

<i>May 2011</i>
<i>Bordeaux Village Homeowners Association - Dallas, Texas</i>
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Bordeaux Village News

Landscaping Project update

The comprehensive landscaping program is approved, with implementation expected to get underway in fall of 2012. We were all hoping for an earlier start, but with an eye to BV's budgets and finances, we are waiting to launch the comprehensive program.

Preliminary landscape redesign schedule:

- Front yards –
October 2012-Jan 2013
- Back yards –
May 2013-July 2013

In the meantime, landscaping updates will continue on the spots left bare from the winter's weather, with an eye to ensure that the plantings are complementary to the comprehensive plan.

If you wish to plant any items between your home and the sidewalk (in front of or behind your home), please know the plantings will be temporary, as these areas will be installed with drip irrigation and new plantings in accordance with the comprehensive landscaping plan.

Also temporary will be any personally installed "hardscaping" material (bricks, wooden borders, etc.). They will be replaced as part of the comprehensive program.

Bordeaux Village at the Movies . . .

Save the date! Saturday, October 1st will be the first Bordeaux Village HOA Movie Night. Stay tuned for more details about this outdoor family event.



Win an iPad!

Stain your deck steps – and get a chance to win an iPad! If you stain your deck floor, you will be eligible for a second chance to win. The HOA provides the stain. Eligible dates are May 16th – July 28th. Look for details in an upcoming flyer.

Financial Report

February Report from April meeting:

Cash operating balance:
\$31,751.27

Reserve fund balance:
\$287,302.83*

*Reserve fund amount does not reflect all upcoming expenses

You can check out Bordeaux Village financial reports anytime on the website
www.MyBordeauxVillage.com.

Renovation Project Finalized

As the final step in the major building renovation and rehabilitation project, the warranty walk will be conducted May 23-27. If you have items of concern, please drop a list in The Clubhouse mailbox, or email Chet Farnsworth with Hasen Construction at chet@haseninc.com by May 16th.

Upcoming Bordeaux Village Meeting

Next Regular Meeting:
6:45 p.m. Thursday, June 16th, 2011

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

Realtor's Corner

Recent village activity:

Active Listings: 14 properties are for sale ranging in price from \$99,000-\$145,500.

Sold: 2 properties have sold in the last 6 months ranging in price from \$120,000-\$127,500.

Leases: 2 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.

Becky can 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

Summer Security Tip

Summer is traditionally a time of increased crime. Officer Nguyen reminds us that in hot weather, never leave your car running with the AC on, even if you are running in someplace "just for a moment."

Pet Reminder

Please do not feed pets or any other animals outside your unit. This feeding encourages pests and vermin.

Sign up for Contractor Resource Committee

Love Angie's List? Have a list of great contractors and service providers? Enjoy researching and finding reliable contractors? If so, please sign up for the new Contractor Resource Committee.

The committee will compile a list of contractors recommended by fellow BV'ers! To sign up, contact CCMC and tell of your interest, or attend the next community meeting June 16th.

Building standards respected

As a reminder, Bordeaux Village has exterior standards relating to windows, storm doors, the installation of satellite dishes, and other exterior modifications.

No drilling into the exterior walls is allowed at any time. If you wish to install a television satellite dish, please follow the Wiring and Cabling Guidance that can be found in the Community Documents section of the website at www.mybordeauxvillage.com.

Also found on the website are Homeowner Improvement forms. Please use if you plan to install new windows, storm doors or other exterior modification or decoration.

Following the standards in advance can prevent a possible homeowner expense if an installation is found to be in violation of standards.

Bordeaux Village building standards maintain the beauty and consistent appearance of the community, plus protect the integrity of brick and other building materials.



BV is on Facebook

In an effort to "go green" BV is moving to emailing newsletters. To stay informed, please join the Bordeaux Village Neighbors group on Facebook. In addition to the Facebook group, newsletters will continue to be posted on the BV website. Encourage your neighbors to join the group too!

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