

BEAVER CREEK HOA NEWSLETTER

July 2025 Update



Hello Beaver Creek Residents,

The Board of Directors is pleased to share this newsletter as a way to provide insight and clarification on some of the questions and feedback we received through the neighborhood survey conducted in July.

We hope you find this information helpful and informative, and that it contributes to a stronger sense of connection and understanding within our community. Our goal is to ensure all residents feel informed and engaged as we continue working together to make our neighborhood a great place to live.

Q: Are residents actually receiving infraction notices or being fined?

A: Yes, residents are receiving infraction notices and, when necessary, fines. The enforcement process follows a structured, multi-step approach to ensure fairness and ample opportunity for correction. Below is a summary of how the process works:

1. First Infraction – Courtesy Notice:

- a. A courtesy notice is sent informing the homeowner of the specific violation. The homeowner is given 10 business days to correct the issue without any penalty.

2. Second Infraction – Warning of Potential Fine:

- a. If the violation is not resolved within the initial timeframe, a second notice is sent. This letter explains that a fine will be issued if the infraction is not corrected within another 10 business days.

3. Third Infraction – Fines Begin:

- a. If the violation remains unaddressed, a \$25 fine is issued. Additional fines may continue to accrue until the matter is resolved. If the violation persists and fines accumulate substantially, the matter may be escalated to the HOA's attorney for further enforcement. This legal phase can take several months and may ultimately lead to foreclosure if violations are not corrected and fines remain unpaid.

Please note:

It's important to understand that if a change is not immediately visible—for example, a neighbor's yard remains in violation—it does not mean that the HOA is not taking action. Infractions & fines may already be in progress behind the scenes. While the HOA cannot physically enforce changes to a property, we have a legal process in place to encourage compliance, which includes the potential for fines, legal action, & further consequences.

Q: Can the HOA install speed limit, stop sign and/or speed bumps throughout the community?

A: The HOA cannot independently install speed limit signs within the community. Any new traffic signage, including stop signs and speed bumps, must be reviewed and approved by the city. This typically involves the city conducting a traffic study to determine whether the signs are warranted based on traffic patterns, safety concerns, and other criteria. While the HOA can request that the city evaluate certain areas, the final decision rests with the city, not the HOA.

Q: Can the trail paths be paved with concrete?

A: Paving and concrete work is extremely costly. Based on prior experience, the estimated cost for a larger-scale project—such as paving a trail—could easily reach \$100,000 or more. For context, we recently replaced just two small sections of concrete (each approximately 3 ft x 4 ft) due to trip hazards, and that limited repair alone cost \$5,200.

Additionally, Beaver Creek is located within an Environmentally Sensitive Area (ESA). Under federal law, we are legally prohibited from altering the natural environment in the community. This significantly limits what types of construction or modifications we can consider.

Even if paving were permitted and funded, it would still require ongoing maintenance, and there is the potential for issues such as graffiti or vandalism in remote areas, which would further increase costs and resource demands. We have had significant issues with graffiti in the past few years.

For these reasons, extensive paving projects are neither feasible nor legally permitted at this time.

Q: Can the HOA create an exit ramp or turn-in lane from Loop 288 to Stuart Road, and complete the connection of Long Road to North Locust Road?

A: HOA's do not have authority over public roads or street infrastructure. These matters fall under the jurisdiction of the City of Denton and are managed through the city's planning and transportation departments. While the HOA cannot initiate or control these types of projects, we encourage interested homeowners to reach out to the City Council or the appropriate municipal departments to express their concerns or request consideration for future improvements.

Q: Can a basketball court be installed at the park?

A: A basketball court cannot be installed in the neighborhood at this time because the park is in the process of being deeded over to the city. Additionally, a basketball court was not included in the park's original development plans, and any changes to the design would require city approval. Once the park is officially under the city's control, future modifications would fall under their jurisdiction.

Q: Can we install a pool in the community?

A: At this time, installing a community pool is not financially feasible for several reasons:

1. Upfront Cost: The estimated cost for even a small commercial-grade pool is approximately \$500,000. This includes the pool structure and specialized equipment, such as high-grade circulation pumps required for commercial use (which are different from those in residential pools).
2. Required Amenities: To comply with regulations, additional features are required—such as bathrooms, a shower, a drinking fountain, a 6-foot perimeter fence, and emergency phone lines. These additions are estimated to cost at least \$200,000. We are also deeding the park over to the city, so space is not there.
3. Ongoing Maintenance & Staffing:
 - Monthly maintenance: ~\$1,500 minimum, annual inspections and health compliance, access control system (e.g., key fob entry), on-site seasonal monitoring (May–August): ~\$20,000–\$28,000 per year, and estimated annual operating costs: \$35,000–\$40,000
4. Funding Limitations:
 - The HOA cannot increase dues by more than 10% per year without a community-wide vote.
 - We do not currently have sufficient reserve funds to support a loan.
 - Lenders typically require that less than 10% of homeowners be delinquent on dues, a threshold we may not meet, and the only alternative would be a special assessment, which could amount to several thousand dollars per homeowner.

Given these financial and logistical constraints, the Board has determined that adding a pool is not a viable option at this time.

Q: Can the HOA mandate that cars only be allowed to be parked on one side of the street?

A: No. The HOA can't control or change this.

Q: Why are only certain areas of the community mowed, outside of individual homeowners' yards?

A: Due to federal regulations, our community is located within an Environmentally Sensitive Area (ESA), which places restrictions on how the land can be maintained. **Mowing is prohibited** in these protected areas to preserve the natural habitat.

The only exception is a specific section where the original developer of Beaver Creek negotiated limited mowing rights with the City of Denton—specifically, the area between the large rock formations that create the trails. This agreement remains in effect today, and the HOA is permitted to mow only within those designated zones. The HOA president has conducted a walkthrough with city officials to ensure we remain in compliance. City representatives confirmed that we are mowing appropriately. Mowing outside of these permitted areas could result in fines and legal consequences, and the HOA will not violate federal law or put the community at financial risk. These areas have clearly communicated with our lawn maintenance company.

Additionally, the area under the power lines between the two sections of the neighborhood is not maintained by the HOA. That land falls under the responsibility of Denton Municipal Electric (DME). We encourage residents to contact the city or DME directly to request more frequent maintenance in that area.

Q: Can people park their large trailers on our streets?

A: No. It is written into the governing documents that everyone signed that you cannot store trailers, aircrafts, mobile homes, RVs, inoperable/wrecked/junk cars, four wheelers, accessories or mules on the streets or property.

COMMUNITY ENGAGEMENT/UPDATES

UPDATES

- Trash pick up has been officially changes to Thursdays by the city of Denton
- Final transfer of the park over to the city is scheduled for the end of Sept
- 2 new trees were installed at the front entrance to replace the dead ones
- New flowers and mulch were installed in May
- We decorate the front monument on Memorial Day, 4th of July, Labor Day and Christmas.

COMMUNITY EVENTS

- Easter Egg Giveaway
- National Night Out - Movie in the Park
- Halloween Bag Giveaway
- Christmas Decorating Contest

VOLUNTEERS

- We would love to have you volunteer to help out in our community. Serving as a Board of Director is voluntary, and while we love serving, community events need you to happen and be successful.
- If you would like to be a volunteer, please complete the volunteer sign up form by [CLICKING HERE](#).

We hope you found this newsletter insightful and helpful. We want to thank you to everyone who completed the community check in survey. Thank you!

HOA Board of Directors