

BUTLER CREEK NEWS

BOARD MEMBERS

Sharon Cobb

HOA President

butlercreekhoapresident@gmail.com

Matt Blank

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

Matthewblank216@gmail.com

Jenny Armstrong

Treasurer

bchoatreasurer@gmail.com

Alicia Palmquist

Secretary

(Access to butlercreek.org)
btlercreek@yahoo.com

Christa Brogan

Amenities

(Pool/Tennis)

christabrogan@gmail.com

Ryan Benefield

Security

(Key Fobs and Cameras)
Butlercreeksecurities@gmail.com

Volunteer Needed

Social

(Community Events)
BCHOASocial@gmail.com

From the President:

Hello Fall! 

In early July, the Board hand delivered ballots to each home with a proposed Third Amendment to our Declaration of Covenants, Conditions, Restrictions and Easements for Butler Creek Homeowner Association. Each proposal required a separate vote of Yes/No and per our Bylaws, 96 “yes” votes were required per proposal to make the change.

- **Proposal #1 - APPROVED**– Amend our “no rentals covenant” to further prohibit Owners from utilizing short-term transient rentals sites like Airbnb and VRBO to lease or rent homes in our neighborhood.
- **Proposal #2 - NOT APPROVED** – Strengthens the ability of the Board to levy and collect fines for violations of any standards adopted by the HOA’s Architectural Control Committee by an owner, occupant, invitee, guest, and tenant.
- **Proposal #3 - APPROVED** – Adds a new Section 9 to the end of Article X for Security which limits the Association’s liability (every homeowner is a member of the Association) and states the Association does not represent or warrant that it provides security services in the community.
- **Proposal #4 - APPROVED** – Adds a new Section 10 to the end of Article X for Electronic Records, Signatures and Documents which allows the Association and Board to use electronic means for business purposes to the extent permitted by Georgia law provided there is sufficient security, reliability, identification, and verifiability.

The Declaration of Covenants, Conditions, Restrictions and Easements for Butler Creek was developed and filed in August 1987. There have been two subsequent Amendments filed in 1996 and 2013. We will be filing the Third Amendment with Cobb County, and all documents can be found on the Butler Creek Homeowner website. No password is needed.

The Board appreciates the homeowners that responded to the request for a vote.

Butler Creek is a great community – let’s keep it that way!

~ Sharon Cobb

Board Member Vacancies – WE NEED YOUR HELP!

The Board will have four openings in July 2024 and we are looking for volunteer replacements for a 3-year term. Voting on new Board member(s) occurs as part of the annual meeting process. We have had an incredibly engaged Board the past three years with many accomplishments and as a neighborhood we should keep the momentum going!

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).

Meet your Neighbors Drop-In Social!

- Katie Salinas' home (2341 Standing Peachtree Court)
- **Friday, November 3, 6pm-8pm**
- BYOB and/or your favorite snack
- Guests 21+

ACC

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

All details related to updates/changes to a home's exterior or landscaping which require ACC approval can be found in the Covenants and By-laws that are located on the Butlercreek.org website under Residents>Architectural. No password needed.

A reminder of common violations to the Butler Creek 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.
- Outside storage of personal possession, except for firewood and lawn furniture, **is prohibited by Cobb County**.
- 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.

Yard of the Month

- August – 3287 Standing Peachtree Trail –The Walter's Residence
- Coming Up!
 - Halloween Yard of the Month Contest
 - Holiday Yard of the Month Contest

See you on the 3rd!