



JULY 2020 NEWSLETTER
BIRCH CREEK VILLAGE PROPERTIES, INC.
112 COWBOYS DR.
SOMERVILLE, TX 77879

2020 Birch Creek Annual Meeting

The Birch Creek Village Properties Owners Annual Meeting is set for Saturday August 22, 2020 at 1:00 pm at the Birch Creek Village Clubhouse located at 112 Cowboys Dr., Somerville, TX. 77879

Agenda will include:

- Election of 2 new board members
- Voting of By Law Amendment
- Voting for a Deed Restriction Fine Schedule
- Treasurers Report
- Approval of Annual Budget
- Approval of Annual Calendar
- Installation of Board
- Approval of minutes of previous meeting
- Consider any other business that may come before property owners (if you would like to address the Board please send a request to be added to the meeting agenda stating the nature of your request to:
birchcreekvillageproperties@gmail.com

**Election of New Board Members for
2020 – 2021 Term**

Two Board members will be elected to replace Rechon Lewis who resigned as Board member and Bryan Patton whose term expires. Voting will be by absentee ballot for property owners who are unable to attend. Please complete the enclosed ballot for two candidates of your choice and return by mail before August 22, 2020. **Ballots will be accepted at the Annual Meeting.** Those receiving the most votes will become the new members of the Board.

2020-2021 BCVP Calendars

2020

August 22	Annual Meeting	1 PM
August 22	Board Meeting	2 PM
September 27	Pool Closes	8 PM
October 23-24	Community Yard Sale	
November 14	Board Meeting	9 AM

2021

February 13	Board Meeting	9 AM
April 10	Board Meeting	9 AM
April 10	Work Day	9 AM
May 21	Pool Opens	9 AM
June 12	Board Meeting	9 AM
August 28	Annual Meeting	1 PM

Current Board Members

Board Members

Janet Hancock	Bryan Patton
Carla Craig	Barbara Twardowski

Officers

Billy Hancock	President	979-535-4073
Joel Lamb	Vice President	979-676-4476
Sharon Hassell	Treasurer	979-535-7437
Karla Dobbs	Secretary	713-416-4752

In Memory

We honor the memory of our property owners who passed this year: Lisa Poteet, Jackie Alexander and Marianna Beale Smith

Swimming Pool News

We continue to patch our aging community pool. We were able to purchase new chairs and a water heater filtration system this year. Thanks to MD Pool Service for keeping the water clear for us to enjoy and to Walter Holland for keeping the grounds mowed and clean.

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. The property owner is the person who should request a key. If you are selling your property please return any keys previously issued to a Birch Creek Village Board Member or Officer.

Those under the age of 16 will require a person age 16 or over to be at the pool while they are swimming. Parents/Guardians please do not leave your children at the pool unsupervised.

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.) The current Maintenance Fees are \$80.00 a lot. If a property owner has multiple lots they pay \$80.00 for the first lot and \$40.00 for each additional lot owned. 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 to discuss your situation.

Estimated 2020-2021 Annual Budget Amounts

Pool Operating Expenses	\$6,500
Utilities, Electrical, Water	\$7,000
Insurance	\$2,500
Misc. (postage, supplies)	\$1,400
Repairs & Capital Improvement	\$ TBD

Deed Restriction Enforcement

Birch Creek Village is a deed restricted community. Property owners should be aware of these restrictions as they have been in place for many years. The Restrictive Covenants (Deed Restrictions) can be found on the Birch Creek Village HOA Facebook page. The Board has put together a Deed Restriction Enforcement Committee who will be documenting deed restriction violations. Property owners with violations will be receiving a notice outlining the violation. If you receive a notice and would like to discuss it with the BCV HOA Board please contact a board member or you can respond in writing to the BCV HOA Board at 112 Cowboys Dr., Somerville, TX. 77879. We have deed restrictions so our community will be a nice place to live. Please do your part by making sure your property is in compliance with the deed restrictions.

Take A Look

- HDU Svcs has begun work on the waterlines for the southern area of our subdivision. It includes new water lines, shut off valves and 8 fire hydrants south of Redskins Road.
- The Board donated \$500.00 to the Birch Volunteer Fire Department which was approved in the Budget.
- The Community Yard Sale is scheduled for October 23-24th. To participate call Carl Cummins at 979-535-4538. Sale ad in the newspaper, maps and directional signage will be provided.
- During the 2019-2020 year we have had several property owners donate time and or services and goods to the community. If you would like to participate get in touch with a Board Member. A special thanks goes out to: Bryan Patton, Janet and Billy Hancock, Mike and Karla Dobbs, Kenny Shaffer, Gary and Susan Lee, Buddy and Kathy Walters.

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