



July 2022 NEWSLETTER
BIRCH CREEK VILLAGE PROPERTIES, INC.
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2022 BCV HOA CALENDAR

2022

February 12	Board Meeting	9 AM
April 9	Board Meeting	9 AM
April 9	Work Day	10 AM
May 27	Pool Opens	9 AM
June 4	BCV Fish Fry	4 PM
June 11	Board Meeting	9 AM
August 27	Annual Meeting	1 PM
October 2	Pool Closes	7 PM
October 22-23	BCV Garage Sale	8 AM
November 12	Board Meeting	9 AM

CURRENT BCV HOA BOARD MEMBERS

Board Members

Janet Hancock	Karla Dobbs
Carla Craig	Pam Kubiak
Danna Anders	

Officers

Billy Hancock	President
Karla Dobbs	Secretary
Carla Craig	Treasurer

ANNUAL PROPERTY OWNERS MEETING

The Birch Creek Village Property Owners Annual Meeting will be held at the Community Clubhouse on August 27, 2022 at 1 PM. Property owners will be voting on the following:

- Election of new board members :
 - Three Board member positions are up for election. Please cast your votes on the Election Ballot and return by August 27, 2022, 1 PM or bring to the Annual Property Owners Meeting on August 27, 2022 at 1 PM.

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

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
- The swimming pool bath house has been repaired (showers were replaced and other items needed some attention). The HOA paid \$3,720.00 for this work.
- June 4th BCV Fish Fry brought out about 40 property owners. A big THANK YOU to Kevin Kubiak and Walter Lewis for donating the fish and cooking. Thanks also to Pam Kubiak, Janet and Billy Hancock, Carla Craig, Mike and Karla Dobbs, Richard and Barbara Twardowski for their contributions of set up and clean up. Thank you to those who made donations.
- REMINDER: 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 will be on October 22 & 23. A volunteer is needed to organize this event. If

interested send your information to birchcreekvillageproperties@gmail.com

- 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
 - Acknowledge and condolences to property owners who have passed away: Susan Lee former BCV Board Member, Secretary and Treasurer.
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SWIMMING POOL NEWS

The pool will close 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. After more pool companies provide bids the information will be given to the Board. At that time the Board 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.

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 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 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 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).