

The Villages of Benning

June Monthly Newsletter

ActiveBuilding  **Are you connected?**

ActiveBuilding, The Villages of Benning’s new resident portal, 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, the service provides you with a wide set of community tools, to include a marketplace, message wall, and continuously updated information about the community.

If you have not yet registered, please contact your Community Management Office directly. They will be able to send you a system-generated e-mail inviting you to complete the registration process. This link will, however, expire within 48 hours, so please check your e-mail, including your spam, quickly!

As previously stated, one of the benefits of ActiveBuilding is that it allows residents to submit their own work orders. This feature, however, is only intended for Routine Work Orders and does not include Urgent and/or Emergency Work Orders. All Urgent and Emergency 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 these requests.

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 Backup, 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. (Continued on Page 2)*



601 Lumpkin St.
Ft. Benning, GA
31905



Events are
betteratbenning



Follow us on
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Twitter!

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MAYOR’S CORNER

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ActiveBuilding *(continued)*

- **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; Inoperable or Jammed Garage Door, and/or Light Fixtures, Switches or Receptacles not working.
- **Routine Service Requests:** Normal work that does not meet the category of emergency or urgent.

When submitting a work order, please inform The Villages of Benning if there are any verifiable medical conditions that could be aggravated by conditions in the home related to the request. All contact information should also be provided. ActiveBuilding will provide you with the option of recommending a scheduled time for the work order; however, please keep in mind that this is only a recommendation and not a guarantee.

In addition to submitting Work Orders, ActiveBuilding also allows you to view your Work Orders and Work Order History. In order to see the status/progress of current Work Orders, be sure to select ALL Work Orders from the menu.

We hope that you enjoy this new feature and utilize it to stay connected. Sign up for ActiveBuilding and get rooted in your community today!

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 monthly. 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 monthly-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.

Again, the Villages of Benning's first priority is to keep you and your family safe, but it is a team effort! 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



Stop by your Community Management Office for a Sweet Treat!

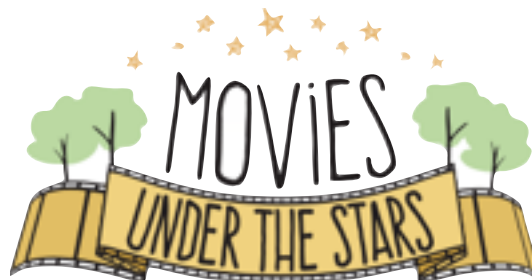


Happy Father's Day

Follow us on Facebook and Instagram the week of June 10th-14th for chances to win special prizes!!



Porter Village



Porter Village will host a Movie Under the Stars Friday, June 14th. Move (TBA) will begin at dark!



The next Post-Wide Yard Sale is scheduled for Saturday, June 1st, from 8:00 AM-2:00 PM! Goodwill will be on-site at the A Shop (Self Help), which is located at 385 Vibbert Ave, at 2:00 PM for donations! Leftover items can also be donated to the Fort Benning Thrift Shop. A donation collection box is located in front of the store, which is located at 7120 Pecom Row, Building 1713, on Fort Benning. Donations are welcome at any time!

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



Resident Reminders

Quarterly Newcomer's Meet & Greet

Are you new to The Villages of Benning? Have you moved in within the last 90 days? If so, join us Friday, June 28th, at McGraw Village for our 2nd Quarterly Meet & Greet. From 10-11:00 AM, meet and mingle with your new neighbors, Village Staff and other organizations on the installation, while you learn about policies, procedures and the many benefits offered to you throughout the installation! This event provides a great opportunity to go over specific details and to ask any questions you may have missed at your move-in!

Thank You!

Thank you to all residents who participated in the 2019 CEL Survey! We appreciate everyone's participation, in both the survey and the coinciding events, as this is what makes the survey successful! We appreciate your feedback!

PCS Season

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 procedures for a smooth transition:

- **Provide your Management Office with a written 30-Day Notice to Vacate:** The Villages of Benning requires a 30-day written Notice to Vacate (NTV) prior to vacating a home, to include the end of a lease term. Provide this in advance even if you have not yet received your orders. Orders must be provided on or prior to the actual move-out date; however, the actual NTV can be submitted before. Pending orders should not delay residents from submitting their Notice to Vacate. Not only does this allow current residents the opportunity to fulfill their 30-day requirement, it also allows for a smooth(er) 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.

2019 Mowing Schedule

The Villages of Benning's mowing season has begun! Please remember to secure your belongings and your pets on your designated mow dates.

The 2019 Mow Schedule is as follows:

- **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, Lumpkin, Rainbow, White Elephants, MacDonald

**Mainscape's Customer Service Line:
1-800-481-0096**

Bulk Trash

Bulk Trash will be picked up weekly throughout 2019. 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.

Bulk Pick Up CANNOT Pick Up the following:

Tires, Paint, Oil and/or Gas Cans

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

May 2019 Mayor Meeting Notes

Summer Reminders

Pools

As you are aware, The Villages of Benning Community Pools recently opened for your families to enjoy. We ask that all residents observe pool rules and be courteous of others in the pool areas. Also, please remember that all children under the age of 16 must be accompanied by an adult.

During normal business hours, Villages of Benning Team Members will periodically monitor the use of pools. During weekends, holidays and after business hours, Pool Monitors are assigned to periodically check the pools; however, there are no lifeguards on duty.

Normal Business Hours: Custer, McGraw, Patton (6/8/19): Tuesday-Sunday, 10:00 AM-8:00 PM
East Main Post, Indianhead: Wednesday-Monday, 10:00 AM-8:00 PM

Residents with concerns regarding the use or condition of 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 the issue. A member of the management team will receive all calls and will dispatch the appropriate personnel to address the issue.

• **After Hours Pool Issues/Concerns Line: 506.566.4100**

Boats and Trailers

Summers in Georgia are HOT! We know that during the summer months, many people enjoy spending time outdoors on the lakes and rivers and camping with friends and family. Please remember that RVs, boats, boat trailers, trailers or commercial trucks may not be permanently parked or stored on the street, driveways, yards or parking lots in any housing area. Recreational vehicles may not be parked in housing areas for more than a 12 hour period.

If a resident has an emergency that requires parking longer, he/she must notify and receive written permission from their community management office.

Boats, RVs and other recreational vehicles are allowed to be stored inside a garage as long as the door can be properly closed.

Fort Benning does maintain a storage lot for recreational vehicles and equipment through MWR Outdoor Recreation. You can request additional information by calling 706.545.7978 or by visiting their website, <https://benning.armymwr.com/programs/outdoor-recreation>.

Play Houses/Children's Swing Sets

Permission to build a fort, play house or swing set must be obtained from the Community Management Office prior to installation. Forts and swing sets will not be attached to buildings, trees, fences or shrubs and must not be over 8 feet in height. If the installation involves any digging, a digging permit must be obtained. Tree houses and tree swings are not permitted in family housing.

Curfews and Post Regulations

With the summer here, please make sure that everyone is following all Garrison and Village Regulations, particularly regulations pertaining to children. Curfew and quiet hours must be followed according to Fort Benning's MCOE 210-5 updated 16 March 2015.

3-1. General. Parents are responsible for the welfare and safety of children in the military community. Based on the fact that each child is unique in their development as far as maturity level, the minimum community standard for parents to follow is specified in the following paragraphs. Under no circumstances may these guidelines be reduced. Parents are still required to assess their children, and if necessary, raise the age limits.

The Villages of Benning: Mayor's Corner- Curfews and Post Regulations (Continued)

3-2 Curfew

- a. All dependents or sponsored guests under the age of 16 years will be required to obey the curfew. All dependents/guests under the age of 16 are required to be in quarters between 2100 and 0600 Sunday through Thursday, and 2200-0600 on Friday, Saturday, Holidays and non-school nights unless accompanied by a parent or guardian.
- b. Dependents and sponsored guests under the age of 16 may travel, on or off post, between their quarters and social events, work, youth services events, community events, and school functions, with the consent of the sponsor or guardian, after curfew hours without being in violation of this policy.
- c. Dependents and sponsored guests found in violation of this curfew policy will be taken to their quarters and turned over to their sponsor. If the guest's sponsor declines to accept responsibility for the juvenile guest, the guest will be transported to the MP station and their parent or guardian will be called to come and pick them up. First time juvenile curfew offenders will be issued a Juvenile Misconduct letter and an information Military Police report will be generated. Second time offenders will be taken to the MP station where a second juvenile misconduct letter will be issued and their sponsor will be required to pick up and escort the juvenile back to their quarters. Subsequent curfew violations will result in the offender being referred to the Installation Hearing Officers and may result in the violator being referred to Juvenile Misconduct Action Authority (JMAA) and may be used as the basis for exclusion from Ft. Benning.

3-3 Quiet Hours Quiet hours will be observed between 2200 and 0800 Sunday through Thursday, and between 0001 and 0800 on Friday and Saturday. Outside of established quiet hours, residents are required to control the volume of stereos, televisions and musical devices within their home so that they do not disturb the residents of other homes.

Should a resident have an issue or observe anyone breaking rules, they should report the issue to the management office, as well as the MP's if applicable.

3-5 Supervision of Children/Home Alone

Children 8 and under: A Child 8 years old or younger must not be left unattended inside quarters or alone in a vehicle. Children aged 4 to 8 may play outside within immediate access and sight of a supervising adult who knows the child's location.

Children 9-12: A child 9 through 12 years of age, based on level of maturity, may be left unattended or home alone for brief (no more than 2 hours) periods of time. Children aged 9 to 12 may play outside unattended within access of a supervising adult who knows the child's general location.

Children 13 and older: A child 13 years of age and older may be left unattended or home alone up to 12 hours.

Babysitting: A child 13 years of age and older, at an adequate level of maturity, may serve as a babysitter, as authorized by the parent, for up to 12 hours. A child younger than 13 years of age, who exhibits strong maturity skills and has participated in an installation sponsored course on babysitting, may serve as a babysitter, as authorized by the parent, for reasonable periods of time.

School Travel: Parents will take reasonable measures to supervise and safeguard children walking to and from school and awaiting school buses. Generally, children below second grade should be attended while walking to and from school or awaiting a school bus.

These guidelines are basic requirements for all persons on Ft. Benning. The level of supervision required in a given case may vary, depending on such factors as maturity and/or the special needs of the child. Failure by parents to provide adequate supervision of their children, however, may be subject to criminal prosecution under federal or state statutes, in administrative actions, to include exclusion from the installation, in action by a State agency, or in disciplinary action under the Uniform Code of Military Justice.

Employee of the Month:



The Villages of Benning is honored to introduce Earl Pettee as June’s Employee of the Month.

Earl joined the Villages of Benning’s Team December 19th, 2005. Since then, Earl has held the positions of both Maintenance Tech and Maintenance Supervisor, and he currently holds the position of Environmental Compliance Supervisor.

Nominated by his fellow co-workers, Earl is described as being loyal, respectable and reliable. “Earl always has a positive attitude. When he sees that someone is down, he tries to uplift their spirits.” His positive attitude makes him well known as a team player and leader amongst his peers.

Outside of work, Earl enjoys spending time with his family, as well as golfing, fishing and camping.

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

COMMUNITY DIRECTORY

Custer & Upatoi Village

Manager: *Maggie Portillo* 706-685-3930

Davis & Bouton Village

Manager: *Chelsea Matheric* 706-685-3940

East Main Post

Manager: *Candy Miles* 706-685-3925

Indianhead Village

Manager: *Lori Bowers* 706-685-3933

McGraw Village

Manager: *Courtney Mercer* 706-685-3935

Patton Village

Manager: *Connie Grafton* 706-610-5500

Welcome Center

Director: *Joe Gandara* 706-685-3939

24-Hr. Maintenance

706-685-3929

RCI

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2019 JUNE						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1 Post-Wide Yard Sale Rent is Due
2	3	4	5 Newcomer's Brief- 9 AM ACS	6 Rent is Late	7 National Donut Day!	8
9	10 Father's Day Raffles	11	12 Newcomer's Brief- 9 AM ACS	13	14	15 MWR Father Son Shoot 10 AM-12 PM Recreational Shooting Complex
16 Father's Day	17	18	19 Newcomer's Brief- 9 AM ACS	20	21 Movie by the Pool-McGraw	22
23	24	25	26 Newcomer's Brief- 9 AM ACS	27	28	29
30	1	2	3	4	5	6