

Bordeaux Village News

<i>February 2011</i>
<i>Bordeaux Village Home Owners Association - Dallas, Texas</i>
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Landscaping “hot spots” getting attention

You may have noticed some landscaping activity in recent weeks. This is attention being paid to so-called “hot spots” – areas which needed grass or ground cover to enhance curb appeal. Already the areas are looking better and the improvement should be even more noticeable by Spring.

The Board of Directors is reviewing the recommended plans from the Landscaping Committee and will be reporting on a comprehensive plan soon.

Please Report Maintenance Issues

If you have maintenance issues that are the responsibility of the Homeowners’ Association, please call management company CCMC (contact information on next page). This includes topics ranging from grounds and irrigation issues to problems with vermin! Don’t wait for the next Board of Director’s meeting – call CCMC.

If you are wondering which maintenance items are the homeowner’s responsibility, and which the Homeowners’ Association, visit the website at www.MyBordeauxVillage.com and check out Exhibits and Amendments to Declarations, Exhibit A for a delineation of responsibility (only one item has been amended – residents are responsible for their own air conditioning filters).

Two new Board Members elected at Annual Meeting

At the Annual Meeting January 27th, two owners were elected as new members of the Board of Directors. Welcome Michael Johnson and Michael Smith to the Board! Here’s the current slate:

President: Jonathan Thomas
Treasurer: Michael Smith
Secretary: Jill Corbin
VPs: Kelly Lane
Michael Johnson

THANK YOU to outgoing members President Kevin Danielson and Vice President David Baldwin for their outstanding service in the past two years. We will miss their valuable leadership. Special thanks to both for their participation in last year’s major rehabilitation project.

And if you see Kevin, give him special thanks – he has agreed to keep the responsibility for updating the website!

AND THANKS to all homeowners who attended the meeting or sent in their proxies. Your fellow homeowners appreciate it.

Upcoming Bordeaux Village Meeting

Next Regular Meeting:
6:45 p.m. Thursday,
February 17th, 2011

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

Security Update

Please call 911 to report any suspicious activity. The Dallas Police Department pays attention to neighborhoods in part based on 911 calls, so please call. This includes reporting suspicious activity and persons who are diving in the dumpsters.

Realtor's Corner

Recent village activity:

Active Listings: 12 properties are for sale ranging in price from \$106,00-\$150,000.

Sold: 3 properties have sold in the last 6 months ranging in price from \$120,000-\$129,000.

Leases: 3 active lease properties

If you would like more information on any of these properties contact Becky Rensing, who prepares the realtor reports distributed at Board Meetings. If you are unable to attend the meeting she can give you the reports upon request.

Becky can also help if you know anyone who would like to move into Bordeaux Village or lease or sell their unit.

Contact:

Becky Rensing, Realtor
Coldwell Banker, Apex
214-536-1117

beckyrensing@coldwellbanker.com

Financial Report

February Report:

Cash operating balance:
\$28,804.158

Reserve fund balance:
\$279,031.55*

*Reserve fund amount does not reflect all upcoming expenses within next month or so.

Rules Reminders

As a friendly reminder, this newsletter includes a section taken from Exhibit B Rules and Regulations of Bordeaux Village Homeowners Association.

If you do not have a copy of the Rules, access our website www.MyBordeauxVillage.com. Click on Community Documents on the left hand side, and then select *Exhibits and Amendments to Declarations, Exhibit B, and 1st Amendment to Rules and Regulations*.

#1. Any sidewalks, driveways, entrances, stairwells, elevators, halls and passageways which are General Common Element or Limited Common Elements shall not be obstructed or used by any Owner for any other purpose than ingress to and egress from the units.

Moving to email-only newsletter -- Sign up For BV e-Alerts

Bordeaux Village continues to trend "green"! We hope that by mid-spring 2011, we can move to an email-only newsletter (not printed and delivered to doors).

We hope you like the idea, and encourage you to go to the website and sign up (www.mybordeauxvillage.com). Enroll on left navigation bar ("Sign up for Alerts"). Join those who have signed up and help us move toward being green!

Important Phone Numbers and Contacts

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

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

CCMC Emergencies: 972-260-4260

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

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

White Glove Service: 469-246-3505

Love Field Noise: 214-670-6610

Dallas Non-Emergency: 311

Dallas Resources Help Line: 211