

Kirby Creek Village Association NEWSLETTER

Spring / Summer Issue

May 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 has passed all inspections and will open for the season **Friday, May 25, 2007.**

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 replace it for \$75.

If you sell your home a \$75 fee will be charged if the card is not returned to the Association or transferred to the new owner at closing.

If you are a new KCVA homeowner and have not received a pool card please call BFMC.

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

Times of operation are 10:00a.m. – 9:00p.m. Tuesday – Sunday. Closed Monday for cleaning.

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

Delinquent Owner Status

In total 44 delinquent owners have been turned over to the Association attorney, The Blend Law Firm, for legal follow up since February 2006.

Many of those owners paid in full, but also had to pay legal expenses and other costs which required them to pay anywhere from two to five times more than they would have paid if they paid on time.

The Association foreclosed on one homeowner in February 2007, and two other homeowners who have been delinquent for several years will have their homes sold on the courthouse steps within the next 60 days. Lawsuits have also been brought against ten additional homeowners who have not paid their dues.

At the May 2007 Board meeting, BFMC will present another group of delinquent homeowners to the Board, and recommend they are turned over to the attorney for collections in July.

The KCVA Board of Directors appreciates all owners who pay their dues on time, and they have adopted a very strict “No Tolerance” policy toward those owners who do not. The Board has instructed the law firm and management company to pursue collections of past due balances with every available remedy in an effort to persuade all owners to pay their dues in full and on time. All legal costs to pursue this activity is charged back to the delinquent homeowner.

The KCVA budget is developed and the dues amounts are set presuming ALL owners pay their dues. If dues are not paid by each and every owner, the burden to pay for the upkeep of the pool, tennis courts, clubhouse, liability insurance, and all other common area expenses are put on fellow homeowners. Rest assured the Board and management company are doing their best to prevent this from happening!

Storm Damage

Owners within the Kirby Creek Village Association sustained a great deal of damage to personal property and fences this Spring.

Those homeowners who are planning to erect a fence higher, or made of material other than that permitted within the Association restrictions, need to get prior approval by the Board of Directors. Please contact BFMC for more information.

Ducks and Geese

The Association has had great success treating the grassy area around the small pond and clubhouse with bird repellent, and will continue treatments throughout the year. We have noticed a decrease in the duck population and a significant decrease in the mess they leave behind.

If you live around either pond and are interested in having your yard or patio treated, please contact Cynthia at BFMC. Our vendor will create a favorable pricing package based on homeowner interest.

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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Dallas, Texas 75251

*** ADDRESS SERVICE REQUESTED ***