

# The Villages of Benning

## June Monthly Newsletter



### PCS Season: Are You Ready for It?

The Summer PCS Season has arrived! We hate to see our residents leave; however, we do our best to make the transition of moving from one installation to the next as seamless as possible. Please follow the below Notice to Vacate Procedures for a smooth transition:

- **Provide your office with a written 30-day Notice to Vacate.** The Villages of Benning requires a 30-day written Notice of Intent to Vacate prior to vacating a home, to include the end of the lease term.
- **Provide your Notice to Vacate, in advance, even if you have not yet received your orders.** If residents have been notified of an upcoming PCS/ETS or retirement, they may submit their Notice to Vacate prior to receiving their actual military orders. Orders must, however, be provided to the Community Management Office on or before the actual move-out date. Pending orders should not delay residents from submitting their Notice to Vacate (NTV). Not only does this allow current residents the opportunity to fulfill their 30-day requirement, but it also allows for a smoother transition for incoming residents.
- **Schedule your Inspections.** Once a Notice to Vacate is submitted, a Pre Move-Out Inspection must be scheduled and completed through the local Community Management Office, as well as a Final Move-Out Inspection. Additional information, including potential Cleaning and Damage Cost Estimates, can be obtained through your Community Management Office.



**You can earn \$400 at Move-Out for leaving your home in "Move-In Ready" Condition!!**

Contact your local Community Management Office for additional information

*\*Offer is valid for select areas and is subject to change at any time.*



601 Lumpkin St.  
Ft. Benning, GA  
31905



Events are betteratbenning



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Thank you to all of our residents who participated in the 2018 CEL Survey and attended the CEL Block Party! We appreciate everyone's participation in making both events a success and hope everyone had a wonderful time!



## Did You Know??



### Credit Card Payments

Did you know that The Villages of Benning is now accepting credit card payments? Contact your local Community Management Office directly for additional information on how you can pay rent by credit card!

### MCoE Regulation 210-5

Have you recently reviewed the MCoE Regulation 210-5? MCoE Regulation 210-5 outlines all installation policies, in addition to specifying all regulations in regards to curfews and children being left unattended.

With school out, now is a great time to review these installation policies!

### Good News Stories!

Don't forget to tell us who your favorite employees are and to share "Good News" stories!

We love feedback and appreciate all suggestions on how we can improve our services. We also, however, love to hear your good experiences too! Share yours by contacting The Villages of Benning directly, by submitting a Facebook or Google Review or by submitting an ICE Comment!



## Fun in the Sun: Personal Pools



Summer is almost here, and pool season is in full swing! On hot days, nothing beats relaxing poolside in your own backyard. While The Villages of Benning does allow small personal pools to be utilized in the privacy of one's backyard, there are rules and regulations in place for the safety and maintenance of residents and their homes.

If you choose to have a small pool, please adhere to the following guidelines:

- Pools deeper than 18" (inches) are prohibited. Small wading, hard plastic pools, no deeper than 18" and no larger than 8' in diameter, are permitted.
- An adult (18 years of age or older) must be present to supervise all pool use at all times.
- Pools must be immediately drained when not in use.
- Pools are not to be utilized in the front of the residence; instead, they must be placed in the back of the residence or on the side if there is no backyard.
- All pools are subject to be confiscated after the second violation of failure to comply with community policies.
- Hot tubs and/or spas are not permitted.

Additional information can be found in the Resident Responsibility Guide (RRG), Section 7.23. If you have any additional questions or concerns, please feel free to contact your local Community Management Office directly.

Please also remember that The Villages of Benning has five (5) pools onsite that are available to all residents: East Main Post/Welcome Center, Indianhead Village, Custer Village, McGraw Village and Patton Village. For your convenience, the East Main Post/Welcome Center Pool and the Indianhead Village Pool are open on Mondays. All other pools are closed on Monday for routine maintenance. East Main Post and Indianhead will be closed on Tuesday for routine maintenance. Don't forget your pool pass!

## Maintenance Corner

### How to Beat the Heat

The summer is quickly approaching and so is the intense Georgia Heat! For most residents, the concern is the air conditioning system and its ability to maintain the home at a comfortable, yet affordable, temperature. Because of this, it is important, especially during the summer months, to make sure that your HVAC unit is running at its best.

To ensure that your AC unit is running properly, it is important to change your air filter regularly. If you have not changed your air filter recently, you should contact maintenance or visit the Self Help Department to request new filters. The AC filter is one of the most important parts of the HVAC system and should be changed monthly. If it is not changed on a routine-basis, it strains the HVAC system and may result in the unit either freezing up or having restricted air flow. Additionally, keep in mind that it is important to not block the AC filter return grille. If the return grille is blocked, it can potentially strain the system as well.

The thermostat is another important component to the HVAC system. During the summer months, it is suggested to set your thermostat to 75 degrees to allow the system to run efficiently. This also allows the AC unit from having to run so long without ever turning off.

Finally, it is always best to have your HVAC system checked by a service technician from The Villages of Benning prior to months with extreme heat and/or cold, especially if you have any questions or concerns. If you experience any problems and/or need any assistance, do not hesitate to contact the 24-Hour Emergency Maintenance Department at 706.685.3929.



**We Heard Your Requests!**

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

*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





Upcoming Events

# Fort Benning



**“Welcome to the Jungle!”**

Movie by the Pool will be held  
 Friday, June 15th, at Patton Village.  
 Jumanji will begin at dark, and  
 popcorn and refreshments will be served  
 for your enjoyment!

# Porter Village



# 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](mailto:hbearden@tmo.com) to reserve your space now!**

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



REFER A FRIEND

**Spring into Savings!**

GET REWARDED

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

*\*Contact your Management Office for details.*

**Mark your Calendars for Friday, July 20th!**  
**Benning Pool Parties will be held from**  
**12-2:00 PM!!**



## The Villages of Benning: Mayor's Corner

### May 2018 Mayor Meeting Notes

#### 2018 Army Resident Satisfaction Survey

The RCI (Residential Communities Initiative) CEL Satisfaction Survey kicked off Thursday, April 19th, with a great start! While the survey has since ended, it, along with the CEL Block Party, was a great success! Thank you to everyone who participated! Your feedback is a critical component to shaping the future of housing and services provided to the Army.

#### The Villages of Benning's Community Pools are now open for residents to enjoy!

We ask that all residents observe the 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.

As a reminder, during normal business hours, Villages of Benning Team Members will monitor the use of the pools. During weekends, holidays and after business hours, Pool Monitors are assigned to periodically check the pools.

Residents with concerns regarding the use or condition of the 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 those 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**.

#### Resident Responsibility Guide

The Villages of Benning's new 2018 Resident Responsibility Guide (RRG) is now available. The updated guide was e-mailed to all residents and has also been made available on our Community Website, [www.villagesofbenning.com](http://www.villagesofbenning.com), as well as all management offices. Please take the time to read all sections, especially Section 7.21, the Pet Policy. Violations of the Pet Policy have become punitive, to include violations pertaining to registration of dogs, as well as leash requirements.

#### Notices to Vacate

With the summer PCS season upon us, residents are reminded that The Villages of Benning requires a written 30-day notice of intent to vacate, including the end of the lease term.

If residents have been notified of an upcoming PCS/ETS or retirement, they may submit their notice to vacate (NTV) prior to receiving their military orders; however, orders must be provided to the Community Management Office on or before the actual move-out date. *Additional information, in regards to Notice to Vacate procedures, can be found on the front page of the June Newsletter.*

#### Conservice

During the summer months, residents may receive a higher than usual utility bill and may have questions as to why. One question that we often hear is, "How is our baseline established?"

As stated in the Utility Conservation Program Addendum, which is presented and signed at move-in, the utilities consumption baseline ("Utility Baseline") is established for all homes based on criteria that includes the square footage, age, type of construction of the home, as well as the number of bedrooms. The Utility Baseline is a reasonable average of the cost of electricity for a particular home. Baseline averages for profiles of similar units are adjusted monthly and therefore account for seasonal changes that affect utility consumption. Baselines are calculated using only occupied homes within the baseline group.

## Mayor's Corner *(Continued)*

### Conservice *(continued)*

If residents have questions about their bill or the Utility Conservation Program, they can call their community management office directly. Additionally, Utility Conservation information can be found on The Villages of Benning website under the Residents Tab and then Utility Conservation.

### Mosquitoes

MACH Preventative Medicine has begun their weekly mosquito surveillance. We would like to emphasize the importance of personal protective measures (repellents, clothing, etc.). We would also like to encourage residents to dump any standing water when encountered, as well as to submit a work order should any drainage issues be found around your home. *Additional information, in regards to mosquitoes, can be seen below.*

### Mosquito Bite Prevention

While the intense Georgia heat and humidity can create the perfect weather for enjoying some “Fun in the Sun,” it can also create the ideal environment for mosquitoes.

While we can't prevent the presence of mosquitoes, there are some preventive measures we can take. The following tips can help protect both yourself and your family from mosquitoes and mosquito bites:

- **Use Insect Repellent:** Be sure to use an Environmental Protection Agency (EPA)-registered insect repellent. When used as directed, EPA-registered insect repellents are proven safe and effective.
- **Treat Clothing and Gear:** Treat items such as boots, pants, socks and tents with permethrin or purchase permethrin-treated clothing and gear.
- **Mosquito-Proof your Home:** Use screens on windows and doors; repair holes in screens to keep mosquitoes outside. Use air conditioning, when available, and help to prevent mosquitoes from laying eggs by removing items that hold standing water.

For additional information and material, please contact your Community Management Office.

### Employee of the Month:

***“Unity is strength...when there is teamwork and collaboration, wonderful things can be achieved.” -Mattie J.T. Stepanek***

The Villages of Benning is honored to introduce Clay Page as June's Employee of the Month.

Clay joined the Villages of Benning's Team on October 2nd, 2017, as a “Roads and Grounds Tech,” and has recently been promoted to “Maintenance Technician,” for East Main Post.

Nominated by his fellow team members, Clay has been described as “the definition of going above and beyond.” He is best known for his positive attitude and for completing his daily tasks with a smile on his face. He is a great worker who continuously goes the “extra mile” to ensure our community and residents are taken care of!

Outside of work, Clay enjoys fishing and spending time with his family. He recently got married and enjoys spending time with his new wife, as well as his two children.

Thank you, Clay, for all that you do and your willingness to help! We are lucky to have you as a valued member of our team!



**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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>JUNE 2018</b>						
					<b>1</b> Rent is Due	<b>2</b> "Look Good, Feel Good" Event- Custer Village 9-11 AM
<b>3</b>	<b>4</b>	<b>5</b> Porter Village- Movie by the Pool and Battalion Ice Cream Social *Movie will start at Dark.	<b>6</b> Rent is Late Newcomer's Brief- 9 AM ACS	<b>7</b>	<b>8</b>	<b>9</b> Trail Ride at FDR State Park- MWR 9AM-2PM
<b>10</b>	<b>11</b> Basic Car Care & Maintenance 4-6 PM (BOSS) Auto Skills Center	<b>12</b>	<b>13</b> Newcomer's Brief- 9 AM ACS	<b>14</b>	<b>15</b> "Movie by the Pool" Event- Patton Village *Movie will start at Dark.	<b>16</b>
<b>17</b> Father's Day	<b>18</b>	<b>19</b>	<b>20</b> Newcomer's Brief- 9 AM ACS	<b>21</b>	<b>22</b>	<b>23</b> MWR Independence Celebration- York Field 4-11 PM
<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b> Newcomer's Brief- 9 AM ACS	<b>28</b>	<b>29</b>	<b>30</b>

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