

# Kirby Creek Village Association NEWSLETTER

Fall Issue

September 2007

## Board of Directors

The following are the 2007 Board of Directors for the Kirby Creek Village Association:

Mike Morgan ..... President  
Marie Garcia ..... Vice President  
Roger Thomas ..... Secretary/Treasurer

## 2007 Pool Season

The KCVA community swimming pool will close for the season **Monday, October 1, 2007**.

Immediately following Labor Day weekend, for the month of September, the pool will be open on WEEKENDS ONLY from 10:00a.m. – 9:00p.m.

## Homeowners Meeting

**The next Board meeting scheduled for Monday, September 24, 2007 will be open to ALL homeowners. The meeting will begin promptly at 7:00p.m.**

There will be detailed discussions on the current status of the Association which will include the number of delinquent owners and an update on KCVA foreclosures. There will also be an open forum for the Board to address your suggestions, comments or concerns.

## Graffiti and Gang Signs

Please report any graffiti on personal property to the City of Grand Prairie at 972-237-8049, and they will remove it free of charge. Graffiti on any of the common areas including power-line poles, canals, bridge, clubhouse, etc. can be reported to BFMC. Any reports of gang activity should be reported to Det. James Wallis at 972-237-8835.

## KCVA Lakes

After discussions with the City of Grand Prairie, our insurance agent, and the attorney for the Association, the Board agreed that all owners and residents should be informed that the two ponds on the property are NOT recreational ponds, and as a result the following rules apply:

1. No Swimming
2. No Fishing
3. No Boating

These ponds were formed to insure control over the potential flooding of the community during heavy rains. The Comprehensive Plan concerning this flood plan, and the number of floods in the area over the past hundred years, can be found on the City of Grand Prairie's website at:

**[www.GPTX.org/PlanningAndDevelopment](http://www.GPTX.org/PlanningAndDevelopment)**

The Trinity River Authority has the overall responsibility to insure the ponds function to prevent and avoid flooding. As a result the ponds are necessary, but are not intended for recreational use. The water is not treated and not suitable for swimming. Ingestion of this water or fish from this water could be dangerous. In addition, during heavy water rains, the rush of water through the canals could be very dangerous to anyone who attempts to walk through the rushing water.

The KCVA liability insurance coverage is dependent upon these lakes not being used in a recreational nature. There is potential liability to the Association in the event anyone was injured or drowned in the lakes or canals. This could affect the finances of not only the Homeowners Association, but also every individual owner.

With all of this potential for liability, we are requesting all owners cooperate by avoiding any recreational activities around these ponds, and use extreme caution if you approach these ponds for any reason.

## Contact Us

**BFMC Property Management**  
8111 LBJ Freeway, Suite 835, Dallas, TX 75251  
Phone: 972-644-3801  
Fax: 972-644-3810  
Email: Kirbycreekvillage@Yahoo.com  
Website: www.KirbyCreekVillageHOA.com

## Resident Information

Are you renting your home? Please provide BFMC with your resident contact information. This will allow us to track the number of rentals in the community, and also enable us to provide your renters with newsletters and other information relating to the KCVA.

## Clubhouse Rental

Are you planning a wedding, reception, shower, luncheon, birthday party or other event? Check out the Kirby Creek Village Clubhouse.

The KCVA Clubhouse is a 1,600 sq. ft. facility that can accommodate up to 50 people.

To rent the clubhouse please call BFMC at 972-644-3801 for availability. Rental Fees:

***Monday - Thursday \$75 per day***

***Friday - Sunday \$100 per day***

***Holidays - \$100 per day***

The refundable security deposit is \$500.

Please remember the Clubhouse is only rented to those owners in good standing with the Homeowners Association.

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***Kirby Creek Village Association***  
***8111 LBJ Freeway, Suite 835***  
***Dallas, Texas 75251***