

BUTLER CREEK NEWS

BOARD MEMBERS

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(requests for outdoor home updates)

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Social (community events)

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Letter From the President

Welcome to Spring!

It's wonderful to see neighbors out this season, whether it's walking the neighborhood, working in the yard or children playing. Say hello to your neighbor when you're out - let's continue to create a community that is friendly and welcoming to all.

Your volunteer Board continues to work hard for you and for the neighborhood. This newsletter is very important as it outlines capital expenditures we anticipate over the next 5-10 years due to the aging of our amenities which impact the future of our neighborhood. In order to maintain and in some cases improve the quality of the amenities as well as maintain an emergency surplus required by the neighborhood Bylaws, annual dues will need to increase to \$500.

Unfortunately, it is unavoidable. The increase is partially due to higher costs for the current services provided by our vendors due to inflation but also due to the many years we benefited when our annual dues were abnormally low at \$350 when it would have been more prudent to proactively build the war chest needed to maintain the amenities.

The HOA has a \$30,000 emergency surplus in the bank. With the increase to \$425/home a few years ago, we are currently adding between \$7,000-\$8,000 per year to the surplus. With the increase of \$75/home, we will provide an additional estimated \$9,000-\$10,000 per year to the surplus.

Your Board has solicited estimated costs for the maintenance or improvement of several capital items to provide details behind the proposed dues increase. These expenditures are necessary to keep Butler Creek's amenities safe and attractive. Butler Creek continues to be a sought-after neighborhood due to its location but also because our neighborhood is a swim and tennis community. Several of the more recently constructed neighborhoods on Mack Dobbs do not have any amenities. As homeowners, we all share the responsibility of maintaining these amenities since they contribute to the value of our homes.

Please read the information carefully and email me if you have any questions or concerns.

~ Sharon Cobb

Proposed Capital Maintenance/Improvements

- **Within the next 6-12 months:**

- Butler Creek Sign replacement - the sign has deteriorated and is unsightly, and the electrical service is no longer functioning
 - \$14,000 to replace both signs at Standing Peachtree Trail and Caylor Circle, repair stacked stone and replace the electrical service
- Retaining Wall at the pool - the current wall, constructed of railroad ties, is crumbling and needs to be replaced
 - \$14,000 to replace the wall with stone block with drainage behind the wall which is a long-term solution

- **Next 2-5 years:**

- Tennis Court LED lighting - replace the current sulfur lighting with LED lighting
 - \$10,000 to convert to LED lighting
- Tennis Resurfacing (last done 2020) - this should be done every 5 years
 - \$17,000 to repair cracks and resurface
- Bathroom update (last done 2020)
 - \$25,000 update/repair bathrooms
- Replace pool furniture
 - \$5,000 for over 60 new chairs

- **Next 5-10 years:**

- Pool maintenance
 - Pebble Resurfacing - \$21,000 to replace current pebble surface
 - Re-tiling - \$10,000
 - Pump/Filtration upkeep - \$10,000
 - Eventual possible pool replacement
- Possible Management Company if no Homeowner Board volunteers
 - \$12,000/year

Pool/Tennis Security

We are changing vendors to provide a security solution that allows access to the pool or tennis by a fob or a phone. Additional information will be provided prior to the opening of the pool!

Graduating Seniors

If anyone with a graduating senior from high school or college is interested in contributing to a Senior banner at the front of the main entrance, contact Katie Salinas (salinaskatie@gmail.com)

Board Member Vacancy

The Board will have a vacancy and we are looking for a volunteer replacement for a 3-year term. The Board meets monthly and based on the needs of the neighborhood and the Board member's office, responsibilities include reaching out to vendors, residents, etc. If you are interested, please let Sharon Cobb know (butlercreekhoapresident@gmail.com). Voting on new Board member(s) occurs as part of the annual meeting Budget document.

Yard of the Month

Congratulations to Victor & Isabel Cortes, 3281 Standing Peachtree Trail!

- A note about English Ivy - English Ivy can be a beautiful groundcover, but it is very similar to kudzu due to its invasiveness. In some states, it is considered a weed. As the ivy grows up a tree's trunk, it can constrict trunk growth, injure the bark and create entry sites for pests and disease. It also contributes to added moisture around the bark, which attracts bugs and accelerates rot. Most arborists recommend confining the ivy as a groundcover and preventing it from creeping up trees or the side of your home.

Welcome to our New Neighbors!

- Paulo Da Silva - 3293 Standing Peachtree Trail
- Christopher & Sandra Chidley - 3298 Burnham Way
- Kevin Ngunjiri - 3304 Burnham Way

Pencil These Events on Your Calendar!

- **Pool Opens** - May 14
- **End of School Pool Party** - June 4, 11am with Kona Ice
- **Annual Meeting** - June 17, 7pm at the Pavilion

Windsong Development Final Resolution

Thanks to everyone's support and those that showed up for Early Headcounts last year! Due to the combined voice of our neighborhood and the neighboring communities, Keli Gambrill (Cobb County District 1 Commissioner) represented our vision and supported a responsible solution where Windsong will be developing a traditional neighborhood with 58 homes, ranging from 2,000 - 4,000 square feet. This development will take roughly 5 years from start to finish.

Easter Egg Hunt

Thanks to everyone that came out for the egg hunt, we hope you enjoyed yourselves!

