



KIRBY CREEK VILLAGE ASSOCIATION

Quarterly Newsletter

Winter Edition
2005

NEW MANAGEMENT COMPANY

EFFECTIVE SEPTEMBER 1, 2005 WE WELCOMED BFMC PROPERTY MANAGEMENT TO MANAGE ALL ASPECTS OF THE KIRBY CREEK VILLAGE HOMEOWNERS ASSOCIATION.

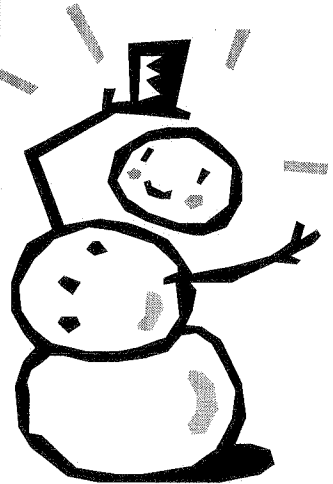
In the past, the Association has been "self-managed". This means that the volunteer members of the Board of Directors handled ALL business of the 657 member Association. The Board members were required to bill owners for dues, collect dues, follow-up with owners who didn't pay their dues, prepare resale certificates, contract vendors for landscaping, pool service, tennis courts and clubhouse, handle insurance coverage and renewals, pay monthly bills, handle tax returns, and deal with all owner complaints. This job was extremely time consuming and required many hours of work monthly for each Board member. It became too overwhelming for non-paid volunteer homeowners to handle.

BFMC Property Management has been managing Homeowners Associations, individual condominium units, town homes, and single family houses since 1982. They are located at 8111 LBJ Freeway, Suite 835, Dallas, Texas, and can be reached via phone at 972-644-3801, fax 972-644-3810 or email KirbyCreekVillage@Yahoo.com. The three main contacts at BFMC Property Management are:

1. Chuck Barker is the President of BFMC. He is a CPA and has significant experience in developing controls and procedures to effectively run Homeowners Associations.
2. Cynthia Burnside is the Property Manager handling the Kirby Creek account. She will be the primary contact in the day to day affairs of the Association, including handling owner issues and clubhouse rental.
3. Lee Covington is the Accountant. Lee will handle the billing of dues, collections, accounts payable, and follow up on accounts receivable.

BFMC has already made several contributions to our Homeowners Association beyond collection of dues. They have established improved controls over our finances, they have saved us money on our Directors and Officers liability insurance renewal, and worked with the City of Grand Prairie to start filling in holes near the drainage canal. Also, at the suggestion of BFMC, we are improving our protection against losses by requiring all vendors to carry appropriate liability and workers compensation insurance.

Because of the experience BFMC offers, we look forward to improving the way the property is managed, additional collection of receivables, and overall improvement in the management of our Homeowner's Association.



CURRENT BOARD MEMBERS

- *Patty Crowder, President*
- *Hank Den Herder,
Vice President*
- *Joe Wintz, Director*

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DELINQUENT OWNERS

One of the first jobs undertaken by BFMC Property Management has been the follow up and collection of delinquent Association dues.

As of September 1, 2005 over 150 members owed a total of \$57,000 in past due balances. These funds are desperately needed by the Association to take care of capital projects being contemplated, and to pay the ever increasing costs of vendor services which include cutting common area grass, taking care of the pool, clubhouse, tennis courts, insurance, and other administrative costs.

Since BFMC began management, a number of owners have paid or made short term payment arrangements to pay off their debt. However, there are still a number of owners who have not responded to requests for payment.

At the beginning of November, BFMC sent out the second and FINAL letter to delinquent homeowners. For those who have still not paid by the deadline date, we anticipate initiating legal action for collection of the past due balances.

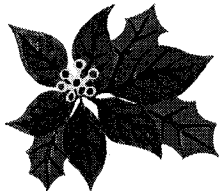
Neither the Board nor BFMC has any desire to initiate legal action against homeowners that could include obtaining a judgment for this debt, placing a lien on the house, and even foreclosure of the home. However if an owner does not respond, it leaves no choice except to initiate these actions.

Every owner must pay their assessments. It is simply not fair for those who pay, to carry the load for those who do not pay. Every owner has been given every opportunity to dispute the debt or to pay it off. Now is the time for every delinquent owner to act to avoid legal action, which in the end will cost even more.

The Board urgently requests that you cooperate fully with BFMC to make the management of your Homeowners Association more effective.

We are certain the vast majority of owners who pay their dues timely will fully support this collection effort from delinquent owners.

We expect collection of this outstanding debt will help cover costs to enhance the look of our community, and more importantly increase the value of all our properties!



Clubhouse Holiday Decorations

We would like to put up a Christmas tree in the clubhouse this season and add lights and decorations inside and out.

If any owner or resident has a new or gently used artificial tree, stand, ornaments, etc., that you would like to donate, please contact Cynthia Burnside at BFMC. Keep in mind this is a donation to your Homeowners Association and will not be returned.

We will also need assistance in the assembly and disassembly of the tree and decorations. Anyone interested in donating their time should also contact Cynthia at the BFMC office. Thank you!



2006 DUES INCREASE AND BUDGET

At the November 22, 2005 Board of Directors Meeting, the Board of Directors approved the budget for 2006.

As a result of hiring a management company, and the desire of the Board to initiate certain improvements on the property, the Board has elected to increase the dues for 2006.

Due to the amount of the increase, the Board has decided to allow the dues to be paid in two install-

ments. The 1st installment will be due on January 1, 2006 in the amount of \$110. The 2nd installment will be due on June 1, 2006 in the amount of \$110. **The total Annual assessment for 2006 will be \$220.**

This advance notice should leave sufficient time for all owners to plan ahead for the increase. We believe that these increased costs will result in significant improvements for both our property appearance and investment values.

CLUBHOUSE RENTAL

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

Kirby Creek Clubhouse is a 1,000 sq. ft. facility that can accommodate up to 50 people.

To rent the clubhouse, check for availability online at www.kirbycreekvillage.com, or call BFMC directly to plan your special day.

Effective January 1, 2006 there will be an increase in rental fees:

Monday — Thursday	\$75 per day
Friday — Sunday	\$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. Effective January 1, 2006 no longer available for rent by non-Kirby Creek Village homeowners.

DUCKS & GEESE PROBLEM

The ducks on the pond near the clubhouse are over populated and very messy. One homeowner recently counted at least 50 ducks on the front pond.

After discussions with the City of Grand Prairie regarding the possible removal of the ducks, BFMC was informed some of the birds are a protected species, and are not to be harmed in any way, and the others will return to their original nesting area even if carefully relocated.

The geese that have also made the front pond their home, are very aggressive. They will "greet" anyone entering/leaving the clubhouse or walking near the pond by hissing, honking, and flapping their wings.

The City recommends treating the growing duck population and militant geese problem by making them as uncomfortable as possible. In other words **STOP** feeding them. When they become hungry, they will not starve themselves to death, but rather seek food and refuge somewhere else.

Your cooperation is appreciated!



2006 ANNUAL MEETING

The 2006 Annual Meeting has been scheduled for **Thursday, February 23, 2006 at 7:00 pm** in the Clubhouse.

All homeowners are strongly encouraged to attend, as there will be discussions about the annual dues increase, current condition of the Homeowners Association, and the future of the community swimming pool.

Also, one Board position will be open for election. With professional management on board, it only takes a few hours each month to be a Board Member. We are also looking for volunteers to help out with other various projects throughout the upcoming year.

Anyone interested in becoming active in the community should contact BFMC or you can find an application on-line at the KCVA website.

*We Wish
You A
Safe &
Happy
Holiday
Season !*

The **OFFICIAL** Association Website: **www.KirbyCreekVillage.com**

Kirby Creek Village Association
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