

Kirby Creek Village Association

NEWSLETTER

Summer Issue

July 2008

Board Member Needed

We have been informed that Board Member Marie Garcia is moving to California and can no longer serve on the Board. This leaves a vacant spot on the Board of Directors as of June 30, 2008.

»»» We Need Volunteers «««

Any homeowner in KCVA in good standing with the Association can serve on the Board.

What Are the Responsibilities of a Board Member?

The authority of Board Members is established in the Restrictions and Bylaws. Board Members are responsible for giving direction to the management company. BFMC Property Management is the current Managing Agent for the Association.

Board Members set the policies and procedures to be followed by BFMC in the management of the Association.

What are the Qualifications Needed to Serve?

The best Board Members are those with common sense and intelligence. Their job is described in the Restrictions and Bylaws, and they are charged with the responsibility of making sure the Association is operating within the guidelines outlined in these documents. The most successful and best contributing Board Members vary from people with business background, real estate background, and management background. Most important is willingness to abide by the responsibilities given to Board Members as outlined in the documents.

How Much Time is Required to Serve?

During the past year, the Board Members have attended one evening Board meeting every two months lasting about 1-2 hours. A few days before

each meeting, a Board package is delivered to each Board Member for their review. The meeting material can easily be reviewed in an hour or less.

Throughout the year, Board Members may also be called upon to make certain decisions or give directions to the management company upon request. This is generally done via email and/or phone call, and has taken very little time.

How Much Will I be Paid?

Board Members work as volunteers. They receive no pay and no special treatment for being a Board Member. However, the knowledge that can be obtained concerning the management of a community and the handling of business matters can greatly enhance the backgrounds of volunteers.

Serving as a Board Member can enhance your resume and identify you as a person with management skills and experience.

There is a great deal of personal reward for knowing you have made a contribution to your community and your fellow owners. You will have a hand in improving the appearance of the community, the financial management of your homeowners association, and increasing the value of your home.

How Do I Apply as a Board Member?

Please contact BFMC to request an application.

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

Oil and Gas Leases

The KCVA Board has retained the services of an experienced gas lease attorney who is working on a contingency basis to maximize the income to the Association from the oil and gas lease.

He has recently opened negotiations with Davis Land Services, Chesapeake Energy and a third company related to Chesapeake.

He has advised the Board and all home owners who have not yet signed a lease for their mineral rights, to take no action until our negotiations are completed.

We expect this to occur within approximately 30 days, and we will make the results known as soon as possible. Thank you for your patience in this matter. We are working hard to get the best deal possible that will benefit everyone in the Association.

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!

Graffiti

The City of Grand Prairie has put in place a Graffiti Abatement Program 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.

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

Address Service Requested

TO: