

BUTLER CREEK NEWS

BOARD MEMBERS

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HOA Vice President/ ACC
(requests for outdoor home updates)

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Social

(Community Events)
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From the President

Happy New Year! What a rollercoaster of weather we have been experiencing over the last month. Welcome to Winter in Georgia!

Your volunteer Board continues to work diligently to maintain a desirable neighborhood for you and your family.

- The electrical service upgrade has been completed at the Main and Caylor Circle entrances. We anticipate the Main entrance having light service by January 27. The tennis light box and timer mechanism is being replaced with completion by January 23.
- The Main and Caylor Circle entrance signs and other signage throughout the neighborhood will be replaced in the February timeframe.
- A new ground fault has been installed at the pool to reduce the impact of lightening to the fob system.
- The border tiles and skimmer were replaced prior to covering the pool.
- Child friendly mulch was spread in the playground during the Fall.
- A new security fob system has been installed and fobs have been distributed to those residents that came at the assigned times in the late summer timeframe. The remainder will be distributed in the Spring or upon request (Ryan Benefield butlercreeksecurities@gmail.com)
- Landscaping requests for proposals are being evaluated to determine the best landscaper for the money.
- Quotes for replacing the retaining wall at the tennis court/pool area are being evaluated for potential replacement in the Fall 2023 timeframe based on cost and funds availability.
- The existing Bylaws & Covenants are being evaluated with legal counsel to determine additional language needed to protect the Association and value of the neighborhood. Any proposed changes will be communicated to homeowners and any changes must be approved by the required number of homeowners as dictated by the Bylaws and Declarations.

As always, email me if you have any questions or concerns.
butlercreekhoapresident@gmail.com

~ Sharon Cobb

ACC

Reach out to Matt Blank (matthewblank216@gmail.com) for all ACC requests and approval.

Wondering what updates/changes require ACC approval? The Covenants and By-laws are located on the Butlercreek.org website under Residents>Architectural. No password needed.

A reminder of common violations to the Covenants:

- Modifications of any part of the exterior should be approved by the ACC, even if using the same color paint and/or same color roof.
- Missing siding, peeling paint, and deteriorating trim should be addressed immediately to protect the home from the elements and to maintain curb appeal.
- Long-term parking (more than a day) on any part of the yard is prohibited by Cobb County. Each home has adequate driveway space to accommodate homeowners' vehicles.
- Long-term parking (more than 1-2 days) of campers, boats, utility trailers or recreational vehicles is prohibited by the covenants.
- Trash cans should not be visible from the street except on trash pickup days when they are placed at the curb.
- Lack of yard maintenance for grass, weeds, shrubbery maintenance/replacement and removal of fallen limbs. Grass or weeds over 12 inches in height are prohibited by Cobb County.
- Businesses located in a residence should not be apparent or detectible by sight, sound, or smell from the exterior of the dwelling. This includes branded vehicles, which should be parked in the garage or positioned so the branding is not visible from the street.

Noisy vehicles, street parking and speeding vehicles – ongoing concerns for our neighborhood.

- Noisy vehicles – There are some residents and their visitors which have modified their vehicles in such a way that they are very loud (90-95 decibels) and backfire repeatedly. The Board continues to receive complaints from residents and non-residents living on Mack Dobbs about these vehicles, especially when the vehicles are entering or exiting the neighborhood between 11pm and 7am which violates Cobb County's noise ordinance.
 - 2021 Georgia Code Title 40-8-71 (c) (2021) states "it shall be unlawful for any person to use any motor vehicle equipped with such muffler, muffler cutout, bypass or similar device which causes excessive or unusual noise."
 - To file a complaint contact (770) 528-2180 or email Cobb County at codeenforcement@cobbcounty.org, including the address of the resident violating the ordinance
- Parking on street – We have several residents that habitually park in the street in curves or over the crest of a blind hill. There have been instances of near collisions due to these cars parked repeatedly in these areas. Each homeowner has adequate parking space in their driveways. Except for the occasional social gathering, there should be no parking in the street. Cobb County law requires vehicles parked in the street to be facing the correct direction and if there is an emergency, first responders will push aside any vehicles obstructing the path to get to the affected home.
- Speeding vehicles – The speed limit is 25mph throughout the neighborhood. We encourage all homeowners and their guests to be cautious and slow down!

Social

Thank you to everyone that came out to enjoy the Halloween Casper Movie Viewing and Whoville Party! We are excited for the warmer weather and our next round of events coming this spring. A huge shout out to our social committee members Tiffany Becker, Melanie Moore and Patsy Chastain for bringing our community closer together!



Pool/Tennis Security

Amenities and Parking Lot hours are 8am -10pm. Contact butlercreeksecurities@gmail.com with any issues.

Reserve the Pavilion

Please email Patsy Chastain, BCHOASocial@gmail.com , to reserve the Pavilion for gatherings.

Decorated Yard of Month

Congratulations to our most recent winner!

- Halloween - **Tiffany Challis** - 3265 Standing Peachtree Trail
- Holiday - **Gregory & Tawnda Finkbiner** - 2420 Burnham Cove

Board Member Vacancies

The Board will have two openings on June 30, 2023 and we are looking for volunteer replacements for a 3-year term. The Board meets monthly and based on the needs of the neighborhood and the Board member's office, responsibilities include reaching out to vendors, residents, etc. If you are interested, please let Sharon Cobb know (butlercreekhoapresident@gmail.com). Voting on new Board member(s) occurs as part of the annual meeting process.

Trash Services

Trash Taxi has indicated they will reduce their quarterly rate (see website) by 15% if they are able to get 80% homeowner participation (115 homes out of 144 homes). This is voluntary but if anyone is interested, please contact Trash Taxi.

Pencil these events on your calendar!

- Annual Homeowner Meeting - April 21 at 6:30 pm with Social following at 7:30pm
- Garage Sale - May (date TBD)
- Graduating Senior signage - contact Katie Salinas (salinaskatie@gmail.com)