

Kirby Creek Village

Kirby Creek Village Homeowners Association Quarterly Newsletter

MAR/APR/MAY 2011



NOTES & NEWS

2011 BOARD OF DIRECTORS

LARRY BAUMANN President
REGINA GILLIAM Vice President
PHILIPPA MCDONALD ... Secretary/Treas.

CHEASAPEAKE UPDATE

During 2010, KCV received \$30,000 from Cheasapeake under contracts for use of lake water and easement access during the framing process of four wells.

All permitted wells have been completed at the Hart/Airfield pad site and it appears to be converted to an on-going production site.

The site may not be allowed any further permits due to the new City of GP rules that extended the distance for pad sites to 750 feet from restricted use areas.

WWW.KIRBYCREEKVILLAGEHOA.COM

Check out the KCV website regularly for community news, meetings, flyers, etc.

If you were unable to attend the Annual Meeting held Feb. 26, you will find a copy of the information handed out at the meeting under the Annual Assessments tab, along with a list of your 2011 Board of Directors.

HIGHLIGHTS

»» HELP WANTED «« POOL MONITOR

We are looking to fill a newly created position as Pool Monitor beginning with the 2011 KCV pool season.

This is a seasonal part-time position and would be ideal for a college student, semi-retired or retired person looking for additional income.

Duties would primarily include, but are not limited to:

- Open the pool daily.
- Random verification of pool cards.
- Enforce newly adopted pool rules.
- Monitor pool and clubhouse activity.
- Close and lock the pool each evening.

The rate of pay is \$10 per hour. Approx. 30 hours per week. Tuesday through Sunday. Primarily evenings and weekends ~ hours can be somewhat flexible based upon response for the position.

The pool will open on May 27 and close for the season on October 2 (weekends only following Labor Day).

Eligible candidates must be 18 years of age or older and willing to become a temporary part-time employee of BFMC for liability purposes.

Your account with the Kirby Creek Village HOA must be in good standing.

Interested applicants should email their resume to kirbycreekvillage@yahoo.com.

NO TRESPASSING

Please keep children, pets and motorized vehicles away from the edges of both ponds. The large pond is deep and the slopes are steep. If you see anyone camping or fishing near either pond, call the police. Trespassing is against the law.

Signs are posted around both ponds to reduce KCVA's liability in the case of accidental injury or drowning.

BULLETIN BOARD

~ CONTACT US ~

BFMC Property Management

8111 LBJ Freeway
Suite 835
Dallas, TX 75251

Phone:

(972) 644-3801

Fax:

(972) 644-3810

Email:

Kirbycreekvillage@
Yahoo.com

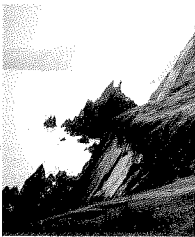
Website:

www.
KirbyCreek
VillageHOA
.com



F I 0 3 6 T 2

TRIVIA WHIZ



Showing the Shamrocks

In March, shamrocks seem to pop up everywhere. The three-leaved token of Irish luck has roots in both Druid and Christian traditions, but in Irish lawns, the plant is considered a weed. Here are some other facts about shamrocks:

- *Sham shamrocks?* Scholars, botanists and florists argue over the species of the Irish shamrock of lore. The shamrock often is counted as part of the clover family, but in drawings of the plant, the typically heart-shaped leaves indicate wood sorrel, a member of the oxalis family.
- *Badge of rebellion.* In the 18th and 19th centuries, some Irish wore shamrocks to display their dissatisfaction with British rule. The phrase "the wearing o' the green" is said to have originated during this period.
- *Snake stopper?* The shamrock was believed to be a remedy for snake and scorpion bites. Tradition holds that snakes are never seen near shamrocks.
- *A wee bit of protection.* Shamrocks are thought to ward off any mischief a leprechaun might cause.
- *Here comes the luck.* To encourage a fortuitous union, shamrocks are sometimes placed in a bride's bouquet or worn on a groom's lapel.
- *Drinking of the green.* McDonald's introduced its minty green Shamrock Shake in 1970, whetting Americans' appetite for seasonal specialty beverages.

A Mark of Ireland

While the Celtic harp is the official emblem of Ireland, the shamrock is a popular symbol, too. The Irish airline Aer Lingus uses the shamrock in its logo, and the flag of Montreal features a shamrock to represent the Canadian city's Irish population.

Put Some Spring in Your Step

Spring's warmer days are perfect for starting an outdoor walking program. Walking is an ideal exercise. It's weight-bearing, so it strengthens bones. It's aerobic, so it improves heart and lung function. And other than the price of a good pair of walking shoes, it's free. So if your doctor says it's OK, it's time to hit the ground walking.

How far? A good beginner's goal is to head out the door, walk five to 10 minutes and then walk back. If that's easy, next time walk 10 or 15 minutes before turning back. Increase your time in five-minute increments. Focus on how you feel, not how far you're walking.

How fast? Aim to walk a bit faster than normal, as if you were late to an appointment. But slow down if you feel winded. You should have enough breath to keep up a conversation.

How often? Walking five days a

week is ideal, but any amount of exercise is beneficial.

Warm up. Stretching can injure cold muscles, so hold off until you've walked awhile.

Be safe. Don't walk alone on secluded trails, and always carry a cell phone. Protect your skin with sunscreen. Wear reflective clothing if you're walking at dawn or dusk.



Consumer Tips

Creating Safe Passwords

These days, it seems as though every website requires a password. People tend to use the same password for many accounts, but this makes you vulnerable to hacking and identity theft. The prospect of coming up with a bunch of hack-proof passwords, let alone memorizing them, is daunting, but there are some tricks that help.

Make a password at least eight characters long with a mixture of numbers and letters, upper- and lowercase. Avoid using info that could be obvious, such as your name, birth date or the name of your child or pet. Think of a phrase you won't forget, and use the first letter of each word. Then replace some of the letters with

numbers. For example, substitute 1 for the letter l or L, or a zero for the letter O.

Come up with a core password you can remember, then add a different prefix or suffix with numbers for each site. For example, "HelloAmazon" becomes "He110Amaz0n5." To update your password, just change the number but keep the core password the same.

Writing down your passwords could be dangerous—what if someone found that list? You can write down a clue or part of the password to jog your memory, but not enough so others could figure it out. Also, don't put clues in an obvious place, such as on a sticky note under your keyboard.



WIT & WISDOM

"Diligence is the mother of good luck."

—*Benjamin Franklin*

"If one is lucky, a solitary fantasy can totally transform one million realities."

—*Maya Angelou*

"Good luck beats early rising."

—*Irish proverb*

"I think we consider too much the good luck of the early bird and not enough the bad luck of the early worm."

—*Franklin D. Roosevelt*

"Luck is believing you're lucky."

—*Tennessee Williams*

"Luck is not chance; it's toil. Fortune's expensive smile is earned."

—*Emily Dickinson*

"Nothing is as obnoxious as other people's luck."

—*F. Scott Fitzgerald*

"People always call it luck when you've acted more sensibly than they have."

—*Anne Tyler*

"I busted a mirror and got seven years' bad luck, but my lawyer thinks he can get me five."

—*Steven Wright*

"The day you decide to do it is your lucky day."

—*Japanese proverb*

"The worst cynicism: a belief in luck."

—*Joyce Carol Oates*

"In the long run, you make your own luck—good, bad or indifferent."

—*Loretta Lynn*

"Luck is tenacity of purpose."

—*Elbert Hubbard*

"I don't know anything about luck. I've never banked on it, and I'm afraid of people who do. Luck to me is something else: hard work and realizing what is opportunity and what isn't."

—*Lucille Ball*



It's Easy Eating Green

We've heard we should try to live a greener lifestyle by reducing, reusing and recycling. But what about our diets? Making environmentally conscious choices can be better for our waistlines, our wallets and our planet.

Buy local. When you purchase locally produced fruits, vegetables, meats, eggs and dairy products, you're supporting area farmers and cutting back on the fuel it takes to truck food across the country.

Go organic. Treating produce with pesticides can pollute soil, groundwater and possibly you. If you're budget-conscious, at least aim for organic when buying produce with thin, edible skins such as berries, grapes and bell peppers.

Eat lower on the food chain. Producing a pound of meat takes much more water and energy than producing a pound of grain or vegetables.

Ditch the drive-through. Idling in line at a fast-food restaurant wastes gas. Park the car and order inside. Better yet, whip up a quick meal at home. You'll save packaging waste and money, too.

Banish bottled water. Even if you recycle those plastic bottles, it still takes energy to produce, transport and recycle them.

Take baby steps. You don't have to go cold turkey on cheeseburgers. Even small changes, such as eating one meatless meal a week, can make a big difference over time.

One Minute Chef

The Perfect Chicken Sandwich

Ingredients:

- 1/3 cup mayonnaise
- 6 basil leaves, finely chopped
- Zest and juice of 1 lemon
- Salt and pepper
- 8 slices multigrain bread
- 2 tablespoons olive oil
- 2 roasted chicken breasts, sliced (use leftover roasted chicken or rotisserie chicken)
- 8 thin slices Gruyere cheese

Directions:

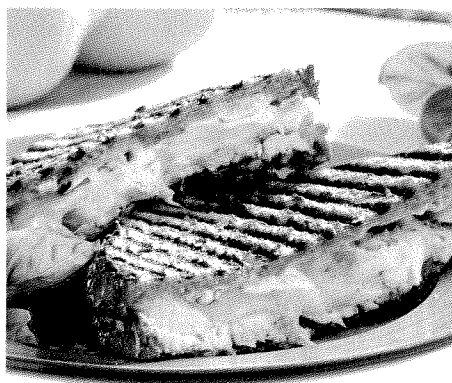
In a small mixing bowl, stir together mayonnaise, basil, lemon zest and juice. Add salt and pepper to taste.

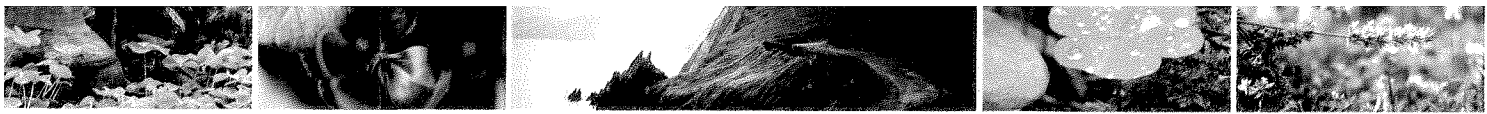
Brush one side of each slice of bread with olive oil. Spread basil mayonnaise on the opposite side of each slice.

Top four slices of bread (olive oil-side down) with chicken. Sprinkle with salt and pepper, if desired. Add two slices of cheese over the chicken and top with remaining four pieces of bread (olive oil-side up).

Heat sandwich press or skillet, add sandwiches, and cook until golden and cheese has melted.

To get more tips and recipes, visit www.GoWithTheGrain.org.





FREQUENTLY ASKED QUESTIONS

We wanted to provide you with information that may be helpful in understanding your liability for annual assessments as a Kirby Creek Village Homeowners Association homeowner.

Legal Obligation

When you purchased your home, you became a member of the Kirby Creek Village Homeowners Association ("KCV").

Under the Bylaws and Restrictions on file with both Dallas and Tarrant County, every owner who purchases a home in KCV becomes a member of the Association and is subject to Restrictions, Reservations, Covenants and Conditions.

This means that every owner automatically must abide by the Restrictions laid out in the covenant on file with the applicable county.

Annual Assessments

Each owner is subject to an annual assessment that is due and payable on January 1st each year. This amount is currently set at \$240.

The Board of Directors develops a budget and determines the amount of dues that each KCV member must pay annually.

These dues are primarily used to pay for the cost of maintaining the common areas and the cost of administering and managing KCV. Every owner has the legal obligation to pay their fair share to maintain the common areas of KCV.

What Happens When an Owner Doesn't Pay

When an owner doesn't pay, there is a short fall in the funds received to take care of the common area expenses.

When an owner doesn't pay, they are relying on all the other KCV owners to pay an amount to cover the expenses they didn't pay. Obviously this is not fair to those owners who do pay and as a result, the Board has instructed BFMC to take all steps necessary on behalf of the Association to collect dues and to insure all delinquent dues are collected as quickly as possible.

Do Homeowners Have a Right to Offset Dues

You have no right to withhold payment. You do not have a right to offset payment against any repairs you feel are needed in the community or because you do not use community amenities.

Collection fees will be applied to all unpaid accounts on March 1st. Interest will be applied quarterly to all delinquent accounts and will continue to accrue until the account is paid in full.

What Rights Does KCV Have to Enforce Payment of Dues

Under the Restrictions and Bylaws for the Association, KCV has the right, and the Board of Directors the obligation, to legally pursue all avenues available to recover dues from owners. These legal remedies include the hiring of an attorney (at a cost to be paid for by the delinquent owner), filing of a lien against the property, and ultimately foreclosure of the property by the Association.

This means the Association can foreclose on your home and evict those residing in that home as result of non-payment of dues.

Your Board of Directors and management company appreciates your cooperation and understanding in paying your dues in full and on time each year.

KIRBY CREEK VILLAGE HOMEOWNERS ASSOCIATION

c/o BFMC Property Management

8111 LBJ Freeway, Suite 835

Dallas, Texas 75251

TO: