

Bordeaux Village News

<i>October 2011</i>
<i>Bordeaux Village Homeowners Association - Dallas, Texas</i>
Website: www.MyBordeauxVillage.com
<i>Violation Notices</i>
<i>Roof Project</i>
<i>FHA Recertification Process</i>
<i>Security Tips</i>
<i>Budget to be Presented</i>
<i>Financial Report</i>
<i>Next Homeowners' Meeting</i>
<i>Realtor's Corner</i>
<i>Anonymous Crime Tips</i>
<i>Rules Update</i>
<i>When Contacting CCMC . . .</i>
<i>Important Phone Numbers and Contacts</i>

Violation notices

If you have received a community standards violation notice that you believe is in error, please contact Michele Drain at mdrain@ccmnet.com.

Michele can conduct research to determine the nature of the violation and if the notice was issued in error.

New roof project

The new roof is being installed and is starting to look great. Like any other major construction project, there have been issues that have surfaced, with inconvenience for some residents.

Thanks to everyone for your patience. When the roof is complete, it will provide years of service and improve property values for us all.

Appreciation to management company CCMC for working so carefully to secure the insurance compensation for the project after the previous roof was damaged by hail.

FHA recertification process

At the last homeowners meeting, Michele Drain clarified the changes in FHA rules, noting that new requirements enacted in August required communities to supplement original applications. The paperwork is the size of a phone book, and backlog at FHA has delayed approvals for BV and other communities.

Security Tips

1. Don't open your front or back door to anyone you don't know. Speak to them through the door.
2. Create a home inventory including a list, photos and receipts. This can help you file a police report and an insurance claim if you are the victim of a burglary.

Budget to be presented at October 20th homeowners' meeting.

The 2012 budget will be presented at the Thursday, October 20 homeowners' meeting.

The budget was developed as part of a process that included the input of the recently formed budget committee.

Thanks to them for their hard work!

All homeowners and residents are invited to attend community meetings.

Financial Report

Cash operating balance:
\$33,302.59

Reserve fund balance:
\$252,284.36

Upcoming Bordeaux Village Homeowners' Meeting

Next Homeowners' Meeting:
6:45 p.m. Thursday,
October 20, 2011

All owners and residents are welcome to attend our regularly scheduled Homeowners' Meetings!

Realtor's Corner

Realtor's Corner will return next issue!

Anonymous Crime Tips

Check out www.iWatchDallas.net As a tool for submitting crime tips to the Dallas Police Department. You can report four ways – on the website, via text message, with the iWatch app on your smart phone, or by calling 214-671-4TIP.

Reporting is anonymous, but please give as much information as possible, such as exactly where the activity happened, what you witnessed, a clear description of a person or vehicle. If you have an emergency, please call 911.

Rules Update

HOAs are newly required to have rules on solar panels, flags, rain barrels and religious displays.

In summary, solar panels and rain barrels are not permitted. Flags are permitted only after submitting an application to the homeowners association. Religious displays are permitted only on entryways.

Note: Holiday decorations (religious or otherwise) are permitted, with the assumption they will be removed soon after the holiday has passed.

When Contacting CCMC . . .

Please remember that they try to return your message within one business day. Sometimes it may take two days if the request queue is particularly long. If you don't hear back within a few days, re-contact them!

If you have an emergency, call the emergency number (see list, right).

Important Phone Numbers and Contacts

Maintenance issues should be addressed to CCMC (Capital Consulting Management Corporation).

CCMC: 469-246-3500
www.ccmcnet.com

CCMC Emergencies: 972-260-4260

Property Mgr: Michele Drain,
469-246-3507
mdrain@ccmcnet.com

Coordinator: Melissa Verde,
469-246-3503
mverde@ccmcnet.com

White Glove Service: 469-246-3505

Love Field Noise: 214-670-6610

Dallas Non-Emergency: 311

Dallas Resources Help Line: 211