

The Villages of Benning

March Monthly Newsletter



Michaels Educational Foundation

The Michaels Organization (TMO) offers educational scholarship opportunities to residents through The Michaels Organization Educational Foundation. Just recently, it was announced that scholarship applications are now being accepted

for the 2019-2020 academic year, totaling at least \$500,000 to be awarded in June 2019.

This invitation is extended to residents who are pursuing a form of higher education in college, trade/professional school or institute. The Michaels Organization Educational Foundation, a privately funded, non-profit educational organization, was created in February 1991 in an effort to assist high school graduates living in Michaels' properties throughout the nation. Scholarship funds, paid directly to the education institution, can be used toward higher education at any accredited college, university or vocational training program in the country.

Eligibility: All high school students who plan to begin post-secondary studies at colleges or trade/professional schools are eligible for these grants provided he/she resides on a site which is professionally managed by TMO or its affiliates. The applicant/family must be in good standing with the rules and regulations of HUD and Michaels.

High school graduates residing at sites managed by Michaels or its' affiliates who are currently enrolled in college undergraduate programs or trade/professionals school and plan to return to post-secondary studies for the 2019-2020 school year are also eligible and may apply for a grant. A matriculated boarding student may apply provided his/her primary residence is with a parent/guardian who resides on a site professionally managed by Michaels or its affiliates. Applications for graduate level programs will not be accepted.

Applications must be received by the Foundation no later than April 12th, 2019.

2019-2020 Resident Scholarship Application



601 Lumpkin St.
Ft. Benning, GA
31905



Events are
betteratbenning



Follow us on
Facebook and
Twitter!

2

MAINTENANCE CORNER

2019 Mow Schedule
Air Filter Maintenance

3

EVENTS

Upcoming Events
Resident Referrals

4

RESIDENT REMINDERS

2019 CEL Survey
TMO

5

MAYOR NOTES PAGE 6-

Employee of the Month
Community Directory
Calendar

Maintenance Corner

Mainscape: Mowing Services

Spring is nearly here, and Mainscape is now preparing for mowing season! Scheduled mows will begin the third week of March. Please refer to the **2019 Mowing Schedule** below, and remember to pick up all personal items from your yard prior to your scheduled date:

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

What do Mowing Services Entail?

Mainscape provides great services for our residents! While mowing services are provided, there are distinct differences between landscaping services and mowing services.

Mainscape provides mowing services and leaf removal services for all on-post residents. They also spray regularly to control the growth of Bahia Grass, which is a common grass in Georgia that is found to be very invasive and grows extremely fast.

Their services do not, however, include the upkeep of flower beds and/or shrubs, weeding or the mowing of fenced-in backyards. These are responsibilities of the resident, which can be further outlined in the Resident Responsibility Guide (RRG). If at any time you have any questions in regards to the services Mainscape provides or your responsibilities as a resident, please do not hesitate to contact your local Community Management Office.

Air Filter Maintenance

Did you know that clogged air filters are the number one cause of HVAC system failures? At a minimum, filters should be changed at least once per month. The Villages of Benning provides filters free of charge, which are available for pick-up at the Self-Help Building, which is located at 385 Vibbert Avenue.

Effects of a Dirty Air Filter:

- The lower fan in the HVAC system has to work harder to push air. This creates more energy consumption, which leads to higher bills and unnecessary wear and tear on the unit.
- The difficulty in moving air means that your living areas may not get all of the air they need. This means poor home comfort for you, as the temperature sensors, which regulate when the HVAC system turns on and off, might not even register the temperature needed to signal the system to power down. This is another source of expense, and also puts additional strain on the fan motor.
- Because the heated or cooled air can't travel out of the furnace, heat pump, or air conditioner as easily, the system runs the risk of overheating or freezing up.
- The additional material on the air filter itself can provide a space for moisture to gather, encouraging the growth of mold or bacteria colonies. Not only do these form an even stronger barrier to circulate air, but if they colonize the wrong side of the filter, they can begin to introduce more pollutants and allergens into the indoor air. If they get into the HVAC system and form colonies, it could potentially create trouble for the entire system.
- Because air doesn't circulate as quickly, particles can settle into ducts and on household surfaces, whereas they'd usually be carried into the system and filtered. It's much simpler to change your air filter than to schedule a duct cleaning. Dirty ducts can result in an ongoing drain to your system efficiency and a long-term source of pollutants in your air supply.

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



The Villages OF BENNING SHRED EVENT
 Friday, March 15th, 9:00 AM-1:00 PM
 at Custer Village

Shredding important documents is an important precaution to protect your identity. Friday, March 15th, bring your documents to the Custer Village Management Office (1300 Knicker Drive) and have River Mill Data Management shred them FOR FREE! Start looking through your documentation now to take advantage of this opportunity!

Back by Popular Demand!

Due to the positive feedback we received from January’s Shred Event, we are hosting another! Join us and River Mill Data Management Friday, March 15th, at Custer Village to properly shred your documents!

Welcome to The Villages of Benning!



Welcome Home
 to
The Villages of Benning
1st Quarterly Newcomer’s Meet & Greet
 Thursday, March 28th, 2019
 Indianhead Village | 10-11:00 AM

Join us for coffee and pastries while you meet and mingle with village staff and neighbors, ask questions and learn about pertinent new resident information and events!



Did you move to The Villages between January and March 2019? Join us at our first quarterly Newcomer’s Meet & Greet to meet and mingle with your neighbors and to learn valuable information on your community and installation!



Spring Fling
 Friday, March 29th
 4-6:00 PM at the Welcome Center

Join us for visits with the Easter Bunny, Cookie Decorating, Easter Egg Decorating, Games and More!

Mark Your Calendars!!

The 2019 Spring Spruce Up will be held on Friday, April 26th, 2019!!

Mainscape “Meet & Greets”

Spring is in the air, and Mainscape is here to answer all of your questions!

From 12-2:00 PM, Mainscape will provide “Meet & Greets” at the following locations:

- **Friday, March 8th:** McGraw Village
- **Friday, March 15th:** Indianhead Village

From 12-2:00 PM, stop by the above Village Centers to get to know your Mainscape Team. Bring along any questions or concerns you may have, as they will be happy to answer any questions in regards to services provided. They will also provide Yard Maintenance advice, as well as snacks and refreshments.



Visit our Facebook & Instagram Accounts for your chance to win select prizes and raffles March 13th-15th!



St. Patrick’s Day is Sunday, March 17th.

Resident Reminders

2019 CEL Survey

The 2019 RCI Resident Satisfaction Survey is coming in April 2019!! The RCI (Residential Communities Initiative) CEL Resident Satisfaction Survey will kick off April 23rd, 2019. Contact your Community Management Office to ensure your office has your most updated contact information, especially your current e-mail address. An e-mail containing your link to the survey will be mailed to your primary e-mail address, as this survey is administered through a third party, CEL & Associates, Inc. Please take a moment to add the following e-mail address to your allowed senders list in any anti-spam software filtering e-mail:

- ArmyHousingSurvey@celassociates.com

Only one e-mail is sent to each household, so be sure that your primary e-mail address on file is that of your most frequently checked e-mail account!

New prizes will be awarded in conjunction with this year's survey, so check your e-mails regularly for updates on the upcoming survey and prizes!!



Michaels Communities that Lift Lives

The Michaels Organization (TMO), based in Marlton, New Jersey, is comprised of 8 companies, 34 states and encompasses 40 years as an industry leader. The organization's mission is to bring comprehensive solutions to communities to create housing that jumpstarts housing, education, civic engagement and neighborhood prosperity. In addition to providing management services to military housing, The Michaels Organization develops, builds, and invests in affordable housing, mixed-income housing, student housing and real estate.

Michaels manages several on-base housing communities in addition to The Villages of Benning. These locations include:

- Desert Oasis Communities, Yuma Proving Ground, AZ
- Fort Leavenworth Frontier Heritage Communities, KS
- Harbor Bay at MacDill, MacDill AFB, MD
- Liberty Park at Andrews, Andrews AFB, MD
- Mountain Vista Communities, AZ
- The Parks at Monterey Bay, CA
- The Villages at Fort Irwin, CA
- The Villages at Belvoir, Fort Belvoir, VA

Will you be PCS'ing to one of these locations? Ask us about transferring to another TMO Community today!



March Birthdays

Is your birthday in March? If so, we want to celebrate with you! Sign up, in your Community Management Office, for your chance to win a birthday surprise!

Active Building

Have you signed up for The Village's of Benning's new online Resident Portal, ActiveBuilding? Contact your Community Management Office for more information!

Resident Referrals

Need some extra money for Spring Break? At The Villages of Benning, your referrals are **golden!**

\$150 Resident Referrals are happening now!

**Contact your local Community Management Office for more information.*

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 will also not be picked up from the Blue Bins.*

Bulk Trash 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

February 2019 Mayor Meeting Notes

We are looking to fill the Community Mayor Position for Custer Village. An e-mail was sent to all residents in this neighborhood asking if anyone was interested. If you know of anyone that may be interested, please have them contact the Custer Community Manager directly. To qualify for the position, you must be a resident or spouse in good standing with The Villages of Benning.

Pet Policy

We continue to receive complaints that residents are allowing their dogs into playgrounds. As a reminder, the following pet rules are in place and can be found in the Pet Policy addendum, which is signed upon move-in:

- Pets must be on a leash at all times when outside the fenced area of the home.
- Pets may not be tied or tethered to any fixed object outside of the home, except in fenced areas (if any) for Resident's exclusive use. Pets must be inside the home or behind an approved fenced area in the backyard if unattended. Residents are responsible for securing the backyard to ensure their pet cannot get out. An adequate supply of water must be available for pets if they will remain outside for an extended period of time.
- Residents are responsible for keeping the grounds clean and sanitary. Front yards, back yards and common areas must be kept clean of pet waste. Residents must pick up and properly dispose of animal waste in their yard, and residents who walk their pet must carry a plastic bag to retrieve and dispose of any pet waste.
- Pets are not allowed in the pool, pool areas, playgrounds or tot lots at any time.
- Pets may not behave in such a manner that is disturbing to other residents or prevents the Landlord, Landlord's agents and/or employees from properly performing their duties.
- Giving or selling a nuisance pet to another occupant is prohibited.
- The Landlord reserves the right to make reasonable changes to the pet policies from time to time to protect the care and cleanliness of the premises and the preservation of good order. Any changes to these policies will be made in writing and distributed to all residents via e-mail.

Resident Quick Reference Guide

The Villages of Benning will deliver a Quick Reference Guide to all homes throughout the next couple of weeks. The guide will be placed on all residents' doors, and is also available on our website at www.villagesofbenning.com.

The Quick Reference Guide includes FAQ's (Frequently Asked Questions) in regards to Lead Based Paint, Asbestos and Mold. In addition, the Family Lead Assessment produced by the Garrison Commander is also included.

We ask that all residents review this guide and place it in a drawer in their kitchen. This will allow the guide to be readily available should you have any questions or concerns about any environmental issue in your home.

As always, please contact your Community Management Office or 24-Hour Maintenance Line at 706.685.3929 if you need to place a work order or if you have any questions.

Kudos

We have received multiple positive ICE comments from satisfied residents regarding our leasing and maintenance departments. We appreciate our hard-working staff and their dedication to all of our residents at The Villages of Benning.

Employee of the Month:

The Villages of Benning is honored to introduce Vonnie Atkinson as March's Employee of the Month.

Vonnie joined the Villages of Benning's Team on February 13th, 2007. Over the past several years, Vonnie has held the titles of Maintenance Technician and Dispatcher, and currently holds the position of Turn Key Coordinator.

Nominated by her fellow co-workers, Vonnie is described as the "...heartbeat of the Turn/Inspector Team." She is described as a hard worker, is known for successfully managing multiple tasks, duties, employees and vendors and always goes above and beyond to help assist her team.

Outside of work, Vonnie enjoys cooking and spending time with her family.

Thank you, Vonnie, 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

RCI: 706-685-3929

706-545-8119

MARCH 2019						
SUN	MON	TUE	WED	THU	FRI	SAT
					1 Rent is Due	2
3	4 MWR- Fitness Boot Camp 5:30 PM (Bldg. 2818)	5	6 Rent is Late Newcomer's Brief- 9 AM ACS	7	8	9
10	11	12	13 Newcomer's Brief- 9 AM ACS	14	15 Shred Event- 9AM-1PM (Custer)	16
17 St. Patrick's Day	18	19	20 Newcomer's Brief- 9 AM ACS	21	22	23
24	25 MWR Spring Break Camp (School Age Center) 5:30 AM-6:30 PM	26	27 Newcomer's Brief- 9 AM ACS	28 New Resident Welcome Event 10-11 AM (Indianhead)	29 Spring Fling 4-6PM (Welcome Center)	30
31						