



**JULY 2021 NEWSLETTER**  
**BIRCH CREEK VILLAGE PROPERTIES, INC.**  
**112 COWBOYS DR.**  
**SOMERVILLE, TX 77879**  
[birchcreekvillageproperties@gmail.com](mailto:birchcreekvillageproperties@gmail.com)

**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	Bryan Patton
Carla Craig	Pam Kubiak
Danna Anders	

**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 is set for Saturday August 28, 2021 at

1:00 pm at the Birch Creek Village Clubhouse located at 112 Cowboys Dr., Somerville, TX. 77879

Agenda will include the following:

- **Election of new board members :**
  - Two Board members positions are up for election due to term limits. 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 28, 2021 or **ballots will be accepted at the Annual Meeting.** Those receiving the most votes will become the new Board Members.
- **Vote to Amend By Laws Article III, Section 1**
  - Voting to change the Annual Meeting time from 1:00 pm to 10:00 am. This requires a yes vote from more than half of property owners to pass.
- **Vote to Amend Restrictive Covenants Maintenance Charge section:**
  - Vote to raise Maintenance Fees to \$80.00 per lot. Current fees are \$80.00 for the first lot owned with property owners who own multiple lots paying \$40.00 for each additional lot owned. This increase will have all property owners paying the same amount per lot and will allow the HOA to continue to make repairs, improvements and prepare for the future of the subdivision. The winning vote is based on the majority of votes received.
- Treasurers Report
- Approval of the Annual 2021-2022 Budget
- Installation of Board Members
- 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](mailto:birchcreekvillageproperties@gmail.com))

**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**

- REMINDER: There is a **20 MPH** speed limit throughout our subdivision. There have been numerous complaints about excessive speed.
- 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.

- The Board donated \$500.00 to the Birch Creek Volunteer Fire Department which was approved in the 2020-2021 Budget.
  - The Community Yard Sale is scheduled for October 15-16<sup>th</sup>. Carl Cummins (979-535-4538) will coordinate the efforts again this year. Sale ad in the newspaper, maps and directional signage will be provided. A sign-up sheet will be available at the Annual Meeting.
  - Some of our property owners may not know this, but the majority of improvements made to our common areas right now come from donations made by some property owners (either monetary or in time spent). Without these donations some of these improvements or repairs could not be made due to our small budget for such items. Special thanks to those who helped this year by cleaning up the grounds, working in the flower beds, installing the pool sun shade sail, freshening up the clubhouse and pool bath house by painting and replacing siding. Janet and Billy Hancock; Mike, Karla and Dusty Dobbs; Kenny and Alice Shaffer; Richard Twardowski,; Carla Craig; Danna Anders; Pam and Kevin Kubiak; Larry Coker.
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### Swimming Pool News

As usual we have to make mention of our 40 plus year old pool and repairs that are long overdue. There are more and more people enjoying the pool so please keep this in mind when voting to increase Maintenance Fees. The pool cannot be updated/repared without these funds.

**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.

**Those under the age of 15 require a person age 15 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 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 to discuss your situation.

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### 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. 1<sup>st</sup> and 2<sup>nd</sup> notices have been mailed to property owners with pictures being taken to prove the violation. Important to mention is that **under no circumstances** has any committee person taken pictures by going onto private property. In other words pictures were taken from the public street. Once the required notices have been sent to property owners the Board will begin legal proceedings for those not correcting their violations. 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 Facebook page or requested by notifying [birchcreekvillageproperties@gmail.com](mailto:birchcreekvillageproperties@gmail.com).

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