

# The Villages of Benning

## September Monthly Newsletter

### We Love our Furry Friends...and their Owners too!!

At the Villages of Benning, pets are welcome! We love our furry residents just as much as you do. While we are very pet friendly, it is a requirement that all pets be registered with Village Management Offices, as well as with the installation.

Pet(s) can be registered at the Fort Benning Veterinary Center during normal business hours, which are Monday-Friday, 0800-1600. Please keep in mind that the center is closed on Thursday afternoons for training purposes. Pets do not have to be present in order to be registered; however, copies of their most recent vaccine records, as well as their pertinent medical records, are required.

If your pet is not currently registered with the installation, The Fort Benning Veterinary Center will be hosting a first-ever “Pet Amnesty Day,” in conjunction with The Villages of Benning’s “Pooch Plunge,” on Saturday, October 6th, at Indianhead Village. From 12-2:00 PM, you can bring your dog for a “Doggie Dip” in the Indianhead Pool and/or register him/her with the Fort Benning Veterinary Center. Residents wanting to register their pets will need to bring proof of the following: Rabies, Distemper/Parvo, Lepto, Bordatella, Feline Distemper (*only for cats*), Microchip, Heartworm Test (*within the last year*), and Fecal Test (*within the last year*).

For additional information, please contact the Fort Benning Veterinary Center at 706.5545.4444/1127/0088.

Please also visit our [website](#) and review our recently updated [Pet Guidelines](#) to see updated Pet Policies and Procedures for The Villages of Benning.



601 Lumpkin St.  
Ft. Benning, GA  
31905



Events are  
betteratbenning



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## Maintenance Corner

### Lead-Based Paint Awareness

Did you know that homes built prior to 1978 often contain 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. However, over time, lead-containing paint chips and dust can accumulate when lead-based paint deteriorates or when it 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.

## 2018 Mow Season

The 2018 Mowing Season is coming to an end. Beginning in September, Mainscape will begin bi-weekly mows. Please refer to the schedule below:

### Week of September 3rd:



- **Monday:** Holiday
- **Tuesday:** McGraw's Monday, McGraw's Tuesday, Custer's Monday
- **Wednesday:** McGraw's Wednesday, Custer's Tuesday, Custer's Wednesday
- **Thursday:** McGraw's Thursday, Custer's Thursday, Indianhead's Thursday
- **Friday:** Indianhead's Friday, Rainbow, Iron Triangle

### Week of September 10th and September 24th:

- **Monday:** Patton's Monday, Bouton's Monday, Austin Miller, Eames
- **Tuesday:** Patton's Tuesday, Bouton's Tuesday, Lower Davis, Norton, Upatoi
- **Wednesday:** Patton's Wednesday, Upper Davis, Perkins
- **Thursday:** Patton's Thursday, MacDonald
- **Friday:** Lumpkin, White Elephants

### Week of September 17th:

- **Monday:** McGraw's Monday, Custer's Monday
- **Tuesday:** McGraw's Tuesday, Custer's Tuesday
- **Wednesday:** McGraw's Wednesday, Custer's Wednesday
- **Thursday:** McGraw's Thursday, Custer's Thursday, Indianhead's Thursday
- **Friday:** Indianhead's Friday, Rainbow, Iron Triangle

As a reminder, you may contact your local Community Management Office, as well as Mainscape's Customer Service Line, 1-800-481-0096, should you have any customer service related issues or concerns.

### Bulk Trash

Bulk Trash will continue to run weekly. The week of September 3rd, however, Monday's route will be picked up on Tuesday, and Tuesday's route will be picked up on Wednesday in conjunction with Wednesday's route.

### Trash Pick-up Schedule

Waste Management will run one day behind schedule the week of September 3rd due to the Labor Day Holiday.

## Happy Fall Y'all!

### Change is in the air...and Fall is Near!

Fall is an exciting time of the year, especially for those living in the South! It brings promises of cooler weather, colorful leaves, nights by the fire, pumpkin everything and of course....FOOTBALL!

As we prepare for the change of seasons, it is important to keep a few safety tips in mind that will help prepare you and your family for the upcoming changes in weather:

**Furnaces and Heat Pumps:** Although the weather is still very warm, cooler weather will be arriving! Whether your home is equipped with a gas furnace or an electric heat pump, it is always a good idea to test it prior to the colder temperatures to ensure your unit is working properly. When turning your heat on for the first time, be sure to check your air filter to see if it needs to be replaced. Remember, it is equally important to continue changing your air filter routinely, during the upcoming fall and winter seasons, every 30 days. For your convenience, these items are available for pick-up at Self-Help.

It is also encouraged to test your thermostat. To do so, switch your thermostat from "Cool" to "Heat." The fan should be set to "Auto," and the temperatures should be set to approximately 10 degrees higher than the current temperature outside. If you smell a slight burning smell coming from the unit the first time you turn it on, do not be alarmed! This is normal, as your heat has not been turned on/used in a while and is generally a result of dust settlement due to the heat not being used for an extended period time. If you experience any problems, however, please notify your 24-Hour Maintenance Department at 706.685.3929.

**Space Heaters:** Exercise caution when utilizing space heaters. While these can be an effective way to warm up a chilly room, they can be dangerous. Therefore, it is essential to properly follow all instructions while using this product.

**Candles:** While candles, especially fall scents such as Pumpkin, are a staple in the south, remember to exercise caution when using them. Never leave candles burning when you leave your home or go to sleep, as this could potentially start a fire.



### Did You Know??

#### Curb Appeal

Did you know that MWR has an Equipment Resource Center on Ft. Benning that allows residents to rent lawn care equipment? We understand that with the end of summer, as well as the start of the new school year, it is a busy time of year for everyone! We all, however, must work together to keep the Villages of Benning a beautiful place to call home. Please keep in mind that residents are responsible for maintaining the overall appearance of the areas around their homes, including their yards, driveways and flower beds.

For additional information on available supplies and equipment available for rent through MWR's Equipment Resource Center, please visit <https://benning.armymwr.com/programs/outdoor-recreation>.

#### 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!

#### Good News Stories

Did you know that most resident issues and concerns can be resolved by communicating with your Community Management Team or Community Mayor as compared to submitting an ICE Comment?

The Villages of Benning appreciates all suggestions and feedback; however, we do enjoy hearing your good experiences as well! Don't forget to share your "Good News Stories" by contacting the Villages of Benning directly. You can do this by submitting a positive ICE Comment or by submitting a Google or Facebook Review.

Upcoming Events

## Fort Benning

**Are you ready for some football?!**



Football Season is finally here!  
Who's your favorite team?!

No matter which team you cheer for, join us Friday, September 28th, for a Tailgate Party and Chili Cook-Off!! Come in your best-dressed team spirit gear for your chance to win a prize! There will be a prize for the "Best Dressed Fan," as well as the winner of the Chili Cook-Off.

**Does your chili have what it takes?**

Bring your chili to the party to participate in the Chili Cook-Off! To enter, e-mail [amanibusan@tmo.com](mailto:amanibusan@tmo.com) by Friday, September 21st.



## Resident Referrals

## Are You Moving Out?



Would some extra cash be helpful for your move?? Leave your home in "Move-In Ready" Condition, and you can receive up to \$600!!

*\*Contact your local Community Management Office for details.*

Coming soon



The Villages of Benning Fall Festival

Porter Village's Halloweenie Roast

## The Villages of Benning: Mayor's Corner

### July 2018 Mayor Meeting Notes

We would like to welcome and introduce Athena Hopper, the new Mayor for Rainbow, Miller and Austin Loop.

#### Mowing Services

Did you know that Mainscape not only provides mowing services, but they also provide weed control? You may see the Mainscape staff spraying hard surfaces or fence lines. Generally, areas that are sprayed include tree rings, the bottom of signs or weeds found in the cracks of the sidewalk. The spraying takes place during the mow season and is conducted as needed. Mainscape is required to post signs at all entrances when spraying.

Quick Pro is the chemical that is used. This product only works systemically, however, as it is taken in through the leaf of the weed. It dries within five minutes of spraying, and was chosen because it does not leave a residue. This chemical is also not harmful to pets or to children.

This is an approved product through the post environmentalist. In addition, Mainscape is required to submit their Pesticide Use Report to Fort Benning on a monthly basis.

Residents who have questions should contact Mainscape's Customer Service Request Line at 1-800-481-0096. The customer service staff can answer your questions or they will contact the Fort Benning Branch Manager who will contact you directly. You may also call this number if your yard was not serviced. The staff will contact you directly, assess the situation and discuss why the yard was missed, if applicable.

Additionally, Mowing Season is coming to an end. Typically, mowing service will end at the end of September. Reduced Mow Schedules have been established, weather permitting, and can be found on Page 2 of the September Newsletter.

Mainscape participated in the Villages of Benning's "Back to School" Bash at McGraw Village. They are also scheduled to attend September's Mayor's Meeting, where they will discuss the end of the mowing season and the start of leaf removal. They will also be available after the meeting for any additional questions.

#### Playgrounds

Every year, the project is furnished the results from the CEL Survey. These results are reviewed and an Action Plan is created based on Business Success Factors such as Overall, Property and Service Satisfaction. With this report, we find information indicating necessary improvements for the property. Playgrounds came in as one of our top 5 complaints.

Additionally, improvements and the replacement of playgrounds have been topics of discussion during many Mayor Meetings.

The project has listened and we have proposed Playground Improvements for the 2019 Budget as a Special Project. With the current playground assessments, the team is working on a plan of action to include repairs and replacements. More traditional playgrounds are also being considered. As the plans are completed, and upon budget approval, The Villages of Benning will send updates to all residents.

#### Did You Know?

##### **Bulk Trash: Additional Pick-Ups Available!**

Did you know that you can schedule an additional bulk trash pick-up if needed? For additional information on scheduling and fees, contact your local Community Management Office.

#### Kudos

Patton Village residents send "Kudos" to the MP's for stopping people from parking in front of houses for the first day of school.

The Villages of Benning has received numerous positive ICE Comments this month. Taylor Brooks, Ben Crowley and David Presley received satisfied comments, along with the East Main Post and Davis Bouton Management Teams.

## Employee of the Month:

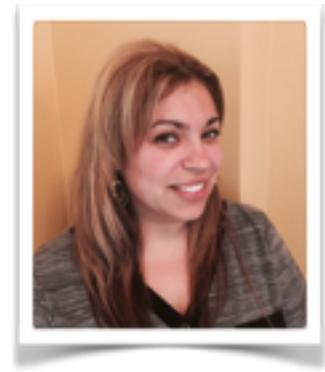
The Villages of Benning is honored to introduce Nelsyann Jordan as September's Employee of the Month.

Nelsyann joined the Villages of Benning's Team, as a Leasing Specialist, nearly six years ago in 2012. For five years, Nelsyann was a member of the Leasing Team, assisting new families with the transition of moving from one installation to another. In March 2018, she transitioned to the role of Resident Specialist at Custer Village.

Nelsyann truly enjoys assisting families and taking care of their needs. Nominated by her fellow peers, Nelsyann is known for her constant smile and positive attitude. Bilingual, she goes above and beyond to work with all residents, to include international families, and communicates in both English and Spanish to ensure the best forms of communication and customer service are provided.

Outside of work, Nelsyann enjoys spending time with her three children, to include coaching her son's basketball team. She has a love for food and owns her own catering business, "Hazel's World of Soul." She truly believes that food is good for the soul!

Thank you, Nelsyann, for all that you do! 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: *Keri Parsons* 706-685-3930

**Davis & Bouton Village**

Manager: *Chelsea Matheric* 706-685-3940

**East Main Post**

Manager: *Candy Miles* 706-685-3925

**24-Hr. Maintenance** 706-685-3929

**RCI:** 706-545-8119

September 2018						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						<b>1</b> Rent is Due
<b>2</b>	<b>3</b> Labor Day- Offices Closed	<b>4</b>	<b>5</b> Newcomer's Brief- 9 AM ACS	<b>6</b> Rent is Late	<b>7</b>	<b>8</b>
<b>9</b>	<b>10</b>	<b>11</b> Patriot Day	<b>12</b> Newcomer's Brief- 9 AM ACS	<b>13</b>	<b>14</b>	<b>15</b>
<b>16</b>	<b>17</b> Used Fitness Equipment Sale Bldg. 2384 9 AM-2 PM	<b>18</b>	<b>19</b> Newcomer's Brief- 9 AM ACS	<b>20</b>	<b>21</b>	<b>22</b>
<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b> Newcomer's Brief- 9 AM ACS	<b>27</b> MWR Golf Scramble	<b>28</b> Tailgate Party & Chili Cook-Off! Indianhead Village 5-7:00 PM	<b>29</b> Fort Benning Fall Flea Market 8 AM-2 PM
<b>30</b>						