

# Butler Creek News

November 2016

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## INSIDE THIS ISSUE

- 1** Letter from our Prez
- 2** Ken's Corner, *by Ken Scruby*
- 2** Selling your home in the Fall/Winter seasons
- 3** Pest Control Tips, *by Scott Smith*
- 3** Calendar of Events



## Letter from the Prez

Dear Neighbors,

Now that summer is really gone, let's bring on some cooler weather! The holidays are right around the corner. Can you believe the year will be over in just 2 months? I never knew what people meant when they said, "Where did the weeks go?" Now I understand.

We are looking to upgrade two items in the common area, new pool furniture and updated play equipment. I think we would all agree the pool furniture has seen better days, and the wood on the current play equipment is old and outdated. If anyone knows where we can get a discount on either of these items please let me know by email. We would like to have both replaced by the spring time.

All of these upgrades are for you, The Neighbors. It is our goal to give you a neighborhood you can enjoy and are proud of, and for you to receive the best return on the investment of your home when it is time to sell.

One last thing, we lost two neighbors in the past weeks, Michael DeFranks and Ellen Hutchison. Though I didn't know Michael personally, I was informed that he and his family were one of the first residents in Butler Creek. 25 years in the same neighborhood is a long time to build friendships and memories. I know he will be missed by all who knew him. I recall when my son was born almost 22 years ago, Ellen and Tim brought over a baby gift for Nicholas. She will be remembered for all her kind deeds she did for her neighbors. She will be missed also on The Tennis Courts. Please keep both families in your prayers.

Let me be the first to wish you a Happy, Healthy, and Safe Holiday Season. I'll see you around the neighborhood.

The Prez.

## Ken's Corner

Keep your grass in tip top shape by following a few easy rules:

Bermuda, Centipede, St. Augustine and Zoysia go dormant during winter. Do not fertilize this type of grass after September. This could cause damage to the roots as the plant goes dormant and shifts its resources to its roots. Fertilize this turf in the spring during its active growing season.

Fescue can be fertilized now as its growing season is in the fall. It is also a good time to aerate your Fescue. Always use fertilizer wisely as it can burn your turf if applied without the proper technique.

Pre-emergent can be used all winter season as long as you are not seeding the lawn. This will set you up for a weed free lawn in the growing season. Just be careful not to overuse any fertilizer or herbicide. Always follow the instructions and you will get great results.

Lawn mower weatherization:

Drain water from all bird baths, sprinkler systems, and garden hoses. Replace your old mulch in your flower beds if you had any disease problems. Remove all fuel from chain saws, edgers, mowers, and weed whackers. Empty the fuel back into the gas can then run the device until it stalls. Always run your equipment dry as this will get stale fuel out of the system.

Never keep any fuel over the winter. If you are using ethanol fuel, it will absorb way too much moisture to run your equipment next season. Put all leftover fuel in your car even the two cycle fuel. Your car will dispose of the fuel and you can start fresh next season. Do not use large fuel cans. Use small cans and make certain that they are tightly sealed to keep moisture out of the fuel during the summer months. Change your oil and replace the air filter and spark plug. Spray fogging oil into the spark plug hole and pull the start cord. This will lubricate your device and prevent corrosion in the off season. 20 weight fogging oil is available at your auto parts store. This way you will be ready for that fresh fuel in the spring mowing season.

Remove all yard waste from your yard and clean your gutters. It is also a good time to replace your mulch in all beds. Have a great winter.

## NEIGHBOR SERVICES

NOTARY PUBLIC – NICHOLE KROUSE



### Selling Your Home in the Fall/Winter Seasons

With school in full swing and cold weather setting in, house hunting becomes less appealing for some buyers. Fortunately, for other buyers, none of that matters. They may be transferring from another state or they are determined to be homeowners by the end of the year. Fewer houses are on the market during this time, which means your home can get more attention. Make your home stand out by creating a warm, welcoming environment. Here are a few ideas:

1. Keep exterior pathways and driveways clear of snow and ice.
2. Keep entrances extremely clean.
3. Use air fresheners, cinnamon and other seasonal scents are appealing.
4. Before a showing, consider having hot chocolate or coffee available.
5. Give each room a cozy touch, such as a folded throw blanket on the back of a couch.
6. Be sure to have all the lights on, during a showing.
7. Show how outdoor rooms or areas, such as a screened-in porch, can be used.
8. Use urns, planters and other garden structures to help potential buyers visualize how the yard can be used during the summer.
9. Decorate for the holidays, but don't go overboard.

I hope this helps any of you who are thinking of or needing to sell this winter. If you have any questions or need a free evaluation of your home's value, I'm just a phone call away, 404-641-8751. Or you can email me at [staceyphorton@gmail.com](mailto:staceyphorton@gmail.com). Have a GREAT Thanksgiving and Christmas!!

Stacey Horton  
Your Butler Creek Neighbor  
Maximum One Greater Atlanta Realtors

## **Winter Pest Control Tips**

Hello friends and neighbors. General home maintenance is important to the overall quality of life for you and your family, and properly winterizing your home is an essential aspect of this. Overall cleanliness throughout the house will improve your line of defense against pests, specifically rodents. Clean the counters, check for spills, and keep an eye out for these winter intruders.

### **When “Overwinter” Guests Overstay Their Welcome...**

We’ve all experienced the houseguest who never seems to leave. Come winter, inconvenient guests come in all shapes, sizes, and species. Insects and animals alike try to avoid the cold by seeking a nice warm place to settle down, also called “overwintering.” Your home is an exceptional place for these occasional invaders to bunk.

### **Overwintering 101**

Hibernation is the most well-known form of overwintering, but not all pests pass their time snoozing. While some insects take the avian route and migrate to warmer places, other insects stay put when winter sets in.

Insects can overwinter at any stage of development, from larvae to adults, and their hibernation habits differ by species. Some feed and grow actively, some breed, and others lay low, awaiting warmer times.

While you might not consider your attic, walls, or basement to be a comfortable place to rest, pests see them as five-star digs. And when breeding bugs infest, it can lead to more complicated problems down the line.

When it comes to preventing overwinter guests, common sense can go a long way:

- Keep firewood piles away from the perimeter of your home.
- Be on the lookout for any cracks, holes, or entrance points.
- Seal windows and close up the space beneath doors.
- Properly close garbage barrels so that trash stays in.
- Don’t leave any food out...at all...ever.
- Sweep up the garage. It’s the perfect place for pests to set up camp.

As pest control experts, we will take inventory of all your issues and keep the pests away. **Call us at 404-937-7088 or email me at [scotts@smartgreenpestcontrol.com](mailto:scotts@smartgreenpestcontrol.com)...**Thanks!

## **CALENDAR OF EVENTS**

November 6 – Daylight Savings Time ends

November 8 – Election Day

November 25 - Thanksgiving

