



December 2022 NEWSLETTER
BIRCH CREEK VILLAGE PROPERTIES, INC.
112 COWBOYS DR.
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2022-2023 BCV HOA CALENDARS

2022

November 12	Board Meeting	9 AM
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2023

February 11	Board Meeting	9 AM
April 8	Board Meeting	9 AM
April 8	Community Work Day	10 AM
May 26	Pool Opens	9 AM
June 10	Board Meeting	9 AM
August 26	Annual Meeting	1 PM

CURRENT BCV HOA BOARD MEMBERS

Board Members

Janet Hancock	Karla Dobbs
Carla Craig	Pam Kubiak
Danna Anders	

Officers

Vacant	President
Karla Dobbs	Secretary
Carla Craig	Treasurer

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

ANNUAL PROPERTY OWNERS MEETING

The Birch Creek Village Property Owners Annual Meeting was held at the Community Clubhouse on August 27, 2022 at 1 PM. Property owners voted on:

Election of Board Members: The following property owners were re-elected as Board Members to serve from August 2022 to August 2024.

- Danna Anders
- Pam Kubiak
- Karla Dobbs

The Board will vote to fill the President position at the November 12, 2022 meeting.

2022 BIRCH CREEK VILLAGE TALKS

- **Reminder we now have an online payment option for annual Maintenance Fees** which can be found on the Birch Creek Village website birchcreekvillage.com
- There is a **20 MPH** speed limit throughout our subdivision. The safety of our children and pets is always a concern.
- 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.
- Community Garage Sale was October 21 & 22. Carl Cummins volunteered to organize this event and did an awesome job. Thank you Carl. The Village had approximately 18 property owners participate. It has been suggested the community yard sale next year also include the Forest and Estates subdivisions who will share in the cost for advertisement.
- If any property owners have ideas for community activities or suggestions on how to make our community a better place please let the HOA know. birchcreekvillageproperties@gmail.com
- The Board mentioned it would like to send out HOA related information electronically to cut down on expenses for postage and paper. For those interested in receiving communications electronically please send your email address to birchcreekvillageproperties.com
- Any property owner who cannot contact the Board electronically may send their request in writing to: Birch Creek Village HOA, 112 Cowboys Dr., Somerville, Tx 77879.

- The HOA hired security to attend the June and August 2022 Board Meetings due to inappropriate behavior of a property owner. The Board will continue to hire security at its discretion for future HOA Board Meetings.
- A suggestion was made to promote an “Adopt a Light” program to help the HOA pay for the community street lights. Our current street light fees are approximately \$10.00 per month for each street light. The subdivision has 30 street lights. If any property owner would like to participate in this program please send your information to:
birchcreekvillageproperties@gmail.com

SWIMMING POOL NEWS

The pool closed on October 2, 2022 for the season. The bath house will remain open.

The Vote for a Special Assessment Fee to make improvements to the community swimming pool is postponed until more information can be obtained.

Several pool companies have been contacted and only 1 has actually come out to give a bid. The Board will try to obtain more bids. If the Board is able to get more bids they will vote which pool company is the best fit for our subdivision. Once that is done a Special Meeting will be put on the calendar and a voting ballot will be sent to property owners to cast their vote for improvements to the swimming pool.

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. 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 31st.

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 or cannot pay 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 and the Board is required to uphold the Restrictive Covenants. The BCV Deed Restriction Enforcement Committee’s role is to document and notify property owners about restriction violations. All notices will be mailed to property owners in violation. Certain procedures are legally required that prevent the Committee from contacting a property owner in person. The Board is in the process of legal proceedings for those not correcting their violations after receiving the required number of notices. Important to mention is if the deed restriction can be seen from the public street or if a property has something that is considered a nuisance to the community 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 take 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 Restrictive Covenants (deed restrictions).

