

# KIRBY CREEK VILLAGE ASSOCIATION

*Quarterly Newsletter*

*Spring 2006*

## 2006 BOARD OF DIRECTORS

<b>PATTY CROWDER</b>	<b><i>President</i></b>
<b>HANK DEN HERDER</b>	<b><i>Vice President</i></b>
<b>MIKE MORGAN</b>	<b><i>Member at Large</i></b>

## NEW BOARD MEMBER

At the February 2006 Annual meeting, the voting membership unanimously voted Mike Morgan to fill the vacant position on the Board.

Mike is a real estate agent for Taylor Realty Associates, LLC., where he works with residential and commercial clients.

In addition, Mike is the owner/project manager for VirtualNerds Inc. ([www.virtualnerds.com](http://www.virtualnerds.com)). He has volunteered his time and experience to develop the new Kirby Creek Village website that should be up and running in the next few weeks.

Please join us in welcoming Mike Morgan to the Board of Directors. We believe he will be a huge asset to the Board and Community.

## NUMBERS TO REMEMBER

BFMC Property Management	972-644-3801
City of Grand Prairie:	
Code Enforcement	972-237-8049
Public Works (streets)	972-237-8525
Water Utilities	972-237-8282
Animal Control	972-237-8575

Other useful community, utility, emergency, and public safety phone numbers can be found on the web at:

<http://www.grandprairiechamber.org/html/phone.html>

## SWIMMING POOL

The community pool is scheduled to open on Friday, May 26, 2006.

**HOWEVER, DUE TO THE WORK DONE TO THE POOL GATE SYSTEM, ALL CARD NUMBERS HAVE BEEN ERASED, AND BEFORE YOU HAVE ACCESS TO THE POOL THIS SEASON YOU WILL HAVE TO CONTACT BFMC.**

When you call BFMC at 972-644-3801 or email [www.kirbycreekvillage.com](http://www.kirbycreekvillage.com), please provide your imprinted pool card number, name, address, and phone number.

**IF YOU DO NOT CALL  
BFMC, YOU WILL NOT  
HAVE ACCESS TO THE POOL.**

**Only those owners current on their dues will have access to the pool. Do not open the gate for any unauthorized guests.**

If your pool card has been lost, broken, or stolen you can replaced it for \$75.00. If you sell your home a \$75.00 fee will be charged at closing if the card is not returned to the Association.

The pool is open from **Memorial Weekend** through **Labor Day Weekend**. Following Labor Day Weekend, the pool will be open on weekends for the month of September.

Times of operation are **10:00 A.M. to 10:00 P.M.**

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## LEGAL ACTION TAKEN AGAINST 18 HOMEOWNERS

The Kirby Creek Village Association has initiated legal action against a total of 23 owners for non-payment of annual assessments. Of these 23 homeowners, five have settled their account with the Association. There are 18 owners that will have liens filed against their properties, and if their dues are not paid, the Association plans to initiate a lawsuit to foreclose on each of their homes.

The Board of Directors does not think it is fair to the vast majority of owners who are paying their dues, to allow anyone to not share in the costs they are legally obligated to pay to manage, and pay the expenses of the Homeowners Association. These funds are used for repairs and maintenance of the common areas which include, but not limited to, landscaping, swimming pool, tennis courts, clubhouse and lakes. These funds are also used to secure liability insurance for the Association and to cover the cost of clubhouse manager who monitors all activities at the clubhouse and pool.

When each owner purchased their home, they agreed to pay annual homeowners dues, and the Declaration and Restrictions indicate the Homeowners Association has the power to foreclose on the homes of any owners who fail to pay their dues.

The Board has instructed BFMC Property Management to proceed with all legal steps available to the Association to secure payment of assessments.

Unfortunately, there are a large number of owners who owe significant amounts of past due assessments who will be subjected to liens, legal action, and ultimately foreclosure if they do not pay their dues. If the Association is forced to enter into these steps to secure payment of delinquent assessments, all of the cost associated with these collection efforts will be charged to the owner who has not paid their dues. This means that delinquent owners could more than double the amounts that they now owe if the Association is required to take these drastic steps.

The Board of Directors does not want to foreclose on these homes, but they will not allow any owner to not pay their fair share. When an owners doesn't pay their dues, they put the burden on other owners to pay this share.

BFMC has been corresponding with many owners concerning their past due balances, in some cases to no avail. If these owners continue to fail to respond and pay their dues, they will be subjected to the same legal steps that the first 23 owners are now being subjected to.

**If you have not paid your dues or have any other amounts outstanding on your account, please pay them now!** The Association needs these funds to pay its expenses, and you will avoid costly legal action against you.

## 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, check for availability on our calendar at [www.kirbycreekvillage.com](http://www.kirbycreekvillage.com) or call BFMC to plan your special day. 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.

## TXU PROJECT

The TXU transmission project that is currently underway down the powerline easement, is expected to continue for some time in the future.

However, we have recently been given a commitment from Buddy Bridges at TXU that a crew will come out and clean up some of the excess rocks and materials.

Please keep your children from playing in the rock piles until they are disbursed. They are creating hazardous conditions for the landscaping crew.

## ANNUAL ASSESSMENTS

The second half of the 2006 Annual Assessments are due on June 1, 2006.

They are considered late after June 10th and you will be charged additional interest if not received on time.

Remember these dues are needed to pay for the cost of maintaining the common areas including landscape (cutting grass in all common area and easements), maintenance of pool, tennis courts, clubhouse, and lakes, liability insurance in the common areas, and administration of the use of the clubhouse.

Every owner has the legal liability to pay their fair share to maintain these common areas, and we appreciate the prompt and timely payment of the balance of your 2006 dues.

## KCVA FINANCIALS

Anyone wanting a copy of the budget or current month financial statements can call and request a free copy from BFMC. Please remember the books for the Association are open for any member in good standing. Call BFMC for an appointment.

If you have lost or misplaced your copy of the Declaration, Bylaws and/or Restrictions, you can purchase a copy for \$25.

## MOTORIZED VEHICLES

Motorized vehicles are prohibited around either pond. The paths were meant for foot traffic only!

Keep in mind the larger back pond is very deep and the slopes are steep. Our landscaper lost a piece of equipment to the lake when it was used too close to the edge.

Please keep children and pets away from the edges and all motorized vehicles away from the ponds.

## CODE VIOLATIONS

The Architectural Control Committee will soon be patrolling the property looking for both KCVA restriction violations as well as City of GP code violations.

The following is a few examples of what is **NOT** allowed in the community:

1. **Outside Storage** - storage of furniture, appliances, tires, boxes, etc.
2. **Trash Out Too Early** - placing trash for collection BEFORE 8:00 p.m. on the day before pick up.
3. **Overgrown Lawn** - High grass/weeds exceeding 12" in height.
4. **Front Yard Parking** - parking on a residential lawn.
5. **Inoperative/Junk Vehicles** - any vehicles that do not operate and have expired registration or inspection.
6. **Dilapidated Fences** - missing pickets, rotting, or leaning fences.
7. **Garage Sales** - cannot be held without permit or illegal signs.
8. **Off Street Parking** - vehicles cannot block the sidewalk nor hang out into the street.
9. **Temporary Structures** - are not permitted to be more than 10 feet high and 120 sq ft enclosed and roofed. No structure of a temporary character, whether trailer, motor-home, basement, tent, shack, carport, barn or other outbuilding shall be maintained or used on any lot at any time as residence or any other purpose.
10. **Window or Wall-type Air Conditioners** - are not permitted to be used, erected, placed or maintained on or in any building.
11. **Basketball Nets** - are not permitted to be used, erected, placed or maintained on public streets or sidewalks.

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Association  
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**BFMC Property Management**

*8111 LBJ Freeway, Ste. 835*

*Dallas, Texas 75251*

972-644-3801

972-644-3810—fax

Email: kirbycreekvillage@yahoo.com

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

***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 July 2006.  
Space will be limited, so call or email BFMC  
NOW for pricing and information!**

**KIRBY CREEK VILLAGE ASSOCIATION**

c/o BFMC Property Management

8111 LBJ Freeway, Suite 835

Dallas, Texas 75251

**\*\* ADDRESS SERVICE REQUESTED \*\***

*AFFIX MAILING LABEL HERE*