

# The Villages of Benning

## November Monthly Newsletter

### “One Hundred Years of Excellence!”

The Centennial Year for Fort Benning, Georgia, “One Hundred Years of Excellence!” officially comes to an end this month, as it marks 100 years of leadership. Over the past year, Fort Benning and on-post organizations have celebrated 100 years of leadership through fun-filled events, stories from the past, and historical milestones that remain to hold significance today.

Fort Benning is full of history, not only within the houses at The Villages of Benning, but within the installation itself. Initially christened “Camp Benning” in 1918, Fort Benning was originally located off of Macon Road. After being deemed “too small,” Bussey Plantation, an 1,800 acre plantation located 8 miles south of the first site, was purchased as the new location.

Named after Henry L. Benning, a confederate general and Georgia Supreme Court Judge, Fort Benning is now known as the “Maneuver Center of Excellence (MCoE)”. It is the 6th largest military installation, as well as the installation with the 3rd largest troop density.

Encompassing both the Infantry and Armor schools, Fort Benning includes approximately 10,810 permanent party military service members, approximately 23,355 family members and approximately 18,441 military trainees. Historically known as the intellectual center of the Maneuver Force, Fort Benning has a longstanding tradition of Combined Arms and forward thinking, to include over 100 professional military courses.

Although the installation has transformed over the years, its “mission” has remained the same: *The Maneuver Center of Excellence and Fort Benning provide trained and combat-ready soldiers and leaders; develop the doctrine and capabilities of the Maneuver Force and individual Soldier; and provide a world-class quality of life for our Soldiers, civilians and Army families to ensure our Army’s Maneuver Force remains the world’s premier combat force ready to “Win in a Complex World.”*

Welcome to Fort Benning, an installation with 100 years of leadership experience and where #lifeisbetteratbenning.



601 Lumpkin St.  
Ft. Benning, GA  
31905



Events are  
betteratbenning



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## Maintenance Corner

The Villages of Benning has specific procedures to follow when receiving work orders for moisture intrusion or mold:

1. Resident diligence to immediately report any water intrusion is the first and best line of defense. This allows the Villages of Benning to immediately respond to any water intrusion situations and will often solve it prior to any mold developing. Please call us!
2. All calls received involving water intrusion are treated as an emergency work order and will be responded to within 1 hour by Maintenance. All calls received involving mold are treated as urgent work orders and will be responded to within 4 hours by Maintenance.
3. The Villages of Benning has a detailed water intrusion plan in place to assess and address any moisture or mold issues that occur. If surficial mold growth is identified on the interior of units, it is treated with an antimicrobial agent to clean the surface. If the affected area requires material removal (e.g. water damaged drywall, wood, cabinetry), the affected area is contained, the damaged material is removed and the remaining materials are cleaned and checked to ensure that they are adequately dry.
4. If identified mold growth is greater than 10 square foot surface area, then the Villages of Benning utilizes a certified remediation contractor to remediate the issues.
5. If necessary, the Villages of Benning will place residents in temporary accommodations until the issue is resolved.
6. Good housekeeping is critical to preventing excess moisture that can lead to mold growth.
  1. Ventilate bathrooms during and after showering using the exhaust fans.
  2. Clean up leaks and spills immediately.
  3. Change HVAC filters routinely, especially if you have pets. Filters are always free at the Villages of Benning Self Help Desk.
  4. Use the HVAC system (setting the thermostat to 68 in winter and 72 in summer, even while away from your home).
  5. Running the air conditioning with the doors or windows open is not only an energy drain, it can also cause excessive moisture inside your home that leads to mold growth.

If you have a moisture or mold related concern, please immediately notify your property manager and your village maintenance team:

Villages of Benning Maintenance: 706.685.3929

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## Lead Based Paint

Oftentimes, it is found that housing built prior to 1978 contains lead-based paint. According to the U.S. Department of Housing and Urban Development, lead-based paint that is in intact condition is not hazardous. Lead-containing paint chips and dust, however, can form when lead-based paint deteriorates over time, or when it is disturbed. Such instances may occur at friction surfaces when windows and doors are frequently opened and/or closed. Because of this, cleaning and periodic repair of painted surfaces is an important element of maintaining a home free from lead-based paint hazards.

With that being said, please keep in mind that the areas around painted windows, doors and other interior painted surfaces of your home should be kept clean and in good condition. Residents are reminded to notify maintenance by calling 706.658.3929 to report any chipping or peeling paint. The Villages of Benning is committed to responding to resident concerns as promptly as possible.

For additional information regarding lead-based paint, please review the Lead Warning Statement Addendum and the EPA pamphlet entitled, "Protect Your Family from Lead in Your Home," that were provided at your lease signing. This information can also be obtained from your village management office upon request.

Upcoming Events

Fort Benning

*Trim Your Tree...*

With your child's very own hand painted ornament!

Tuesday, November 27th  
5-7:00 PM  
McGraw Village

Please RSVP to Heather Beardon at [HeatherB@villages.com](mailto:HeatherB@villages.com) by Friday, November 24th.



# Calling All Spouses!

Employment Readiness and The Villages of Benning offer a monthly "Spouse Employment" evening class. Learn how to find your dream job, how to professionally write your resume, find out about scholarships and set your Education Goals!

November's Class will be held:

**November 28th, 6-8:00 PM, Indianhead**

For additional information and to reserve your spot, please contact ACS at 706.545.4043.



*We are Thankful for You!!*

**\$150 Resident Referrals Happening Now!!**



**Friday, December 14th, 6-8:00 PM**

*Winter Wonderland*

**Santa will Visit Porter Village Saturday, December 15th!**

## 2017 Halloween Decorating Contest Winners:



Davis/Bouton-  
47A Doane Lp.



EMP-  
607 Baltzell



Indianhead-  
213 Logan St.



McGraw-  
8186 Magrath



Custer- 7637 Craig



Porter Village-  
54 Law Ct.



Patton-  
72nd Tank Battalion

## Resident Reminders

# Light IT UP CONTEST



Residents, here is your chance to show off your Holiday creativity! Beginning December 1st, each village will participate in a holiday decorating contest, which will allow one home to be chosen, from each village, for the BEST exterior Holiday decorations. Each winner will receive a \$50 VISA Gift Card! Winners will be announced Wednesday, December 20th. Don't forget the Holiday Decoration Regulations! We can't wait to see your creativity!

## Santa's Castle



Santa's Castle is a 100% volunteer-run organization that relies solely on the dedication and commitment of volunteers. Located at 1710 Wold Avenue, Santa's Castle was established in 1986 to provide toys to Fort Benning soldiers and families facing financial hardships during the holiday season.

Santa's Castle accepts donations year round in the form of new, age-appropriate toys and/or monetary donations. It is also always seeking volunteers, and offers a wide variety of volunteer positions making it convenient for anyone wanting to help!

Look for donation bins at your Village Management Offices throughout the holiday season. For additional information, you can also contact Santa's Castle by e-mail at [fortbenningsantascastle@gmail.com](mailto:fortbenningsantascastle@gmail.com) or by phone at 706.641.2052.

## You Love your Pets....and So Do We!

Please remember that all residents are responsible for the actions of their pet(s) at all times and must abide by the rules and regulations set within The Villages of Benning's Pet Policy.

All pets must be on a leash, at all times, when outside the fenced area of the home, and electronic restraint devices do NOT meet the leash requirement. All residents are also responsible for pick up after their pets.

## Bulk Trash

Bulk Trash is picked up weekly, and pick-up times coincide with scheduled Trash Pick-up days, as seen below, with the exception of McGraw. All Bulk Trash for McGraw will be picked up on Monday.

### Week of Thanksgiving: 11/19-11/23

The week of Thanksgiving, Bulk Trash will pick up on regular schedule, with the exception of Thursday. Thursday's route, on November 22nd, will be picked up with Wednesday's route on Wednesday, November 21st.

### 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

### Week of Thanksgiving: 11/19-11/23

Waste Management will run a day behind the week of Thanksgiving, November 19th-23rd.





## Did You Know??

### The Villages of Benning has a New Resident Portal!

Now that you've moved in, it's time to login! ActiveBuilding is The Villages of Benning's new resident portal that allows you to stay connected with your community! In addition to receiving updates and information such as messages and announcements from management and maintenance/service requests and updates, the service provides you with a wide set of community tools, including a marketplace, a building-wide message wall, neighborhood discounts and continuously updated information about the building and neighborhood.

To register, check your e-mail, including your spam, for a system-generated e-mail. All residents will receive an e-mail inviting them to complete the registration process. This link will, however, expire after 48 hours, so sign up as soon as you receive it! If your link has expired, contact your community management office so that your village manager can generate a new e-mail for you.

As previously stated, ActiveBuilding also allows residents to submit their own work orders! Please remember, however, that all Emergency and Urgent work orders should be called in to the 24-Hour Maintenance Request Line at 706.685.3929. This allows for immediate visibility and response to the request.

The following situations are examples of the classification of requests:

- **Emergency Service Requests:** Conditions which may constitute an immediate threat to life, mission, security or property. These requests are responded to within one hour and handled immediately. Examples: Fire, Natural Gas Leak, Loss of Heating (when exterior temperature is below 50 degrees), Loss of Air Conditioning (when exterior temperature is above 80 degrees), Sewage Back-up, Electrical Hazards, Inoperable Front Door lock, Broken Water Line and/or Flooding. \*Other requests may be considered an emergency if the resident or any occupant in the home has an approved medical exception form 4700 from the Martin Army Community Hospital Director of Patient Administration.
- **Urgent Service Requests:** Conditions that could become an emergency, could seriously affect morale or have command emphasis. These requests will be responded to within eight hours of the request. Examples: range/oven failures that prevent Residents from cooking; refrigerator failure that could result in food spoilage; water heater failure; inoperable toilet if only one bathroom; broken window; garage door jammed or inoperable, and/or light fixtures, switches or receptacles not working.
- **Routine Service Requests:** Normal work that does not meet the category of emergency or urgent. Residents should inform the person taking the maintenance request if there are any verifiable medical conditions that will be aggravated by conditions in the home related to the request.

When submitting a service request, also remember to provide all of your contact information.

Sign-up for ActiveBuilding and get rooted in your community today!

## FORT BENNING ALERT/WARNING SYSTEM

The Emergency Management Office wants to remind the Fort Benning population to sign up for the Fort Benning Emergency Alerts/Warnings System, which sends out emergency notifications through phone, e-mail, text and Twitter. The Alert/Warning System notifications are primarily utilized for weather emergencies; however, they can be utilized for other emergency situations as well.

The link to register is <https://warnings.army.mil/SelfService/2538145>.

## Employee of the Month:

*“The only way to do good work is to love what you do.” -Steve Jobs*



The Villages of Benning is honored to introduce Christina Shively as November’s Employee of the Month.

Christina joined the Villages of Benning’s Team, as the Receptionist, in April 2018, and has since been promoted to the position of Leasing Specialist.

Christina was nominated and voted for, by her peers, for her positive attitude and great customer service! She is known for always being reliable, friendly and for going the extra mile! Her smile and extra effort are contagious and are always appreciated!

A native of Columbus, Christina loves her family and two dogs and enjoys spending time with them outside of work.

Thank you, Christina, 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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>NOVEMBER 2018</b>						
				1 Rent is Due	2	3
4 Daylight Saving Time Ends	5	6 Rent is Late	7 Newcomer's Brief- 9 AM ACS	8 USAMEDDAC Town Hall 1-2 PM McGinnis-Wickham Hall	9	10
11 Veteran's Day Centennial Tailgate Party York Field 11AM-7PM	12 Veteran's Day (Observed)- Offices Closed	13	14 Newcomer's Brief- 9 AM ACS	15	16	17
18	19	20	21 Newcomer's Brief- 9 AM ACS	22 Happy Thanksgiving! Offices Closed	23 Offices Closed	24
25	26	27 Trim Your Tree Event- McGraw 5-7:00 PM	28 Newcomer's Brief- 9 AM ACS	29	30	