

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/Landscaping)

christabrogan@gmail.com

Ryan Benefield

Security

(Key Fobs and Cameras)

Butlercreeksecurities@gmail.com

Katie Salinas

Tennis/Alta

salinaskatie@gmail.com

Melanie Moore

(Volunteer)

Social

(Community Events)

BCHOASocial@gmail.com

From the President:

Happy New Year

Have you seen the new retaining wall beside the tennis courts? If you have not, please swing by sometime. Another investment in the neighborhood's amenities which will last many years.

Over the past three years, your Board has met consistently and has thoughtfully invested the funds of the Association in capital improvements that were needed - new entrance/amenities signage, updated electrical work at the entrances/pool/tennis courts, updated sprinkler system mechanism, new pool/pavilion furniture, new grill at the pavilion, new retaining wall at the tennis courts and updated the covenants.

As I have mentioned in previous newsletters, we have Board members rolling off as of May 31 and I would encourage anyone interested in serving to email me

(butlercreekhoapresident@gmail.com) with any questions or if you would like to be placed on the ballot. Board members serve for 3-year terms and the time commitment of a Board member varies based on their responsibilities. Typically, the "busy" season is April - September. Voting on homeowners that have submitted their names to volunteer as a Board member occurs as part of the annual meeting process.

The alternative to not having a homeowner Board is to have the Association run by a management company. This is a significant cost, which will negatively impact money being spent on the actual needs and wants of the neighborhood and homeowners. After almost 40 years, I would hate to see our neighborhood turned over to a management company. But the Association needs volunteers - it is too much for 2-3 homeowners to run and the current Board has had such great momentum and camaraderie over the last three - four years, I hope you will consider serving.

Butler Creek is a great community - let's keep it that way!

~ Sharon Cobb

Annual Homeowner Meeting

Mark your calendars!

Friday, April 19, at 6:30pm will be the Annual Homeowners meeting. The 2024-2025 Budget and ballot for new Board members will be distributed 30 days prior to the meeting. Tentative plans for a hot dog cookout are being discussed.

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 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.
- 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.
- 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.
- 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.

Join the Butler Creek Book Club!



Every other month, let's get together, chat about books, and spend time with friends both old and new. We'll rotate houses and books each meetup. Ready for your next page turner? The Butler Creek Book Club will kick off 2024 with a new release - *First Lie Wins* by Ashley Elston. First meeting will be at Melanie Moore's house (2499 Mack Dobbs Road) on **Thursday, March 14 at 6:30**.

If you're interested, please let Melanie know at bchoasocial@gmail.com.

Let's build a Little Free Library!



Staying on the reading theme, let's create a neighborhood Little Free Library. We have some really talented builders, so we would love if one or some of those people would volunteer to build one for Butler Creek. There are plans and ideas on their site here:

<https://littlefreelibrary.org/start/build-a-littlefree-library/>

If you're interested in building and would like to help, please let Melanie know at bchoasocial@gmail.com.

Yard of the Month

Will resume this Spring!



Congrats to Lynette O'Leary (3255 SPT) for willing the Halloween decorating contest!



Congrats to The Hickson home (2412 CHP) for winning the Holiday decorating contest!

Pool/Tennis Security

Contact butlercreeksecurities@gmail.com with any issues.

Reserve the Pavilion

Please email btlrcreek@yahoo.com to reserve the Pavilion for gatherings or go to <http://www.reservemycourt.com> to set up an account and select Butler Creek as your "club". Approval will be granted for all Butler Creek Homeowners within 24-48 hours.

Mack Dobbs/Ellis Road Development Update

Many of you remember the banding together of homeowners in our neighborhood and in others (Chandler Ridge, Signal Point, Tamarack Falls, Mack Dobbs, Ellis Road) when the Mulkey property at the corner of Mack Dobbs and Ellis was posted with Cobb County variance signage in May 2021. Windsong Developers had approached the Mulkey's about developing their property as an over 55 community with 98 homes, similar to Encore at Mack Dobbs and Stilesboro. For almost a year we worked with Windsong to reach an agreement to reduce the density, gain consistency with the surrounding developments, increase the landscaping on Mack Dobbs and preserve the beauty of the property. The final plan approved by Cobb County included a reduction in density to 58 traditional one and two-story homes with robust landscaping on Mack Dobbs and a 20 foot wooded buffer adjacent to the Signal Point homeowners. After the approval by the county, Windsong pulled out of the development in late 2022 indicating they could not develop it profitably. In mid-2023, I was contacted by Keli Gambrell indicating another developer had taken over the approved plans. Many of you probably noticed the utility markings on Mack Dobbs which were placed last summer. In early January I was contacted by Taylor Morrison, the new developer. Included in the communication was an updated rendition of the development which currently shows 56 homes. I have requested additional information regarding the square footage, elevations and estimated price point and have been told they are still working on it. I have also inquired about the timing of moving the dirt, draining/repairing/refilling the dam, etc. When I discussed this with the Windsong developers, they indicated it would be over a year for the land development and then 1-2 years for the actual construction of the homes. So regardless, this will be a multi-year project. As I find out more details, I will keep the Association updated.

See you at the Community Meeting on April 19th!