

# BUTLER CREEK NEWS

## BOARD MEMBERS

### Sharon Cobb

HOA President

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### Matt Blank

HOA Vice President/ ACC

(requests for outdoor home updates)

[Matthewblank216@gmail.com](mailto:Matthewblank216@gmail.com)

### Mary Wegner

Treasurer

[bchoatreasurer@gmail.com](mailto:bchoatreasurer@gmail.com)

### Alicia Palmquist

Secretary

(access to butlercreek.org)

[btlrcreek@yahoo.com](mailto:btlrcreek@yahoo.com)

### Christa Brogan

Amenities (pool/tennis)

[christabrogan@gmail.com](mailto:christabrogan@gmail.com)

### Ryan Benefield

Security (key fobs and cameras)

[Butlercreeksecurities@gmail.com](mailto:Butlercreeksecurities@gmail.com)

### Patsy Chastain

Social (community events)

[BCHOASocial@gmail.com](mailto:BCHOASocial@gmail.com)

## Letter From the President

It's almost Fall and with that hopefully cooler, less humid temperatures! With Labor Day this coming weekend we want to remind everyone that all community areas and the parking lot close at 10pm.

We appreciated the homeowners who attended the annual meeting in June and the discussion which took place regarding the increased dues.

Your volunteer Board continues to work hard for you and to maintain a visually desirable neighborhood.

- We are starting the documentation required for the permitting process to replace the signs at the Main entrance and Caylor Circle entrance and to replace the retaining wall at the pool/tennis area.
- We will be fixing tiles and a skimmer at the pool after it closes
- We are having kid friendly mulch delivered to spread on the playground (be looking for email to help with this!)
- We are requesting proposals from landscaping vendors to make sure we are getting the best service for our money.
- We are completing the transition to a new security fob vendor. Those that still need the new fob can reach out to Ryan Benefield ([butlercreeksecurities@gmail.com](mailto:butlercreeksecurities@gmail.com)) to arrange a time to pick up the new fob.

We do appreciate everyone's patience during mid-July through early August when the pool gate was not locking due to a lightening strike. As everyone has probably experienced, it's difficult at times getting things fixed in a timely fashion due to vendor staffing challenges.

As always, email me if you have any questions or concerns.  
[butlercreekhoapresident@gmail.com](mailto:butlercreekhoapresident@gmail.com)

~ Sharon Cobb

## ACC

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

Each homeowner has legally agreed to adhere to the BCHA covenants as part of their closing process when they purchased their home. No homeowner is exempt from adhering to the covenants. The covenants are in place to preserve the consistency, curb appeal and general well-being of the neighborhood and residents. When a homeowner does not adhere to the covenants, it requires the Board to work with the homeowner(s) and if necessary to engage legal counsel to rectify the violation, which can include placing liens on the home. All homeowners should respect their neighbors and the neighborhood and adhere to the covenants.

### 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.
- Landscaping changes such as removing more than one tree or shrubbery.
- 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.
- 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.

## Street parking, speeding vehicles and noisy vehicles – ongoing concerns for our neighborhood

- **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. Be considerate of your neighbors and everyone's safety, only park in the street when it's necessary.
- **Speeding vehicles** – The speed limit is 25mph throughout the neighborhood. We encourage all homeowners and their guests to be cautious and slow down!
- **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 about these vehicles, especially when the vehicles are entering or exiting the neighborhood in the early hours of the morning. Courtesy would be appreciated when driving through the neighborhood at any hour of the day to reduce the noise of the vehicles.

## New Zoning Proposal

The City of Kennesaw is considering a zoning proposal for a 400,000 sq. ft. fulfillment center on the 27 acre site at Kennesaw Due West behind the Culver's and Dunkin Donuts. The large building that was never completed further down Kennesaw Due West will be torn down. Truck traffic will create a huge problem in that area. If it is built as proposed and you travel on Cobb Parkway, go to Culvers or do anything at Kennesaw Mountain HS, you will be impacted by all the truck traffic coming from Chastain and turning right onto Cobb Parkway, then trying to jog over to make the left turn on to Kennesaw Due West. Additional trucks will be on the road coming down Cobb Parkway from the north from another Amazon distribution center being built in Acworth and turning right onto Kennesaw Due West. Most will go out of the site on a road just south of the bank and try to merge on to Cobb Parkway right before the railroad bridge and then try to get over to turn left on Chastain. You do not have to be a City of Kennesaw resident to attend the meeting and express concern over this bottleneck. **The meeting is September 7 at 6:30 pm at the lower of the Kennesaw City Hall and Police Station.**

## Pool/Tennis Security

Amenities and Parking Lot hours are 8am -10pm. Contact [butlercreeksecurities@gmail.com](mailto:butlercreeksecurities@gmail.com) with any issues.

## Reserve the Pavilion

Please email Patsy Chastain, [BCHOASocial@gmail.com](mailto:BCHOASocial@gmail.com) , to reserve the Pavilion for gatherings.

## August Yard of Month

Congratulations to John & Vickie Hickson, 2412 Caylor Hill Pointe!

## Board Member Vacancies

The Board will have several 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](mailto:butlercreekhoapresident@gmail.com)). Voting on new Board member(s) occurs as part of the annual meeting process.

## Pencil these events on your calendar!

- Pool Closes - September 18
- Community Movie Night TBD September
- Pumpkin Painting/possible Trunk or Treat event in October

## Windsong Development Update

Unfortunately, Windsong has made the decision to not purchase the Mulkey property. They felt they could not meet their financial goals while adhering to the approved development criteria. The real estate broker is looking for another developer/buyer for the property, so stay tuned for new yellow signs to be posted at some point in the future. Thank you in advance for your continued support for responsible development on this property.