

# The Villages of Benning

## February Monthly Newsletter

### We Love Our Residents!!!

With Valentine’s Day right around the corner, we want to take a moment to express our appreciation for all of our residents! We are so happy that you have chosen The Villages of Benning as your home, and it is our top priority to provide our customers with the best customer service possible.

We work hard to keep our residents satisfied, and we know that you work hard too! We are very grateful to have residents who try to keep The Villages looking their best! You may notice some of our employees, both managers and our Resident Engagement Specialist, driving your villages. We appreciate your hard work and have been recognizing homes with outstanding curb appeal. Although it may be only a small token of our appreciation, we are extremely grateful to have residents who care. We all have to work together to make our community a beautiful place to call home.

We would also like to say “Thank You” for your feedback. Recently, we have received an abundance of positive ICE Comments and Comment Cards, and we are so appreciative of the positive feedback that has been shared in regards to both Leasing and Management Teams, as well as Maintenance. Thank you for sharing your experiences and for expressing your appreciation! Please continue to do so so that we can recognize your favorite employee for a “Job Well Done.” Feedback can be shared through online reviews such as Facebook or Google, or it can be shared via comment cards, surveys and ICE comments.

To show our appreciation, we have several resident events throughout the month of February. “Sweets & Treats” will be held Tuesday, February 5th at Patton Village. Bareware Pottery will host a Paint Event on Thursday, February 21st, and we will have a “We Love Our Residents Week” the week of February 11th-15th. During this time, be sure to check out our Facebook and Instagram pages for chances to win daily prizes and giveaways!!

We love our residents and hope everyone has a Happy Valentine’s Day!!



601 Lumpkin St.  
Ft. Benning, GA  
31905



Events are  
betteratbenning



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## Maintenance Corner

### Asbestos Safety Information ([fromwww.epa.gov](http://www.epa.gov))

Asbestos is a building material commonly found in buildings constructed prior to 1981. The United States Environmental Protection Agency (EPA) has determined that the mere existence of asbestos does not pose a health risk as long as it is not disturbed and the fibers are not released into the air. The EPA does not require that intact asbestos materials be removed. As such, owners and residents must take reasonable precautions to minimize the risk of disturbance of asbestos containing materials.

#### How to Identify Materials that may contain Asbestos

Unless it is labeled, it is difficult to tell whether a material contains asbestos by simply looking at it. Some materials that may contain asbestos include, but are not limited to, sprayed on acoustical ceilings, wallboard joints, mastic, pipe insulation, and/or some linoleum flooring.

#### What to do if You have Asbestos in Your Home

If you think there may be asbestos in your home, don't panic. Asbestos-containing materials that aren't damaged or disturbed are not likely to pose a health risk. Usually, the best thing is to leave asbestos-containing material alone if it is in good condition.

Asbestos-containing materials may release fibers when they are disturbed. Keep an eye on asbestos-containing materials and visually check them over time for signs of wear or damage.

If you suspect material contains asbestos, don't touch it. Look for signs of wear or damage, such as tears, abrasions or water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing or handling it, or if it is exposed to extreme vibrations or air flow.

For slightly damaged asbestos-containing materials, sometimes the best way to deal with it is to limit access to the area and to not touch or disturb it.

#### Asbestos Do's and Don'ts

- Do leave undamaged asbestos-containing material alone.
- Do keep activities to a minimum in any areas having damaged material that may contain asbestos, including limiting children's access to any materials that may contain asbestos.
- Do take every precaution to avoid damaging asbestos-containing material.
- Don't dust, sweep or vacuum debris that may contain asbestos.
- Don't saw, sand, scrape or drill holes in asbestos-containing materials.
- Don't use abrasive pads or brushes on power strippers to strip wax from asbestos flooring.
- Don't track material that could potentially contain asbestos through the house. If you cannot avoid walking through the area, have it cleaned with a wet mop.

#### If You have an Asbestos Problem

If asbestos-containing material is more than slightly damaged or if you have concerns regarding possible asbestos containing materials in your home, please contact The Villages of Benning Maintenance Department or Management Team. An inspection will be conducted, and if needed, asbestos repair or removal will be completed by a trained asbestos professional.

**The Villages of Benning is committed to responding to resident concerns as promptly as possible. Remember, if you have any maintenance concerns involving asbestos, mold, lead-based paint or anything else, do not hesitate to notify your Local Management Office and Maintenance Team at 706.685.3929.**

Upcoming Events

Fort Benning



**Life is Sweeter with You!!**

Help us celebrate Valentine's Day Tuesday, February 5th, at our "Sweets & Treats" Event! From 3-5:00 PM, bring the whole family to enjoy Hot Chocolate and Cookies while you create hand-made Valentine's Day Cards. We hope to see you there!



Porter Village



Join us for a Date Night or Girl's Night Out as we welcome Studio 260 to Porter Village! Enjoy hand-painting your very own door hanger while enjoying a glass of wine or local beer. (\*Must be 21 or older to drink.)

**\*Limited spaces are available, so RSVP to [tfigueroa@tmo.com](mailto:tfigueroa@tmo.com) today!**



During the week of February 11th-15th, visit our Facebook and Instagram pages for Daily Prizes and Giveaways!

## Resident Reminders

### Historic Fireplaces

Historic Homes are known for their historic beauty, their intricate details that characterize their history. As time progresses, however, much of this charm is often found to be more aesthetically pleasing than functional. Historic fireplaces are one such example.

While the historic homes at The Villages of Benning include fireplaces, they are not intended for functional use. Gaps in mortar joints and cracked tiles present potential risks when the fireplaces are used. Use of these fireplaces can also potentially leak carbon monoxide and cause dangerous heat transfer to combustible materials surrounding your home's chimney. Both situations can potentially compromise the safety of yourself and your family.

While The Villages of Benning performs routine inspections and maintenance on all homes, the safety of fireplaces cannot be guaranteed. Therefore, it is recommended that residents do not use the fireplaces in historic homes.

Please contact your Community Management Office or Maintenance Team with any additional questions or concerns.

### Recycling

The Villages of Benning understands the importance of recycling and its benefits to our environment and is disappointed that the city of Columbus was unable to sustain the on-post recycling program. While we cannot utilize the blue bins at each home at this time, we do have recycling trailers conveniently located near each village so that you can still take advantage of recycling:

#### Recycling Drop-off Locations

- **Indianhead-** Parking Lot near Buildings 2507 and 2509
- **Davis/Bouton-** Baseball Field at the corner of 1st Cav Division and Davis Hill Road
- **Custer-** Custer Road Shoppette
- **McGraw-** Far Left Side of Parking Lot near Pool and Community Center
- **Patton-** Scopette across from Patton Phase 1 Entrance
- **East Main Post-** Parking Lot at Soccer Field/Dog Park.

Residents can take aluminum cans, paper, plastic and cardboard materials to these trailers; however, glass is not accepted.

All recyclable materials collected on Fort Benning will be taken to the on-post Material Recovery Facility (MRF) on Jamestown Road. All funds received from the sale of these commodities goes to the Directorate of Family Morale, Welfare and Recreation (DFMWR) and are used for future community events and projects benefiting Fort Benning. The MRF is open Monday-Friday, from 8:00 AM-4:00 PM. Bulk items, such as furniture, can also be disposed of at the facility.

### February Birthdays

Is your birthday in February? If so, we want to celebrate with you! Don't forget to sign up, in your Community Management Office, for your chance to win a birthday surprise! Birthday boxes are now in all management offices, and drawings will be held monthly!

### Active Building

Don't forget to sign up for The Village's of Benning's new online Resident Portal, ActiveBuilding. Be sure to contact your local Community Management Office for additional information!

### Pets

We love our four-legged residents and know that you do too! Please remember to pick up after your pet(s) and remember that they must be on a leash at all times.

### 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.

*\*Please remember, Bulk Trash does not accept Paint Cans or any Petroleum Products.*

#### 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

## The Villages of Benning: Mayor’s Corner

### January 2019 Mayor Meeting Notes

Happy New Year! The Villages of Benning would like to thank all of our mayors for their time and dedication. We understand it is a lot of work, and everyone has done a fantastic job! We truly believe this program and our committed mayors have made a positive impact and made The Villages of Benning a great place to call home.

Below you will find updated contact information for both the Mayors and The Villages of Benning Management Staff. Keep in mind, we are still in need of a new mayor for Custer Village!

The Villages of Benning Mayor Contact Information		
Name	Village	E-mail Address/Facebook
Megan Dalke	Patton Village	<a href="mailto:pattonvillagemayor@gmail.com">pattonvillagemayor@gmail.com</a>
Lis-Mary Wilson	Davis/Bouton Village	<a href="mailto:dbvmayor167@gmail.com">dbvmayor167@gmail.com</a>
Molly Ritterbeck	McGraw Village	<a href="mailto:mollyritterbeck@gmail.com">mollyritterbeck@gmail.com</a> / Facebook: McGraw Village Mayor
Juan Kaplan	Indianhead/MacDonald Villages	<a href="mailto:indianheadmcdonaldvillages@gmail.com">indianheadmcdonaldvillages@gmail.com</a> Facebook: McDonald Village Residents@Benning Facebook: Indianhead Village Residents@Benning
Jennifer Deloai	Upatoi Village	Facebook: Mayor of Custer & Upatoi Village
Athena Hopper	EMP	<a href="mailto:athenahopper@gmail.com">athenahopper@gmail.com</a>
Christine Thompson	EMP/Iron Triangle	Facebook: Iron Triangle Ft. Benning

The Villages of Benning Management Contact Information			
Name	Village/Title	E-mail Address	Phone Number
Joseph Gandara	Community Director	<a href="mailto:jgandara@tmo.com">jgandara@tmo.com</a>	706.685.3939
Stefanie Jenkins	Assistant Community Director	<a href="mailto:sjenkins@tmo.com">sjenkins@tmo.com</a>	706.685.3939
Connie Grafton	Patton Village Community Manager	<a href="mailto:cgrafton@tmo.com">cgrafton@tmo.com</a>	706.610.5500
Keri Parsons	Custer/Upatoi Village Community Manager	<a href="mailto:kparsons@tmo.com">kparsons@tmo.com</a>	706.685.3930
Maggie Portillo	McGraw Village Community Manager	<a href="mailto:mportillo@tmo.com">mportillo@tmo.com</a>	706.685.3935
Chelsea Matheric	Davis/Bouton Village Community Manager	<a href="mailto:cmatheric@tmo.com">cmatheric@tmo.com</a>	706.685.3940
Lori Bowers	Indianhead/MacDonald Village Community Manager	<a href="mailto:lbowers@tmo.com">lbowers@tmo.com</a>	706.685.3933
Candy Miles	East Main Post Community Manager	<a href="mailto:cmiles@tmo.com">cmiles@tmo.com</a>	706.685.3925

## **The Villages of Benning: Mayor's Corner** *(Continued)*

### **BAH Rates**

BAH rates are assessed on a yearly basis and are based on local area rental market data to include the cost of utilities. Rates vary by geographic duty station, pay grade and dependency status.

Active Duty residents often ask what happens if their BAH rate for the new year is less than the previous year.

BAH changes include rate protection. Per the dRMO website, this means that if a member's current BAH rate is less than the previous year, the member receive at least the same amount of BAH as the previous year, provided that the member's duty location, rank and dependency status remain the same. If BAH rates go up, the member will receive the higher BAH rate as long as eligibility is uninterrupted. This ensures that members who have made long-term commitments in the form of a lease or contract are not penalized if the area's housing costs decrease.

How does this apply to active duty service members residing with The Villages of Benning? per the Resident Occupancy Agreement for active duty service members with full BAH rental rates, their monthly rental rate shall always equal their BAH rate. The rent will adjust by the same amount at any time during the term of the rental agreement.

The Villages of Benning will adjust all allotments for active duty residents, paying full BAH rental rates via allotments. Residents should check their end-of-month January LES to confirm that their rental allotment matches their BAH rate. Residents should contact their management office should they see any discrepancies.

Civilian residents or active duty service members who resides in flat rate areas are not affected by the BAH changes; however, rents in flat rate neighborhoods are subject to change upon lease expiration.

### **Bulk Trash**

As a reminder, please utilize the Bulk Trash pick-up service that is offered on a weekly basis. We have noticed an increase in bulk items that are being disposed of at the numerous recycling trailers. By utilizing the bulk trash service, it helps maintain a clean and orderly area for recycling.

The Trash/Bulk Trash Pick-Up Schedule can be found on page 2.

### **Leaf Removal**

- When residents pile leaves in their yard, it actually slows the leaf removal services.
- During the leaf removal service, leaves are blown back into the yard from the road so they can be mulched or collected by the mowers.
  - When it's raining and Mainscape cannot mulch or bag the leaves, they still need to clear the road ways so the leaves do not fill up the sewer drains.
  - Once it has dried, Mainscape will return to bag the leaves that were cleared from the road.

### **Boats and Trailers**

Please remember that boats, ATVs, RVs, trailers and other recreational vehicles may only be stored in housing areas for short periods of time (12 hours during the weekdays and up to 48 hours on weekends/holidays). Residents may store recreational vehicles for extended periods of time only if the vehicle and/or trailer can be stored inside the garaged with the door closed.

Boats, trailers and other recreational vehicles may not be parked on grass, in streets, or in any manner that blocks sidewalks.

If you are in need of storage space, MWR Outdoor Recreation does maintain a storage lot for recreational vehicles and equipment. You can request additional information by calling 706.545.7978 or through their website, <https://benning.armymwr.com/programs/outdoor-recreation>.

## Employee of the Month:

The Villages of Benning is honored to introduce Adrian Bell as February's Employee of the Month.

Adrian joined the Villages of Benning's Team on September 4th, 2012. Over the past six years, Adrian has held the titles of Maintenance Technician, Lead Maintenance Technician and Maintenance Supervisor, and he currently holds the position of Turn Inspector.

Nominated by his fellow co-workers, Adrian is known for his willingness to help others, for being dependable, for his hard work and for going above and beyond to get the job done.

Outside of work, Adrian enjoys hunting and riding his motorcycle.

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



THE VILLAGES OF BENNING COMMUNITY DIRECTORY:		Custer & Upatoi Village	
<b>Welcome Center</b>		Manager: <i>Keri Parsons</i>	706-685-3930
Director: <i>Joe Gandara</i>	706-685-3939	<b>Davis &amp; Bouton Village</b>	
<b>Indianhead Village</b>		Manager: <i>Chelsea Matheric</i>	706-685-3940
Manager: <i>Lori Bowers</i>	706-685-3933	<b>East Main Post</b>	
<b>McGraw Village</b>		Manager: <i>Candy Miles</i>	706-685-3925
Manager: <i>Maggie Portillo</i>	706-685-3935	<b>24-Hr. Maintenance</b>	706-685-3929
<b>Patton Village</b>		<b>RCI:</b>	706-545-8119
Manager: <i>Connie Grafton</i>	706-610-5500		

FEBRUARY 2019						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Rent is Due	2
3 MWR- Super Bowl Party at the IBar 6 PM	4	5 Sweets & Treats! Patton Village 3-5 PM	6 Rent is Late Newcomer's Brief- 9 AM ACS	7	8 Sweetheart Trap Shoot-5-7 PM Recreational Shooting Complex	9
10	11	12	13 Newcomer's Brief- 9 AM ACS	14	15 MWR- Mother & Son Ball 6:30-9:30 PM (Benning Club)	16
17	18 President's Day- Offices Closed	19 Porter Village- Paint Night Event 6-8 PM (Overhang)	20 Newcomer's Brief- 9 AM ACS	21 Bareware Pottery Event- McGraw Village 5-7 PM	22	23
24	25	26	27 Newcomer's Brief- 9 AM ACS	28		