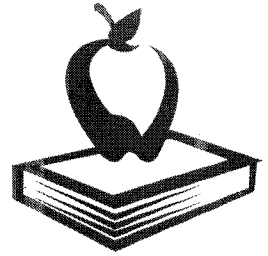


Kirby Creek Village Association



Collecting Dues From All Homeowners

Nothing is more frustrating to the 90% *plus* owners who have paid their dues in full and on time, than the remaining owners who refuse to pay.

For the information of those homeowners who pay their annual dues responsibility, you'll be pleased to know that we are pursuing, to the fullest extent of the law, the collection of dues from delinquent owners who have tried to put the burden of their portion of common area expenses on you.

As mentioned in the Spring 2006 newsletter, we turned over 23 homeowners to The Blend Law Firm to pursue collection of delinquent balances.

As of August 31, 2006, we have collected the full balance due from 8 of the initial 13 homeowners, including all legal fees, thereby costing KCVA nothing. In some cases, these homeowners ignored the lawyers collection letters until they were informed a lawsuit was being filed to initiate foreclosure proceedings. By ignoring collection efforts, the delinquent homeowners incurred an additional \$1,500 in legal fees that they had to reimburse the Association to settle their account. Of the remaining 5 from this group, two homeowners are in the process of finalizing full payment.

For the remaining three homeowners who **STILL** have not responded to our Attorney, we are initiating foreclosure proceedings within the next several weeks, and they will lose their home if they do not pay in full. We will keep you posted on our progress.

Of the second group of nine owners turned over to our Attorney in April 2006, two of these homeowners have paid in full, and we have partially collected

from a third owner. The remaining six owners have recently been served with a lawsuit. These owners will face the same fate as the initial group of homeowners that had to pay up to \$1,500 of legal costs to settle their accounts.

In September the Board of Directors authorized us to proceed with legal action against 10 other delinquent owners. We attempted to save these owners literally hundreds or even thousands of dollars in legal fees by sending our own "Final Demand" letters. These letters were ignored and the attorney has now sent a collection letter via certified mail, along with an invoice for \$115.

The Process Will Not Stop until We Exercise Every Legal Remedy Available to the Association!

Please note there have been no negotiated settlements for anything less than the full balance due. The Board of Directors simply does not believe it is fair for any owner to not pay their fair share of the common area expenses. They have instructed BFMC and The Blend Law Firm to fully pursue every homeowner that does not pay their dues.

For those owners who are delinquent in paying dues, this would be the time to rectify this situation and pay your dues before the legal process begins. Failure to pay your dues will ultimately lead to the foreclosure of your home.

All of the above should be very good news for those homeowners who pay their annual assessments timely. Those who have failed can look forward to paying the high price of legal costs, added interest, and any and all other fees associated with the collection effort.

Visit Our New Website:
www.KirbyCreekVillageHOA.com

2006 Board of Directors

- Patty Crowder
President
- Hank DenHerder
Vice President
- Mike Morgan
Member at Large

Inside this issue:

- Pool 2
- Ducks and Geese 2
- New Website 2
- Signs and Billboards 3
- Clubhouse and Pool Manager 3
- City of Grand Prairie 3
- Clubhouse Rental 3

KCVA Swimming Pool

The pool closed for the season on Monday, October 2, 2006. This year the Board of Directors approved leaving the pool open on weekends during the month of September. The pool is scheduled to reopen in May 2007.

Early this season we attempted to leave the pool open all week. Unfortunately, due to the high weekend bather loads, it simply wasn't possible. The water level every Monday was low from water being splashed around, which could jeopardize the operation of filter equipment. It is also very cloudy due to the chemicals being out of line due to body oil, lotions, hair products, urine, etc. Cloudy water is a health hazard and a violation of City code. Should the pool inspector show up he would have closed it for several days and possibly fined the Association.

Please note that the pool is never closed unless it is absolutely necessary, and we appreciate your patience and understanding when the pool is closed unexpectedly.

We hope you enjoyed this extended pool season, and we hope to continue this schedule in future years.

Do Not Feed The Ducks!

The Association is in the process of treating the landscaped area, sidewalks, driveway, and south grassy area of the clubhouse with bird repellent to prevent ducks and geese from entering those areas. We think most would agree that it is not pleasant to step in or having to walk around the unsightly, unhealthy, deposits of goose and duck droppings. Further, on at least one occasion, the pool had to be shut down and cleaned when ducks entered the pool enclosure and contaminated the water.

It should be noted that this repellent is not lethal, it is not a pesticide nor a poison, and is environmentally safe for birds and people. It uses organic taste aversion techniques and/or physical repellents to make the birds uncomfortable so they will leave the treated area. It safely prevents the ducks and geese from invading the treated areas.

To effectively discourage the birds, it is important to keep these areas clean and as free of food as possible. We are requesting your cooperation in this effort by not feeding the birds.

Your Association dollars are hard at work here, and we need your 100% cooperation in keeping the area clean and eliminate possibly hazardous health conditions.



**Be Sure to Visit Our New Website:
www.KirbyCreekVillageHOA.com**



Signs and Billboards

We have noticed an increased amount of signage placed around the common areas, primarily due to the upcoming elections.

Please note the Association restrictions prohibits signs, billboards, posters or advertising devices of any character to be erected on any part of the common areas. This includes the median strips along Waterwood and Kirbybrook, as well as in front of the clubhouse and around the ponds.

Signs of any nature placed on common area property will be pulled and discarded.

You may place up to one sign on your own private property of not greater than 10 square feet in surface area. Billboards may be used by a builder to advertise property during construction, and removed once the job is finished.

Clubhouse and Pool Manager

We would like to take this opportunity to thank Joe Wintz, the KCVa Clubhouse and Pool Manager, for his hard work and dedication over the long hot summer months.

This spring Joe became a Certified Pool Operator, and took on the difficult task of cleaning and balancing the pool chemicals daily, and picking up trash left by patrons or blown in from the street. Joe also walks both lakes on a regular basis and picks up the trash and other debris.

We have noticed a huge improvement in the appearance of the property and hope you do too.

Keep up the great work Joe !

City of Grand Prairie

Diana Jordan is the Code Enforcement Officer for the Kirby Creek Village. She can be reached at 972-237-8050 if you need to report any city code violations.

Code violations can be found on the City of Grand Prairie website at www.GPTX.org/PlanningAndDevelopment/CodeEnforcement.

For your convenience there is also an on-line complaint form to turn in violators.

Clubhouse Rental

The holidays are fast approaching and the Clubhouse will fill up quickly! It's never too soon to book your special event.

The Clubhouse is a great place to hold your Christmas party, reception, shower, birthday party or New Year's party.

The KCVa Clubhouse is a 1,800 sq. ft. facility that can accommodate up to 50 people.

To reserve the Clubhouse call Cynthia at BFMC (972-644-3801) or email at kirbycreekvillage@yahoo.com.

Rental Fees:

Monday - Thursday \$75 per day
Friday - Sunday \$100 per day

The refundable security deposit is \$500.

Please remember the Clubhouse is only rented to those homeowners in good standing and current on all Homeowners Association dues.

Kirby Creek Village
Association
Quarterly Newsletter
Fall 2006

BFMC Property Management

8111 LBJ Freeway, Ste. 835

Dallas, Texas 75251

972-644-3801

972-644-3810—fax

Email: kirbycreekvillage@yahoo.com

www.KirbyCreekVillageHOA.com

ADVERTISE HERE!

**Would you like to advertise on the
pages of the Kirby Creek Village
Quarterly Newsletter?**

To help offset the printing and postage costs of the KCVA
quarterly newsletter, we are now selling advertising space.

**Capture the Attention of Over
650 Homeowners !**

**The next issue is expected to be published
in December 2006.
Space will be limited, so call or email BFMC
NOW for pricing and information!**

Please feel free to contact us with your questions, suggestions, comments or concerns.

KIRBY CREEK VILLAGE ASSOCIATION

c/o BFMC Property Management

8111 LBJ Freeway, Suite 835

Dallas, Texas 75251

**** ADDRESS SERVICE REQUESTED ****

AFFIX MAILING LABEL HERE