

BUTLER CREEK NEWS

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BUTLER CREEK BOARD

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LETTER FROM THE BOARD

Dear Neighbors,

The first year for this administration has come to a close. We had some challenges with board member departures and recruitment but we were able to fill all the positions. A number of maintenance issues surfaced and we accumulated many hours contacting outside contractors or fixing the issues ourselves. Our challenge over the next year will be to find solutions and implement cost measures to fix the aging amenities in Butler Creek. We have repairs that require more funds than we currently have available. We have made cuts to the budget to allow for more savings, while still trying to fix some of the minor issues; major capital improvements will have to be revisited at a later time.

Butler Creek is a sought after neighborhood with houses often selling days after being put on the market. This is partly due to the school system and location in Cobb County, however, it is predominantly because we are a swim and tennis community. Once you become a resident of a swim and tennis community you assume the responsibility of maintaining these amenities; you are the owner of the common areas. Preserving the amenities and common area go hand and hand with the value of your home. The goal of the Board is to keep Butler Creek a neighborhood of which residences can be proud. The HOA consists of volunteers that spend many hours working to preserve the value of your property. The amenities are in need of renovations and our dues are outdated and we are asking all homeowners for support in the coming year as we address these issues.

Budget Report

The *budget for Fiscal Year 2019-2020 passed*. Thank you to those homeowners who submitted their proxy and for those that went door to door to collect them.

The *proposed special assessment for this year did not pass*, therefore, the bathrooms and the tennis courts will not be renovated or resurfaced. No major capital improvements will be made until we are able to accrue adequate reserves.

Annual Meeting May 2019

At the annual meeting in May we outlined in detail the current status of the HOA financials. The board's work over the year was summarized. We also discussed a 5 year maintenance plan that will need to be addressed. These items were listed in the proposed assessment section with the annual proposed budget. Again, these items will not be fixed until we build up an adequate reserve. Unfortunately in FY 2018-2019 we only had \$1500 net income after repairing many maintenance issues that occurred. In order for the entire community to understand our current financial status please find below a simple overview:

\$47,000 in reserve - Suntrust bank CD's

\$50,400 projected yearly revenue if all homeowners pay the HOA dues

\$30,000 FY 2018-2019 operating expense to maintain Butler Creek amenities

\$20,000 projected yearly savings balance with no additional expenditures for the FY.

Annual Dues

The Annual HOA dues will be raised next year to \$425, as included in this years proposed budget. The dues have not been raised in over ten years. There has been only one special assessment in the 32 years of Butler Creek's existence and that was for mailboxes. The dues have not kept up with inflation to meet increased costs for yearly operating expenses. The Board has researched comparable neighborhoods in the area and found our dues to be one of the lowest (please review the attached spreadsheet listing the neighborhoods and their dues).

The Board provided a 5 year maintenance plan which included major "budget busting" expenditures that are on the radar. With the special assessment voted down, the courts and bathroom renovation will now come from the reserves, along with the pool which has surpassed its lifespan. Some fun facts, the pool was built 32 years ago and its life span is 25 years. The life span of the pool surface is 15 years and it was resurfaced in 2007. The cost to replace a pool our size ranges from \$80-\$100K and the cost to resurface is \$15K. Resurfacing at this time is not an option. If reserves are not available to replace the pool, homeowners can incur a special assessment that could be in the range of \$560 (\$80K/144 homes).

Last but not least is the retaining wall located by the tennis courts. It is breaking apart and deteriorating. To replace a wall that size is approx. \$15K. It is beyond the point of just replacing a few timbers.

The point of including this information is to update the residence with the details of what we are facing, which supports the need for an increase in the Annual Dues.

Tennis Court

In December we revised a portion of the rules for tennis court use pertaining to the formation of teams, this was summarized in the December newsletter. The document in its entirety can be viewed on the Butler Creek website. The Board has allowed a grace period for these changes but as of July 1st they will be enforced.

To Summarize:

A roster must be submitted to the board for approval prior to the start of play.

Non residence tennis fees must be collected and submitted to the board prior to the start of the first match.

As of June 1, 2019 the Board voted to increase the tennis fees to \$20 per non-resident player. A non-resident player need only pay for 2 teams per year.

As of June 1, 2019 the Board voted that a team must be comprised of approximately 50% residences. This is a decrease from 66% that was put into place many years ago by prior boards. We understand that it is hard to form a team with members of the same level in a neighborhood of our size.

Street Parking

Street parking is still a concern on Standing Peachtree Trail. We have seen an increase this summer in street parking. Please consider your neighbors and the location in which you park. We have families walking, riding bikes, pushing strollers and your cars are restricting the site lines for other drivers. Please be considerate of your neighbor's safety.

Security System

We have a full security system with 6 cameras overlooking the common area, specifically the parking lot, tennis courts, play area and pool. This runs 24 hours a day, 7 days a week and is monitored by the Board. We have had several issues that have been caught on video and addressed. Hours of operation are 10 am to 10 pm. Please review the attached document regarding the surveillance and security system.

Pool Opening Party

Unfortunately the neighborhood ice cream social we planned in June to start the summer off was canceled due to weather. We have rescheduled an event for Sunday, July 28 but this time it will be more of a back to school party even though we know it's not something the kids will want to celebrate. Details to follow; you will be notified by email and information will be posted on the front entrance sign.

Yard of the Month-Congratulations!!

Award for May - Stan & Felecia Ingram 2403 Caylor Hill Point

Award for June - Carrie & Bill Jones 3293 Standing Peachtree Trail

ACC

The board has sent letters to neighbors to address maintenance or landscaping issues. Many homeowners have been responsive to the requests. Some issues are still being addressed and we are following up with these homeowners. When making changes to your property please review the Architectural guidelines and submit an ACC request form before making alterations.

Neighborhood Garage Sale

The board will plan a garage sale in October. Please stay tuned for dates.

Volunteer Request

Looking for a volunteer with chainsaw to cut down pine tree behind tennis courts. It's 4" in diameter. It is leaning toward tennis fence and needs to be removed before it gets any bigger. Please contact bchoatreasurer@gmail.com if interested in assisting.

Have a safe and Happy July 4th!