



KIRBY CREEK VILLAGE ASSOCIATION

Spring 2008 Newsletter

2008 BOARD OF DIRECTORS

MIKE MORGAN	<i>President</i>
MARIE GARCIA	<i>Vice President</i>
PHILIPPA MCDONALD	<i>Secretary/Treasurer</i>

GRAND PRAIRIE GAS LEASING

We would like to remind KCVA members that the Board of Directors and BFMC Property Management personnel are NOT attorneys and cannot advise homeowners regarding the important decision relating to their gas and mineral rights.

We strongly urge every homeowner to gather as much information as possible before entering into any agreement regarding mineral rights.

Doranna Corley with the Concerned Citizens of Grand Prairie attended the KCVA open meeting in September 2007. They have a great deal of information on their website at www.bettergasleasesforgptx.org. Their group is attempting to negotiate the best possible signing bonus and royalty payments for approximately 2,000 Grand Prairie homeowners and counting.

The Homeowners Association is in the early stages of obtaining legal council to represent the Association's interest in common areas only. The Association attorney will not be representing individual homeowners or Board members.

SWIMMING POOL

The community pool is scheduled to open on Friday, May 23, 2008.

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

If you have trouble using your existing card, or would like to request new card activation, please call BFMC at 972-644-3801 or email your request to kirbycreekvillage@yahoo.com. Please provide your imprinted pool card number, name, address, and phone number.

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 9:00 P.M.**

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 following website:

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

2008 ANNUAL MEETING

The Annual Meeting of homeowners was held on Saturday, February 23, 2008. Approximately 50 homeowners were in attendance either in person or by proxy. The following is a brief recap of the meeting:

The HOA President, Mike Morgan, presented the accomplishments for the Homeowners' Association for the year 2007. These accomplishments included the continued collection and follow up of delinquent accounts and the legal enforcement of owners to pay their dues, increase liability insurance coverage at a lower premium, installation of "No Trespassing" signs around both ponds, request and approval for the installation of a traffic light at Kirbybrook and Great Southwest with City of Grand Prairie, and the maintenance of the common areas including the pool, clubhouse, and lakes. There was general discussion of these improvements by attending homeowners.

Chuck Barker with BFMC Property Management presented the operating results for 2007 along with a budget for 2008. Chuck also prepared an analysis of cash and reviewed the balance sheet of the Homeowners Association, as well as reviewed in detail the collection efforts and their progress. To date the Association has foreclosed on four homes for failure to pay KCVA annual assessments and approximately 70 accounts are in the hands of the attorney.

The initiatives for 2008 include stronger collection fees placed on delinquent accounts, installation of cameras for improved security in the clubhouse, pool and tennis courts, and the installation of a shade structure for the pool area.

The 2008 Annual Meeting handouts containing the above information and much more are available on the KCVA website.

2008 ANNUAL MEETING >>>> WINNERS <<<<

MR. DAVID TOBIN was the lucky KCVA homeowner who won a 100% full refund of his 2008 dues.

Mr. Tobin paid his 2008 dues in full by the December 15, 2007 drawing deadline and was present for the Annual Meeting when his name was called.

The following four homeowners won \$50 Visa Gift Cards courtesy of Complete Landscape Management:

**Nathan Cunningham
Gill and Dianna Cooksie
Michael Cary
Charlie Tran**

CONGRATULATIONS

Go Out to All Five Lucky Homeowners !!

PONDS

NO TRESPASSING signs were installed around both ponds late in 2007. These signs were installed to reduce the Association's liability in the case of an accident or drowning.

PLEASE keep children and pets away from the edges and all motorized vehicles away from the ponds. Keep in mind the large 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.

If you see anyone camping near or fishing in either lake call the Police. Not observing the posted No Trespassing signs is against the law!

CODE VIOLATIONS

BFMC Property Management makes regular inspections of the community. However many violations occur between inspections or on the weekends. Any of the following violations can be called in to BFMC or City of Grand Prairie Code Enforcement:

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 square feet 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. **Basketball Nets** - are not permitted to be used, erected, placed or maintained on public streets or sidewalks.

Please report any known abandoned homes to BFMC.

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.

Call BFMC to check availability and plan your special day.

Rental Fees:

Monday - Thursday \$75 per day

Friday - Sunday \$100 per day

Holidays - \$150 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.

COLLECTION FEE

At the Board of Directors Meeting held on January 28, 2008, the Board passed a motion to assess a collection fee to all delinquent owners equal to twenty percent (20%) of any balance owed.

This annual fee will be charged at the beginning of each calendar year to cover the cost of follow-up and management of the collection effort on all past due accounts. This fee is allowed and authorized in the Restrictions that govern KCVA.

GRAFFITI ABATEMENT PROGRAM

The City of Grand Prairie has put a Graffiti Abatement Program in place which will provide the free removal of graffiti. Please report graffiti on fences, powerline poles, utility boxes, fences, canals, etc. to Code Enforcement at 972-237-8599 or report on line at www.gptx.org.

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BFMC Property Management
8111 LBJ Freeway, Ste. 835
Dallas, Texas 75251
972-644-3801 972-644-3810—fax
Www.KirbyCreekVillageHOA.Com

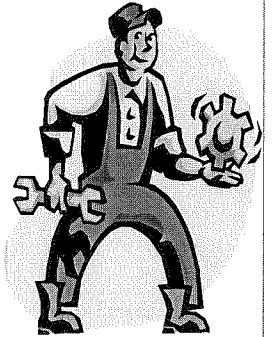
Paid Advertisement

**EXCLUSIVE OFFER FOR
KIRBY CREEK HOMEOWNERS**

J and L Air Conditioning will provide you with a **FREE ESTIMATE** for repair or replacement of the air conditioning equipment in your home. Don't let the summer heat get you down, give us a call today to schedule an appointment for your **FREE ESTIMATE**.

CALL LUIS AT 469-774-0620

Evening & Weekend Appointments Available. Kirby Creek References.
Affordable Pricing. Se habla Espanol.



KIRBY CREEK VILLAGE ASSOCIATON

c/o BFMC Property Management
8111 LBJ Freeway, Suite 835
Dallas, Texas 75251

**** ADDRESS SERVICE REQUESTED ****

AFFIX MAILING LABEL HERE