

BUTLER CREEK NEWS

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BUTLER CREEK BOARD

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Letter from the President

Hello residents of Butler Creek!

2020 is jumping off with a great change to the common area. The bathrooms are getting a facelift! Over the last few years of dealing with water damage and plumbing issues, the board decided that things were turning into a potential health problem and the bathrooms needed to be addressed. The hope is that the new bathrooms should be open by the beginning of March!

Now, for the not so fun news. There have been a few issues that have been presented to the board over the years that are out of the HOA's hands. The HOA board is here to pay the community bills, make sure covenants are being upheld and that the common areas are maintained. We are not the police. We are not the neighborhood mediators for neighbor grievances. If you don't like the way a neighbor tends to their yard, we as a board have no means of addressing it. Talk to your neighbors. When a home or yard falls outside of the Architectural Covenants; then, as a board we can address issues. **If you think something illegal is happening, call the police.**

We have all bought into a neighborhood knowing that it was an HOA, and by doing so you are signing into the HOA Covenants. People buy into HOA communities to help ensure that their neighbors keep their yards nice and neat, their homes maintained and to have access to common facilities such as the pool, tennis courts and nature trail. We all live in Butler Creek, as residents and co-owners of the facilities we should all strive to maintain a quiet, clean and respectful neighborhood for each other.

The board is also moving forward with streamlining the way annual due reminders are sent. We ask that if you haven't heard from your block captain yet about verifying email addresses, please do so soon. The board is moving ahead with sending out only quarterly newsletters with emails being sent out in between if needed (IE, bathrooms are closed for repairs).

Neighborhood News

Holiday Decoration: We want to thank Becky Hampton for taking the lead and preparing the Christmas decorations this season. She did a great job and the lights stayed on throughout the season thanks to Beau Brock.

Neighborhood Garage Sale: It was posted in several garage sale advertisements and signs were set up on the roads. We had a good turnout even though the weather tried to close us down. We will do it again next year if we receive a good response so if you are interested make sure you let us know when we set the date.

Tree Damage: Many of you saw first-hand a fairly large tree came down across the tennis courts in September. It did a fair amount of damage but thank goodness it missed the light poles. All the repairs were made in a timely manner so it did not interfere with the tennis season.

Community Area Fence: The fence around the playground, parking lot and tennis courts has been fixed. Rails have been replaced and fencing has been stapled back on to the boards. Behind the fencing you will also see that a large amount of trees and debris has been cleared and that again is due to the continuing efforts of your neighbor Brian Komrska.

Bathroom renovations: An email will be sent out to the residence when the bathrooms are complete. The group we hired are doing a great job so make sure you stop down when they are completed to take a look. Renovations began on January 6th and will take approximately one month to complete. The bathroom area is completely off limits until the work is complete. The renovation is an extensive one as we had to totally gut the entire bathroom due to water leaks, clean up mold, and bring them up to code and finally address the issue of freezing pipes. (Over the years we have had to run space heaters to keep pipes from freezing, which is a potential fire hazard.) Not only are the bathrooms getting fixed but so are the pool gate and the rotten door to the pool room.

Yard of the Month:

October	Halloween -	The Davidson family @ 3297 Standing Peachtree Trail
December	Christmas -	The McColl family @ 2353 Standing Peachtree Court

The next yard of the month will be judged in April.

Seeking Board Members

We are desperately in need of board members, please consider volunteering. The lack of involvement is decreasing each year and it is moving us in the direction of possibly hiring a management company. There are only a few of us trying to manage the ACC, budgeting, resident requests, homeowner issues and the list goes on. Again please give it some thought, the meetings are only once a month.

ACC

The ACC has sent out many letters over the past year advising residents of various violations to the covenants. We have received minimal response or action. You have a responsibility to keep your property respectable and the covenants are very specific as to how they should be kept. The covenants are on the Butler Creek Website. Either the board or the future management company has every right to enforce the covenants and take action to remedy the situation. With spring right around the corner please do not forget to submit the ACC request form for any changes being made to you property to ensure they meet the guidelines of the community.

Treasury Report

a). We have three residents that have not paid their dues this year and liens have been sent to each homeowner.

b). In 2019 we retained an accounting firm to assist with updating the accounting books. Over the years there have been so many individuals maintaining the books that they were in dire need of a clean-up. Subsequently this was the first year since the mid-2000s that we have filed state and federal taxes. The books are now up-to-date and we will continue to work with the firm to keep them this way.

The budget for 2020 along with an invoice for the 2020 dues will be sent out May 1st through emails. In mid-January we requested that all the block captains obtain emails from each of the residents in their section of the neighborhood. If you have not been contacted please feel free to send any email updates to bchoatreasurer@gmail.com. If you do not receive an email please do not assume that you have been excused from paying your HOA fees. We will be happy to deliver one personally upon request.

HOA fees are due June 15th. You now have 4 months to plan ahead, the due date has been the same for a number of years. If you are experiencing financial difficulty do not wait until September to contact the board to discuss. Be proactive and let us work together for a mutually beneficial outcome.

HOA Annual Dues

Let's face facts, over the past decade your cost of living HAS gone up; Groceries, utilities, gas prices! Well then it should be no surprise then that so have the costs to run your amenities. Nobody is excited about having to pay higher assessments, not even board members. We review the budget, we know the yearly costs to maintain the community, costs of items that need to be fixed and large expenditures down the pipeline; we don't have enough in reserve to pay for much needed change as the reserves are being depleted. We sent you last year a comparison of the various comparable neighborhoods and their dues and we were about the lowest. With this being said the dues will be raised, per last year's vote, to \$425 starting this year.

Why Your Dues Matter

Homeowner association dues pay for the maintenance and insurance for all common areas for single-family home subdivisions that have recorded codes, covenants and restrictions. Many lenders will refuse to write mortgages for properties in HOAs that have delinquency rates of more than 25 percent. The result can be devastating to a community. No one can sell their homes because lenders won't loan there, common areas deteriorate and remaining homeowners face rising dues to make up for the owners who haven't paid. Food for thought!

