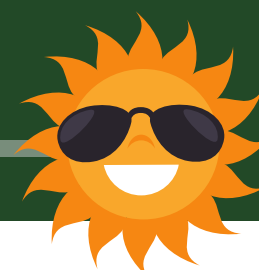


# BUTLER CREEK NEWS



## BOARD MEMBERS

**Sharon Cobb**

HOA President

[butlercreekhoapresident@gmail.com](mailto:butlercreekhoapresident@gmail.com)

**Matt Blank**

HOA Vice President/ ACC

(requests for outdoor home updates)

[Matthewblank216@gmail.com](mailto:Matthewblank216@gmail.com)

**Mary Wegner**

Treasurer

[bchoatreasurer@gmail.com](mailto:bchoatreasurer@gmail.com)

**Alicia Palmquist**

Secretary

(access to [butlercreek.org](http://butlercreek.org))

[btlrcreek@yahoo.com](mailto:btlrcreek@yahoo.com)

**Katie Salinas**

Amenities (Pool/Tennis)

[Salinaskatie@gmail.com](mailto:Salinaskatie@gmail.com)

**Ryan Benefield**

Security ( key fobs)

[Butlercreeksecurities@gmail.com](mailto:Butlercreeksecurities@gmail.com)

**Patsy Chastain**

Social (community events)

[BCHOASocial@gmail.com](mailto:BCHOASocial@gmail.com)

## Letter From the President

Hello Butler Creek Homeowners!

First, welcome to our new homeowners. We are glad you chose Butler Creek as your new home and we look forward to meeting you at the Back to School Social, as you are out in the yard or walking around the neighborhood. Please reach out to a Board member if you have any questions – we are here to help.

Second, welcome to our newest Board members – Ryan Benefield (Security) and Katie Salinas(Amenities). We are grateful for their help and energy over the next three years.

It was refreshing to see the turnout for the annual Homeowners meeting and even more importantly the engagement of everyone. We would love to see this type of participation continue in all our activities – so as you start filling up your calendar with activities and continuing to return to a more normal way of life, make space for Butler Creek activities!

Finally, we want to let you know your Board will be researching necessary future capital expenditures to understand the costs associated with keeping Butler Creek's amenities safe and attractive. Butler Creek is a sought-after neighborhood due to its location but also because our neighborhood is a swim and tennis community. As homeowners, we all share the responsibility of maintaining these amenities since they contribute to the value of our homes. The goal of your volunteer Board is to keep Butler Creek a neighborhood in which we can be proud. We anticipate sharing more information and proposing a timeline and financial plan early next year.

~Sharon Cobb

## Speed/Noise/Street Parking

Street parking, speeding vehicles and noisy vehicles – all ongoing concerns for our neighborhood:

- **Street Parking** – Each homeowner has adequate parking space in their driveways. Except for the occasional social gathering, there should be no parking in the street. Cobb County law requires vehicles parked in the street to be facing the correct direction and if there is an emergency, first responders will push aside any vehicles obstructing the path to get to the affected home. This is especially true of vehicles parked in curves. Park in the street at your own risk!
- **Speeding Vehicles** – The speed limit is 25mph throughout the neighborhood. There are more walkers on our streets, more homeowners walking dogs and new homeowners with small children. We encourage all homeowners and their guests to be cautious and slow down!
- **Noisy Vehicles** – There are several residents in our neighborhood that have modified their vehicles to be extremely noisy, registering over 90 decibels (sounds above 85 decibels are harmful). Current and previous Board members have received numerous complaints from homeowners from all parts of the neighborhood and we have now received complaints from homeowners on Mack Dobbs. We ask the drivers of these vehicles to respect Butler Creek and Mack Dobbs homeowners by driving more slowly and responsibly throughout the neighborhood and on Mack Dobbs in order to reduce the vehicle's loudness.

The board has been asking for years for residents to drive at appropriate speeds through the neighborhood. After numerous continuous complaints and many residents not taking care while driving the board is looking at options of speed control devices.

## ACC

Reach out to Matt Blank for all ACC requests and approval.

Wondering what other updates/changes require ACC approval- check out the guidelines on the [Butlercreek.org](http://Butlercreek.org) website under Residents>Architectural. You don't need the password, the Covenants & Bylaws are available for all to access.

Continued concerns that negatively impact the neighborhood's attractiveness:

- Modifications of any part of the exterior should be approved by the ACC unless using the same color paint and/or same color roof
- Long-term parking on any part of the yard is prohibited by Cobb County. Each home has adequate driveway space to accommodate homeowners' vehicles
- Long-term parking 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
- Missing siding, peeling paint, holes in the exterior should be addressed immediately to protect the home from the elements and deterioration and to maintain curb appeal

## Social

The HOA is planning a fun-filled calendar of social activities this fall and would like to determine your interest. Please complete [this quick survey via Survey Monkey](#). Your feedback is valuable so we can gauge your interest in our activity planning!

Our Back-To-School social on Saturday July 31, 2021 at the clubhouse. Bring your family to the pool and playground for a great day with your neighbors.

- 9am Tennis Round Robin Contact: Katie Salinas [SalinasKatie@gmail.com](mailto:SalinasKatie@gmail.com) to sign up.
- 11:00am-1:00pm Bounce house
- 11:30-12:30pm Kona Ice (first 50 guests paid compliments of the HOA)

Have an Idea to share? Email [BCHOASocial@gmail.com](mailto:BCHOASocial@gmail.com)

## Reserve The Pavilion

Please email Patsy Chastain, Social, to reserve the Pavilion for gatherings.

## Yard of the Month

John & Sandra Waters 3288 Standing Peachtree Court – June 2021

Brandon & Haley Wood 2327 Standing Peachtree Court – July 2021

## Windsong Development Update

Our opposition was successful and our District Planning Commissioner, Fred Beloin, requested Windsong continue to work on their development plan. They have also instructed Windsong to reach out to me (and concerned homeowners); however, this has not occurred as of Thursday, July 22.

**Please plan on attending another Early Headcount for the Opposition to Z-38 on Tuesday, August 3, at Cobb County Building A, 100 Cherokee Street, 2nd floor, Overflow room in downtown Marietta. The headcount will occur around 9am so plan on being there by 8:45 and as before, once the headcount is taken, you are free to leave.**

Our points continue to be:

- Unprecedented and inconsistent to adjacent properties high density - 3.92/buildable acre per the 6/25 revised stipulation letter
- High traffic concerns – estimated 500 additional daily trips/day on Mack Dobbs
- 3rd Restricted Senior Living development within 1 mile
- Lack of regard and not in keeping with the character of the surrounding, adjacent area and specifically the Mulkey property
- Resembles in-fill development

Thank you in advance for your continued support!