenance & Management Teams continue to receive positive comments. Residents are encouraged to submit positive ICE comments, Maintenance and Move-In Survey cards. As always, our staff strives to provide excellent customer service to all residents.

Secure Vehicles

With the warm weather arriving, The Villages of Benning would like to take the time to remind the community to secure their vehicles and remove their personal belongings, especially keys, from plain view when leaving their vehicles unattended.

Any suspicious circumstances should be immediately reported to the Fort Benning Military Police at 706.545.5222.

Employee of the Month:

“The strength of the team is each individual member. The strength of each member is the team.”

The Villages of Benning is honored to introduce Doug Clark as May's Employee of the Month.

Doug joined the Villages of Benning's Team in December 2017 and currently holds the position of "Maintenance Supervisor" for Patton Village.

Nominated by his fellow team members, Doug is best known for going above and beyond for both his peers and his residents. His customer service and willingness to help wherever needed show that Doug epitomizes the definition of a "Team Player."

Outside of work, Doug enjoys spending time outdoors. He enjoys camping, golfing, kayaking, working out and hanging out with his friends. He is also a proud father of four children, and loves spending time with his family.

Thank you, Doug, for all that you do! We are lucky to have you as a valued member of our team!

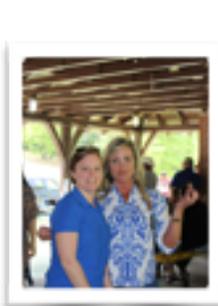


Employee Appreciation

The Villages of Benning's number one priority is providing exceptional customer service to all residents; however, in order to accomplish this, it is important to take care of employees as well!

The Villages of Benning recently hosted an Employee BBQ for all Village Employees to show appreciation for all of the hard work that has been completed over the first half of the year. Food was cooked, and a BBQ cook-off and scavenger hunt took place as well for a little friendly competition.

Don't forget to tell us who your favorite employee is and to share "Good News" stories! You can do this through contacting The Villages of Benning directly, by submitting a Facebook or Google Review or by submitting an ICE Comment!



THE VILLAGES OF BENNING COMMUNITY DIRECTORY:



Welcome Center

Director: *Joe Gandara* 706-685-3939

Indianhead Village

Manager: *Lori Bowers* 706-685-3933

McGraw Village

Manager: *Maggie Portillo* 706-685-3935

Patton Village

Manager: *Connie Grafton* 706-610-5500

Custer & Upatoi Village

Manager: *Cyndi Silva* 706-685-3930

Davis & Bouton Village

Manager: *Keri Parsons* 706-685-3940

East Main Post

Manager: *Candy Miles* 706-685-3925

24-Hr. Maintenance 706-685-3929

RCI: 706-545-8119

MAY 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Rent is Due CARE Meeting- ACS 10:30 AM Pools Open!	2 Newcomer's Brief- 9 AM ACS	3	4 Porter Village CEL Block Party 2-4 PM	5 Flea Market 8AM-2PM Stilwell Field
6 Rent is Late	7	8	9 MWR Auction- 9 AM- Bldg. 2384 Newcomer's Brief- 9 AM ACS	10	11 2018 CEL Block Party- Indianhead Village 4-6 PM	12 Paintball in the Woodlands 12-4 PM
13 Mother's Day Mother's Day Brunch- Benning Club	14 Basic Car Care & Maintenance 4-6 PM (BOSS) Auto Skills Center	15	16 Newcomer's Brief- 9 AM ACS	17	18 CEL Survey Ends!	19
20	21	22	23 Newcomer's Brief- 9 AM ACS	24	25	26
27	28	29	30 Newcomer's Brief- 9 AM ACS	31		

*For additional information in regards to events on the Fort Benning Installation, visit <https://benning.armymwr.com/>.