



December 2023 NEWSLETTER
BIRCH CREEK VILLAGE PROPERTIES, INC.
112 COWBOYS DR.
SOMERVILLE, TX 77879
www.birchcreekvillage.com
birchcreekvillageproperties@gmail.com

2024 BCV HOA CALENDARS

2024

February 10	Board Meeting	9 AM
April 13	Board Meeting	9 AM
April 13	Work Day	10 AM
May 24	Pool Opens	9 AM
June 8	Board Meeting	9 AM
August 24	Annual Board Meeting	1 PM
October 18 & 19	Community Yard Sale	
November 9	Board Meeting	9 AM

CURRENT BCV HOA BOARD MEMBERS

Board Members

Karla Dobbs 713-416-4752	Patrick DeWitt
Carl Cummins 979-220-8716	Janet Hancock
Alice Shaffer 979-472-8496	

Officers

President	Danny Campbell
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
Zochnet	877-866-7770

RECAP of the 2023 ANNUAL PROPERTY OWNERS MEETING

The Birch Creek Village Property Owners Annual Meeting was held at the Community Clubhouse on August 26, 2023 at 1 PM.

- Election of Board Members – two board members were elected by property owners to serve until 2025. Janet Hancock and Patrick Dewitt.
- Swimming Pool Remodel Special Assessment Fee (SAF) was passed by property owners vote.
- The HOA Paid Streetlights will stay on per property owner vote.

SWIMMING POOL NEWS

- As stated above the Special Assessment Fee of \$35.00 per year per property owner for 5 years was passed by property owner vote.
- The pool remodel project began in September 2023 and includes new plaster, tile, coping, decking with additional concrete in the pool area,
- This remodel has not been without its challenges.
 1. Water to refill the pool proved to be an issue. Prior to the remodel starting the Board had worked out an arrangement with Birch Creek Fire Department to assist in the refill since our water supplier would not let us refill due to the drought. However, when it was time to schedule the water for refill we were told the fire department would need approval from their MUD District to give us water. Their board met and denied our request. We were able to find another water source for a reasonable price but the tanker truck used for delivery was not clean and had oil in the water. The water is now clean and we are addressing oil stains in the pool plaster. Hopefully we will be able to remedy this situation. The company that provided the water has been working with us during this process.
 2. Additional cost was incurred due to several leaks found which have been fixed. Extra cost was added due to additional work to remove existing plaster/2-3 layers of paint.
- The concrete decking around the pool will be completed by another contractor due to pricing.
- Since there were additional cost the Board used some of the funds in the pool fund account since sufficient funds were not available from the pool remodel loan.

- The pool is scheduled to reopen in May 2024.

2023 BIRCH CREEK VILLAGE TALKS

- Notary Services for Property Owners: If needed send a request to birchcreekvillageproperties@gmail.com to schedule this service.
 - Reminder – There is a posted **20 MPH** speed limit throughout our subdivision. There are many people speeding in the subdivision. Some will say the county rural road speed limit is 30 MPH, however the HOA can post a speed limit in the subdivision which is less than the county speed limit. It would be appreciated if drivers would please slow down and obey the stop signs. We want to keep our residents safe. Thank you!
 - 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 Community Garage Sale occurred in October 2023. Once again it was a success. Thank you to all who participated and to Carl Cummins and Darrell Glaesmann for coordinating this event and putting out signs.
 - The Board 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@gmail.com
 - Property owners who cannot contact the Board electronically may send their request in writing to: Birch Creek Village HOA, 112 Cowboys Dr., Somerville, Tx 77879. Correspondence can also be put in the locked mailbox at the clubhouse.
 - Thank you Arnie Micklus for replacing the American Flag at the subdivision entry area when needed.
 - Thank you to David Wischnewsky, Mike Dobbs, Billy Hancock and Darrell Glaesmann for lending a hand with the swimming pool during the remodel.
 - Property owners who have questions/concerns about the Birch Creek Village subdivision or the HOA can send them to birchcreekvillageproperties@gmail.com or by writing to the Birch Creek Village, 112 Cowboys Dr., Somerville, Tx 77879. You can also put correspondence in the locked mail box at the Community Clubhouse.
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MAINTENANCE FEES

Reminder we now have an online payment option for annual Maintenance Fees which can be found on the Birch Creek Village website www.birchcreekvillage.com.

- Thank you to those who pay their Maintenance Fees. Your fees pay for the continued operations, development and improvement of Birch Creek Village Properties (street lights, swimming pool, bathhouse, club house, insurance, taxes, mowing, entry way upkeep, attorney fees, etc.)
- The current Maintenance Fee is \$80.00 per lot and if a property owner owns multiple lots they pay \$80.00 for the first lot and \$40.00 for each additional lot owned.
- A special assessment fee of \$35.00 per year to remodel the swimming pool was approved by property owners in August 2023. This amount will begin January 2024 and will be on the statement mailed with this newsletter. Please include that amount with your regular maintenance fees.
- Late fees of \$20.00 are assessed for payments received after January 31st.
- 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 Restrictive Covenants can be found on the Birch Creek Village HOA website at www.birchcreekvillage.com or requested by notifying birchcreekvillageproperties@gmail.com. Please become familiar with the deed restrictions. The Restrictive Covenant Committee will be making rounds in the near future so please take pride in your property. Letters are sent to those who are the worst violators. Not to those who keep their property neat and clean. If a BCV property owner is disabled or elderly and needs help contact the BCV HOA so they can assess the situation.

