

BUTLER STATION OF MAULDIN HOA NEWSLETTER

EDITION 3 | FALL/WINTER 2024



WELCOME TO BUTLER STATION OF MAULDIN!!

In this quarterly newsletter, we will share important information from your HOA Board.

Our yearly HOA meeting will be held on **September 5th (Thursday) 6:30 P.M. at the Mauldin City Hall– follow us on [facebook.com/butlerstationofmauldinhoa](https://www.facebook.com/butlerstationofmauldinhoa) for news and updates!** At this meeting, we will discuss Butler Station’s Annual budget, plans to update the front entrance and fence, past dues/unpaid dues, homeowners’ concerns, home improvements, renters, and much more. If you would like a copy of the minutes, they are posted on our website at <http://www.butlerstationofmauldin.com>.

2024/2025 BUTLER STATION HOA BOARD:

Mark Urban – President
Available – Vice President / ACC Chairman
Available – Treasurer
Ginny Wells / Jonathan Nelson – Secretaries
Lucy Edder – Front Entrance Manager
Lori Peery – Welcome Committee

Please utilize the information below to reach the HOA Board:

Email: butlerstationofmauldin@gmail.com

Address: P.O. Box 92, Mauldin, SC 29662

Website: www.butlerstationofmauldin.com

Facebook*: [facebook.com/butlerstationofmauldinhoa](https://www.facebook.com/butlerstationofmauldinhoa)

HOW WILL THE HOA COMMUNICATE WITH ME?

1. Newsletter (printed and mailed)
2. Dues Notice/Invoice (printed and mailed)
3. Signs/Notices Posted at Front Entrance
4. HOA Facebook page*(see note below)
5. Email –If you are willing, please send us an email at butlerstationofmauldin@gmail.com with your name, address, email and phone number so that we can compile a list and utilize technology to help keep costs down. This list will only be accessible to the current HOA Board members.

**The Facebook link above is the only social media page currently maintained and managed by the Butler Station HOA Board. There may be other facebook groups and pages referencing our neighborhood, but those were created by private homeowners, and the board has not been given access to post/respond to anything on these pages. Please utilize the correct FB page to connect with us.*

ANNUAL DUES NOTICE

Dues for Butler Station for the 2024-25 financial year are due as of Sept. 1, 2024. **Dues have been raised and are now \$75/year.** Payments for the current dues year that have not been received by due date of Sept 1, 2024 are subject to \$5 in late penalties for each month which will continue to accrue until paid. As of January 1, 2025, a 6% penalty will be added to your dues in addition to the late penalty fees. In addition, any dues for previous years that have not been paid for your property will be subject to a lien placed on your property. If your property has reached this threshold, you will be receiving certified mail detailing this action.

Prompt payment of your dues is very important, as they pay for our streetlights, water, lawn service for the front entrance, as well as any necessary neighborhood repairs and improvements. Please make checks payable to “Butler Station HOA” and mail to P.O. Box 92, Mauldin, SC 29662.

You now have the option of paying your dues by **PayPal**. If choosing this method of payment, please note that there will be an additional fee for processing. If you would like to receive a PayPal invoice for your current balance, please reach out to us at butlerstationofmauldin@gmail.com.

WANT TO VOLUNTEER?? Please email us at butlerstationofmauldin@gmail.com if interested in being a part of a committee:

- **Welcome Committee:** We drop off information and welcome new homeowners coming into the neighborhood.
- **Front Entrance Committee:** We continually improve and maintain the front entrance.
- **Social Committee:** We would like to try to plan events where we can all meet our neighbors. Please contact us for further details.
- **Available HOA Position** – Vice President / ACC Chairman. Please contact us for further details.
- **Available HOA Position** – Treasurer. Please contact us for further details.

What is the ACC?

The **Architectural Change Committee**, or the “ACC” was formed to help maintain the exterior of our properties and the aesthetics of our neighborhood and to help keep all of our home values up.

1. Did you know that any “EXTERIOR” changes to your home need ACC approval? This includes changes to siding, exterior colors, new additions, sheds, driveways, solar panels, etc.
2. Some changes you make are considered maintenance (i.e.: repairs due to storm damage) and don’t need approval. When in doubt, please email your ACC Chair at butlerstationofmauldin@gmail.com and ask for the appropriate form to complete and submit for approval.
3. Please understand that it is not our goal as an HOA Board to keep you from making changes to your home. In fact, we truly appreciate any homeowner that chooses to update and maintain their home, as it helps keep all of our home values up. We simply ask that you follow our rules and covenants and submit an ACC form so that we can help our neighborhood be as beautifully maintained as possible.

BE KIND, RESPECTFUL AND SAFE

1. Keep pets on a leash, pick up after your pets, and make an effort to keep them out of neighbors’ yards.
2. Park all vehicles in your driveway whenever possible.
3. Keep music and noise levels low so as not to disturb your neighbors, especially at night. City Noise Ordinance is 10pm-7am
4. Please drive slowly through the neighborhood, and remember to walk/run facing traffic, with the ability to HEAR coming traffic.

SEASONAL REMINDERS

1. Keep yards maintained by cutting grass and shrubs and weeding when necessary.
2. If needed, pressure wash home exterior and driveways.
3. Dispose of yard debris and trash properly.
4. Shooting of fireworks is not permitted within the city limits of Mauldin, even on major holidays.

FALL/WINTER DATES 2024-2025

August 8 (Thurs) – 1st day for Greenville County Schools

September 2nd (Monday) - Labor Day

September 5th (Thursday) - Annual HOA Meeting – 6:30 P.M. at Mauldin City Hall follow us on [facebook.com/butlerstationofmauldinhoa](https://www.facebook.com/butlerstationofmauldinhoa) for news and updates!

October 31st (Thursday) – Halloween

November 5th (Tuesday) - Election Day

November 28th (Thursday) – Thanksgiving Day

December 25th (Wednesday) – Christmas Day

TRASH/RECYCLE PICKUP

1. Trash/recycle pickup is every Friday (unless there is a holiday).
2. Please remember that trash left outside of the actual bin(s) WILL NOT BE PICKED UP. Bulky items can be picked up only by request by calling 864-289-8904 to schedule the pickup.
3. There are also dump locations in Greenville County, if you desire to dispose of larger items yourself. Simpsonville Residential Waste, 517 Hipps Road, Simpsonville, SC 29680 or Twin Chimney Landfill, 11075 Augusta Road, Honea Path, SC 29654.
4. For questions or additional information, please contact the City Public Works Department at 864.289.8904 <https://cityofmauldin.org/departments/public-works/>

LEAF, LIMB, AND YARD DEBRIS PICKUP

1. Leaf Pick-Up Collection is currently scheduled for Oct 7-Oct 11, Nov 4-Nov 8, Dec 2-Dec 6, and Dec 30-Jan3.
2. Loose leaves may be placed at the curb or edge of street to be vacuumed.
3. Limb and Yard Debris Collection is currently scheduled for Sept 16-20, Oct 14-18, Nov 11-15, and Dec 9-13.
4. Loose yard debris placed in trash containers will not be picked up.
5. Limited amounts of tree limbs and bush trimmings (4 cubic ft.) will be collected. Please pile neatly at curb.
6. Yard debris should not be co-mingled. Please place leaves in a pile separate from limbs.
7. Storm drains should be kept free of leaves and debris to prevent clogging.

HAVE A FANTASTIC FALL/WINTER !!