



DECEMBER 2021 NEWSLETTER
BIRCH CREEK VILLAGE PROPERTIES, INC.
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2021-2022 BCV HOA Calendar

2021

August 28	Annual Meeting	1 PM
September 26	Pool Closes	8 PM
October 15-16	Community Yard Sale	
November 13	Board Meeting	9 AM

2022

February 12	Board Meeting	9 AM
April 9	Board Meeting	9 AM
April 9	Work Day	9 AM
May 27	Pool Opens	9 AM
June 11	Board Meeting	9 AM
August 27	Annual Meeting	1 PM

Current BCV HOA Board Members

Board Members

Janet Hancock	Karla Dobbs
Carla Craig	Pam Kubiak

Officers

Billy Hancock	President
Wayne Wheeler	Vice President
Karla Dobbs	Secretary
Carla Craig	Treasurer

Annual Property Owners Meeting

The Birch Creek Village Properties Owners Annual Meeting was held Saturday August 28, 2021. Below are the voting results.

- Election of new board members :
 - Two Board members - Janet Hancock and Carla Craig were voted in as the new Board Members whose term limits will expire in 2023.
- Vote to Amend By Laws Article III, Section 1
 - Voting to change the Annual Meeting time from 1:00 pm to 10:00 am did not pass. Annual Meeting time will remain 1:00 pm.
- Vote to Amend Restrictive Covenants Maintenance Charge section:
 - Vote to raise Maintenance Fees to \$80.00 per lot did not pass. 34 - Yes / 42 - No votes. This increase would have had all property owners paying the same amount per lot.

Helpful Numbers

Law Enforcement (Sheriff's office)	979-567-4343
Water Hookup (Dustin Lozano)	979-739-1706
Electricity (Bluebonnet)	800-842-7708
Telephone (Frontier)	866-583-4166
Internet (Frontier – DSL)	888-720-1126

2021 Birch Creek Village Talks

- New state HOA regulations require the BCV HOA to maintain an HOA website for our subdivision. This website includes community information and relevant HOA documents. The HOA contracted with Aggieland Website Design to setup and maintain the new website. Also included in the design is an online payment option for annual Maintenance Fees.
- Maintenance Fee increases is something no one wants to talk about but the BCV subdivision is going to need an increase in Maintenance Fees sooner rather than later. Our Maintenance Fees are one of the lowest in this area. In the past most of the subdivision common area repairs/improvements have been made by some of the property owners and Board Members (either monetary or in time spent). This allowed the HOA to keep the maintenance fees low for many years. Without these donations most of these improvements or

repairs could not have been made due to our small budget for such items. This last year the HOA has seen a decrease in volunteers and monetary donations that the subdivision depends on to make repairs. Our buildings and swimming pool which are much older now need repairs and if donations are not received a Maintenance Fee increase is the only way to make that happen. At this time the swimming pool bath house is in need of repairs (showers need to be replaced and other items need attention). The HOA has received several estimates for this work which will cost about \$3,500.00. That is a lot of money for our underfunded budget. Please donate to help fund this expense. Contact the treasurer or you can mail in a donation and note your check is a donation for the pool bath house repair.

- REMINDER: There is a **20 MPH** speed limit throughout our subdivision.
- The HOA does not repair the roads in our subdivision. Property owners can contact the Burleson County Road and Bridge Department 979-596-1022 to request repairs.

Pool News

The pool is closed for the season. The bath house remains open but the showers are not operational at this time. Estimates have been obtained to fix the showers but this may have to be postponed due to budget constraints.

Pool Keys: Pool keys are available from Karla Dobbs 713-416-4752. They will be issued to property owners who are in good standing with paid up Maintenance Fees. If you are selling your property please return any keys previously issued to a Birch Creek Village Board Member or Officer.

Maintenance Fees

Thanks to those who pay their Maintenance Fees when due. Your fees pay for the continued operations, development and improvement of Birch Creek Village Properties (street lights, swimming pool, bathhouse, club house, insurance, mowing, entry way upkeep, etc.)

BCV now has a website that allows property owners to pay their maintenance fees online
www.birchcreekvillage.com

The current Maintenance Fee is \$80.00 per lot, but if a property owner owns multiple lots they pay \$80.00 for the first lot and \$40.00 for each additional lot owned. Late fees of \$20.00 are assessed for payments received after January 31, 2021.

Vendor or property liens are filed on property owners whose maintenance fees are delinquent for two consecutive years. To remove liens a property owner must pay the fees plus administrative cost.

If you have not paid your Maintenance Fees please contact the Birch Creek Village HOA Treasurer at the email in this newsletter to discuss your situation.

Deed Restriction Enforcement

Birch Creek Village is a deed restricted community. Last year the Board created a Deed Restriction Enforcement Committee whose role is to document and notify property owners about restriction violations. Notices have been mailed to property owners whose violation occurred earlier this year. The Board will now begin legal proceedings for those not correcting their violations. Important to mention is that if the deed restriction can be seen from the public street the committee will take pictures of the violation and **under no circumstances** will any committee person go onto private property. A big thank you to the property owners who have taken action to correct restriction violations.

Please become familiar with the Restrictive Covenants especially those regarding minimum square footage requirement (tiny homes are popular but there is a 400 sq.ft. minimum for living quarters), septic system requirements and maintaining your property. The Restrictive Covenants (Deed Restrictions) can be found on the Birch Creek Village HOA website at www.birchcreekvillage.com or requested by notifying birchcreekvillageproperties@gmail.com.

Please do your part by making sure your property is in compliance with the deed restrictions.

