

# BUTLER CREEK NEWS

November 2017 - Volume 17, Issue 8

## BUTLER CREEK BOARD

### President

Joe Mantineo, [mantineoj@gmail.com](mailto:mantineoj@gmail.com)

### Vice President

Mark Ford, [mford757@gmail.com](mailto:mford757@gmail.com)

### ACC

Jason McMahon,  
[jasonmcmahon.bchoa@gmail.com](mailto:jasonmcmahon.bchoa@gmail.com)

### Treasurer

Nichole Krouse,  
[nicholekrouse.bchoa@gmail.com](mailto:nicholekrouse.bchoa@gmail.com)

### Secretary

Teresa Vogel, [atlantadixie@gmail.com](mailto:atlantadixie@gmail.com)

### Pool and Amenities

Dave Doering, [dave.doering5@gmail.com](mailto:dave.doering5@gmail.com)

### Website and Wifi

Ken Watson, [furman87@gmail.com](mailto:furman87@gmail.com)

## LETTER FROM THE PREZ

Dear Neighbors,

It's November and it's going to get cold! I think it's great that we have a couple of neighbors that take the time out of their busy schedules to be able to contribute to our newsletter. I know this is great information for a guy like me who doesn't have a green thumb. The information they put together can save a broken pipe or weeds from coming through the winter and into the spring.

Scott has good advice about winter weather -- everybody wants to come into a warm house, even critters and bugs. I've seen it all in my 20+ years in this neighborhood and just wanted to give kudos to both Ken Scruby and Scott Smith of Smart Green Pest Control.

As for neighborhood business, we only have two residents who have not paid their 2017 HOA fees. We will be contacting our attorney to help resolve the issue.

We are also looking to add another \$20,000 into a bank CD for emergencies, such as pool or roof problems. Maintaining a healthy reserve allows us to cover our major costs without raising our annual HOA fees, which are some of the lowest in the area.

We have been watching our costs and are happy to say we do not foresee any budget increases. The pool furniture was already budgeted from 2016/2017 budgets. We will be adding wind screens to the tennis court fences, and this cost will be offset by the fees that we collect from players outside of the neighborhood. We are looking into fixing the sprinkler system near the parking lot and pool, and I don't see that being too costly.

In conclusion, let me be the first to wish you and all of your families a Happy Holiday and Happier New Year,

and I will see you around the neighborhood!

The Prez

## **KEN'S CORNER**

Happy Fall season, which is a great time to button up a few things before Winter.

### ***Outside water shut off***

- First find the shut off valve for your outside faucet.
- Turn it clockwise until it is closed fully.
- Open the outside faucet to let them drain.
- Check the shut off valve for any leaks. If you detect leaks the packing will need to be replaced.

To change faucet packing

- First shut off the valve by turning it clockwise.
- Remove the outer shut off handle.
- Then remove the nut to expose the packing.
- Remove the old dried out packing.
- Wrap the stem three times with the new packing.
- Then reinstall packing cover and handle.
- Check for leaks at the stem.

### ***Gutter maintenance***

Wait until the end of November to have your gutters cleaned. If you need a reliable company, contact me at [kennethrscruby@yahoo.com](mailto:kennethrscruby@yahoo.com) and I will get his number for you. Anything you put in or over your gutters to keep debris out will also keep out the rain. Clean your gutters every November and June to protect home from water damage.

### ***Lawn and garden***

Clean your flower beds removing all summer plantings. Cut your grass short to scalp it for winter. Run your mower dry to remove all old fuel. Tie a rope around the handle to keep it running. Let it run until all fuel is gone. Pour your fuel from the gas can into your car. Do not store old fuel over the winter. Always start fresh with clean non ethanol fuel every spring season.

## TOP 11 PEST-PROOFING TIPS FOR FALL

Hello friends and neighbors, cold weather brings everyone indoors. Sitting in your living room with a pair of slippers and a blanket wrapped around your shoulders can be a comforting feeling ... until a mouse scurries across the floor.

Your family may not be the only ones enjoying the warmth of your home. Pests such as rats, mice, cockroaches and some species of spiders have life cycles longer than a year, meaning they need to find shelter during the winter to survive. These pests can pose serious risks to both people and homes.

When making their nests in walls, rodents can chew on electrical wires and drywall, and they are known to pass on diseases such as salmonella and Hantavirus. Cockroaches can contaminate stored food, leave droppings around the home and trigger allergic asthma, especially in children. On top of all that, some spiders commonly found around homes are poisonous.

Below are ten pest-proofing tips from the National Pest Management Association (NPMA) that every homeowner can follow to keep pests outside during the fall and winter:

1. Screen attic vents and openings to chimneys, and any other areas where homes may be open to the outdoors, like mail slots and animal doors.
2. Keep basements, attics and crawl spaces well ventilated and dry. Pests are attracted to areas of moisture, something they need to survive. Using dehumidifiers in basements and garages will help keep these areas dry.
3. Seal cracks and crevices on the outside of the home using caulk and steel wool. Pay close attention to where utility pipes enter the structure. Some rodents can fit through a hole the size of a dime.
4. Keep kitchen counters clean, store food in airtight containers and dispose of garbage regularly in sealed receptacles. Crumbs and a buildup of garbage are attractive to pests scrounging for food. It is recommended to clean up after each meal and to properly close garbage cans when they are stored in the home or garage.
5. Replace weather-stripping and repair loose mortar around the foundation and windows. These are easy ways to keep not only pests, but also cold air out of the house.
6. Store firewood at least 20 feet away from the house and keep shrubbery well-trimmed. Removing areas where pests can hide near your home can reduce the chance of them finding a way inside.
7. Install door sweeps and repair damaged screens. Torn window screens and cracks under doors are an ideal entry point for household pests. When you open the window, you could be letting in more than just fresh air.
8. Inspect items such as boxes of decorations, package deliveries, and grocery bags before bringing them indoors. Pests can find creative ways to get inside a home. Shake out or inspect anything that has been left or stored outside.
9. Avoid leaving pets' food dishes out for long periods of time. Pests don't discriminate between people food and cat food. Pet dishes that have been left sitting out are enticing for all kinds of insects and rodents.
10. Have a proper outdoor drainage system. Installing gutters or repairing an existing system will help draw water and moisture away from your home, preventing any leaks or build up that might attract pests.

11. The best way to protect your home and prevent any type of pest infestation during the winter is to follow these pest-proofing tips in the fall when the temperature begins to drop. However, if you think you have a pest infestation, be sure to contact a pest control professional to assess the situation and recommend treatment.

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

## NEIGHBORHOOD SERVICES

### Realtor

Stacey P. Horton  
Maximum One Realty  
Atlanta Concierge Realty  
404-641-8751  
staceyphorton@gmail.com

### Notary Public

Nichole Krouse,  
nicholekrouse.bchoa@gmail.com

## NEW RESIDENTS

If you have recently moved to Butler Creek, welcome to the neighborhood! We know that you will love Butler Creek as much as we all do, and to make sure that we all know who you are, please email your family information, address, emails, and phone numbers to our website administrator, Ken Watson, at *furman87@gmail.com*, and he will update the website with your information. The neighborhood website is <https://www.butlercreek.org>