

Kirby Creek Village Association

c/o BFMC Property Management
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***** NOTICE *****

To: ALL HOMEOWNERS
Kirby Creek Village Association

From: Kirby Creek Village Association Board of Directors

Date: November 14, 2008

Subject: **Announcement of 2009 Annual Dues**

At the Board of Directors meeting held on September 23, 2008, the Board approved the budget for the year ended December 31, 2009.

In connection therewith, **the Board set the dues for 2009 at \$240.00.** This is the same amount set for 2007 and 2008. **The dues will be payable in full on January 1, 2009.** Please mail your dues check made payable to “Kirby Creek Village Association” in the enclosed envelope.

Your Dues Dollars Are Working for You

There have been many benefits to Kirby Creek Village homeowners as a result having a professional management company. Some of the benefits are as follows:

1. Ninety-nine (99) delinquent owners have had legal collection efforts initiated against them since 2006. This has resulted in the collection of many delinquent balances. There are many still to go but the legal collection efforts during the remainder of 2008 and in 2009 should force the collection of significant additional dues payments.

So far seven homeowners have lost ownership of their home due to their failure to pay annual assessments. In early February 2009 we anticipate initiating the legal collection effort against several other owners who have not brought their account current. Some owners who owed \$500 or more when they were initially turned over for collections, have ended up paying \$4,000 or more to cover their past due balances and legal fees.

2. The Board has adopted a very strict “No Tolerance” attitude toward delinquent owners, and has instructed the law firm and management company to pursue collections of past due balances with every available remedy.

3. There continues to be improvement in the condition of the common areas. This is primarily caused by increased efforts to clean up trash around the lakes, clubhouse, tennis court and entrances.
4. The pool is being maintained strictly to City code by our clubhouse manager who took over these responsibilities from the pool contractor in 2006. The daily attention to the pool and pool area is very apparent.
5. The clubhouse flower beds have been enhanced with decorative limestone rock borders and flowers.
6. A video surveillance system has been installed in the clubhouse to monitor the tennis court, pool and clubhouse exterior.
7. There has been a concerted effort to identify and obtain corrections of violations of our Restrictions and Bylaws. This has resulted in a reduction in the number of lawns that are overgrown, the replacement of fences that do not meet City code, and towing of inoperable automobiles.

All of these types of improvements stabilize and improve your home values. The improvement in the appearance of the property contributes to increased home values.

Discount for Early Payment

The Board agreed to continue the policy of **Ten Dollars (\$10.00) discount** to all owners who have paid their 2009 assessments by **December 15, 2008**. In order to take advantage of this discount, the dues for 2008 must be paid, and any delinquent amounts due from prior years, by the December due date. The \$10 discount can be deducted from your payment.

Early Bird Drawing

At the Annual Meeting scheduled for Saturday, February 21, 2009 at 10:00 a.m., ONE lucky homeowner who attends the meeting and has paid their 2009 assessments (and any other outstanding balances) by December 15, 2008, will win a **FULL REFUND OF THEIR 2009 DUES!** There will also be other drawings at the meeting for gift cards and/or discounts on other services provided by vendors and local merchants. **You Must Be Present to Win.** Mark your calendar and plan to attend the Annual Meeting on Saturday, February 21, 2009 for your chance to WIN a full refund of your 2009 dues.

As always your Board of Directors and Management Company are working hard for you and appreciates your cooperation in paying your Annual Assessments in full and on time.