



# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

January-February, 2008

Issue 1

## Village News to Use

### The next Board Meeting is March 6 – 7:00 pm @ the Pool. Bring your neighbors!

Would you prefer to receive your BVHA Newsletter in digital format? Please visit the web site to sign up. We'll send you a link to the PDF version of the monthly newsletter as soon as it is ready – no waiting for printing and delivery.

There is also an option for separate email updates – if something occurs and we need to get the word out or as simple meeting reminders. Just go to:

[www.broadwayvillage.org](http://www.broadwayvillage.org)

We have the information on the strategy, the Garland City University programs, certification and more online at [www.broadwayvillage.org](http://www.broadwayvillage.org).

### Garland Launches Code Red Emergency Notification System:

The City of Garland has a new tool for notifying its residents of urgent situations including water main breaks, large electric utility outages, time-sensitive public health alerts, hazardous chemical spills, emergency evacuation alerts and more. **CodeRED** will call residents and businesses with a pre-recorded message. Register @ 972.205.2828

### Board of Directors News

In this first newsletter of the New Year the Board wants to thank everyone who has helped make Broadway Village such a neat, clean, and pleasant place to live over the last six months. We feel we have made excellent progress in our projects. We got the sprinkler problem fixed over all. We are on schedule with the siding project. We are financially in the black, and are getting the back dues collected. We have a new financial management company and have taken over the general day to day management of the complex. We feel things are getting addressed much faster than previously and our response from you, the homeowners, has been positive. We thank you for all your help and cooperation!

### Boat Storage

January 1<sup>st</sup> has come and gone and we have heard from some of the owners of the vehicles in the storage area. They have paid their yearly fees and have their new keys. However, there are still unclaimed items in the area. We will be preparing to file lien/seizures on these. **If you haven't paid your \$120.00 and received your new key, you will not be able to get into the area.**

The Board spent one whole Sunday cleaning out the trash, weeds, and other miscellaneous items for trash pick-up, and our yard maintenance crew will be keeping it cleaned up from now on out.

### Christmas Decoration Contest

We had a number of great Christmas light displays. The Board had fun going through the complex, judging the contest. The winners were:

- First place: 4928 Palo Alto
  - Second place: 4903 Burlingame
  - Third place: 417 San Mateo
- Honorable Mentions:
- 407 San Maria
  - 414 San Mateo
  - 410 Santa Rosa
  - 5121 Burlingame

Thanks for all of those who decorated their homes. The area looked so festive!

<http://www.broadwayvillage.org>

### Tree Trimming

Randy Dale has completed trimming the trees to comply with the City of Garland Code. A Code officer toured the complex at the completion of the project and checked off on all the work done. Since it had been over 3 years since major trimming had been done, it was a huge endeavor, but our streets now look great. No one should receive a notice of low-hanging limbs. If you do, contact the Board and we will get it taken care of. Four large, dead trees were removed. It is now the homeowner's responsibility to have the stump ground out. Randy will be able to give you the name of someone who can do this for you. We will not be removing trees that are not completely dead. If you have such a tree and want it removed, Randy can give you a bid. If you will be planning to replace your tree, it would be a good idea to select a tree that is not so large at maturity. The original plantings grew much too large for our small lots.

### Siding

We have begun siding another house, winding our way down Palo Alto. We have completed our schedule for 2007 and have begun moving into those scheduled for 2008. As long as the weather cooperates, we will side! Remember, you must be current on all dues and fines in order to have your house sided. Any homeowners who wish to side their homes before the scheduled date can do so, paying for it at this time, the cost to be reimbursed at the time you were originally scheduled. You may contact Bruce Bostwick, at 972.240.5344 to make the arrangements.

### Garland City Elections

The City of Garland elections are coming up soon and our Councilman is running again. Larry Jeffus has been very attentive to our needs and has stepped in to help us on problems in the past. Although the Board is certainly not backing any particular candidate, it is nice to know those who will respond to our citizens' needs promptly. Whatever your choices, VOTE!

**We're on the Web!**

[www.broadwayvillage.org](http://www.broadwayvillage.org)

Did you know we have city contacts, groups, clubs, resources, associations and more on the BV Web site?

We have resident provided recommendations for services and businesses available online.

Have a business you like? Tell us about it! We'll be happy to add them to our growing resource list. Email [ann@broadwayvillage.org](mailto:ann@broadwayvillage.org)

Our Financial Management Company

L and R Systems  
(Dick and Lois)

P.O. Box 472864  
Garland, TX  
75047-2864

[rsparkman@landrsystems.com](mailto:rsparkman@landrsystems.com)  
972.271.7773

**Remember FACT not Hearsay!** Make certain what you are hearing is documented and confirmed by the Board or Property Manager.

**Rumors – Ruin!**

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**Web Master**

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**Crime Watch**

Things seem to have quieted down lately. We can only continue to urge everyone to be aware of what is going on around you. Please, if you see anything out of the ordinary, report it. It is better to have the police check things out than to assume there isn't a problem. So if you see questionable activity, please call 911. Officer Maldonado, 972.485.4835. is our Neighborhood Police Officer, and he will also respond for such problems. George Everett is our BV contact at 972.240.9072 before 6 pm.

**Reminders**

One of the most requested items for the newsletter is **DOG DROPPINGS**. Some of the dogs must be the size of small horses for all they leave behind. This writer even stepped in some on the sidewalk a few nights ago. Yuck! It is especially dangerous when you walk at night. Please pick up after your pets. It is nasty, dirty, and smelly. and summer will soon be upon us. What a mess that will be!

Broadway Village neighborhood is a Garland homeowners association established in 1973, and comprised of 196 single, duplex, and quad garden homes. We have a gated community pool, playground, boat and trailer storage, and large common areas.

Monthly meetings are held on the first Thursday of each month at 7:00 pm. Location may be found in the monthly newsletter. We look forward to seeing all of you at the next meeting.

**More Reminders**

Parking along Palo Alto seems to be a problem. We urge you to park in your own driveways and not in your neighbors. If you own more than two cars, please keep two of them in your driveway. We are also seeing cars parked on the street in front of houses and driveways. If you have visitors, have them park in the visitor's parking areas. This is especially important at the corners of Menlo Park and Burlingame and San Mateo and Burlington. It would be very difficult for a fire truck to round those corners to get to a fire. Please don't be responsible for a tragedy.

Trash cans continue to be left out on the curb or are being left in front of the houses in view of the street. City Code and BVHOA requires all containers be out of sight by 11 pm on Fridays. The Board will be issuing fines of \$25.00 per occurrence. This could add up to \$100.00 per month, so **PUT YOUR CANS OUT OF SIGHT**.

**Contacting BVHOA's Board of Directors**

**President:** Cindy Ryan  
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**Member-at-Large:** Tara Fedric  
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**Vice President:** Bruce Bostwick  
972.240.5344

**Architectural Control & Maintenance**  
Tara Fedric  
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**Treasurer:** Carole Wright  
[carole@broadwayvillage.org](mailto:carole@broadwayvillage.org)

**Crime Watch**  
George Everett  
972.240.9072 (No calls after 6 pm)  
Officer Maldonado  
972.485.4835

**Secretary:** Linda Lelak  
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