



December 2024 NEWSLETTER
BIRCH CREEK VILLAGE PROPERTIES, INC.
112 COWBOYS DR.
SOMERVILLE, TX 77879
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birchcreekvillageproperties@gmail.com

2025 BCV HOA CALENDAR

2025

February 8	Board Meeting	9 AM
April 12	Board Meeting	9 AM
May 10	Work Day	10 AM
May 23	Pool Opens	9 AM
June 14	Board Meeting	9 AM
August 23	Annual Board Meeting	1 PM

CURRENT BCV HOA BOARD MEMBERS

Board Members

Karla Dobbs 713-416-4752	Patrick DeWitt
Butch Cretsinger	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 2024 ANNUAL PROPERTY OWNERS MEETING

The Birch Creek Village Property Owners Annual Meeting was held at the Community Clubhouse on August 24, 2024 at 1 PM.

- Election of Board Members – The three board members elected by property owners to serve until 2026 are Butch Cretsinger, Karla Dobbs and Alice Shaffer.

SWIMMING POOL NEWS

- The swimming pool closed on November 1, 2024 for the winter season.
- It will reopen on May 23, 2025 for the summer.
- Once again a very big thank you to the many volunteers and the property owners who voted yes for the swimming pool remodel project. The swimming pool area and the pool looks great and many people enjoyed it this year.

2024 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.
- Some of our property owners will attend the County Commissioners Court to provide information about our subdivision roads that need repair. Once information is available regarding this meeting it will be posted in the Birch Creek Village HOA facebook page.
- The Community Garage Sale occurred in October 2024. 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 Paul Carnine for donating the additional mailboxes. Paul coordinated with the Postal Service and installed these mailboxes to help others get a mailboxes since there were none available. The Postal Service no longer provides mailboxes for the subdivisions.
- Thank you Arnie Micklus for replacing the American Flag at the subdivision entry area when needed.
- 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.

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. 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.

IN MEMORY OF BIRCH CREEK VILLAGE PROPERTY OWNERS

We honor the memory of our property owners who passed away this year: Michael Dobbs; Mary Blevins; Debra Ball; Charles Davis; Mr. Shouqin; Bubba and Kay Davis

