



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

**2021 BCV HOA Calendar**

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 BCV HOA Board Members**

Board Members

Janet Hancock	Bryan Patton
Carla Craig	Pam Kubiak
Danna Anders	

Officers

Billy Hancock	President
Karla Dobbs	Secretary/Treasurer

Please remember property owners who would like to speak at Board Meetings must be on the agenda and will need to submit their questions in advance to the following email address:

[birchcreekvillageproperties@gmail.com](mailto:birchcreekvillageproperties@gmail.com)

**HOA OFFICERS NEEDED**

The HOA is in need of two Officers (these positions are appointed by the Board):

- 1) Vice President – Serves as a back-up for conducting meetings and other duties as needed by the President.

- 2) Treasurer – Handle the bookkeeping and pay HOA bills and file taxes. QuickBooks knowledge is required.

**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

**Community Work Day April 10, 2021**

**Alternate Work Day April 17, 2021**

**VOLUNTEERS NEEDED**

The Board would like to welcome our property owners to participate in the annual Community Work Day. Please help our Board Members and Officers spruce up and repair items in our common areas. To sign up send your name and number to [birchcreekvillageproperties@gmail.com](mailto:birchcreekvillageproperties@gmail.com) or contact Janet Hancock 979-535-4073.

**TO DO**

- Clean up around club house and bath house (raking leaves, pick up branches, pressure wash buildings, pool area concrete and picnic tables.)
- Repair cover to plumbing on bath house.
- Paint club house and bath house.
- Install Sun Shade sail over children's pool.
- Install water hose hanger on club house.
- Someone to cook hotdogs for volunteers.

**MATERIAL LIST (Donations Needed)**

- Bags of Concrete for Sun Shade posts
- Paint for buildings
- Water hose hanger
- Paint brushes/rollers
- Poles for Sun Shade

**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 sheriff's office has been notified.
- SAFETY CONCERN: Please do not park on the road when checking your mail. This has become a safety issue as there have been a

couple of close calls with people turning into the subdivision.

- **NO HUNTING** is allowed in the subdivision per our Restrictive Covenants.
- The Board has approved the purchase of a new pool pump to replace the leaking pump.
- A new display board has been installed on the subdivision entry sign.
- If you would like to address the Board during a Board Meeting please send a request to be added to the meeting agenda stating your question to:  
[birchcreekvillageproperties@gmail.com](mailto:birchcreekvillageproperties@gmail.com)

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### Questions from 2020 Annual Meeting that required clarification by Attorney By Laws

- Article XIV Section 1 – (Amendments to By Laws) Attorney clarified that Amending By Laws requires a quorum of the Board and a majority of the votes received from property owners.
- Article III Annual Meeting time change: Annual Meeting time change to 10:00 am will require a property owners vote which will occur at the Annual Meeting 2021.

### Restrictive Covenants

- Right to Enforce – page 3: At the 2020 Annual Meeting property owners voted for the adoption of a Restrictive Covenants violation fee schedule (a fine schedule for property owners in violation of deed restrictions). The Restrictive Covenants needs to be amended to allow the Board to adopt and administer the violation fee schedule. Once the Restrictive Covenants have been amended the violation letters will be sent to property owners who have deed restriction violations.

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### Swimming Pool News

**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.**

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### 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. 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. 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. The Board has also consulted with an Attorney to amend the Restrictive Covenants to allow the Board to take action on Property Owners with violations.

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.

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