



BROADWAY VILLAGE

Homeowners Association

Residents Newsletter

March – April 2008

Village News to Use

**The next Board Meeting
is April 3 – 7:00 pm @
the Pool
ANNUAL MEETING
Wednesday MAY 28
At the Pool 7:00**

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

We have the information on the strategy, the Garland City University programs, certification and more online at 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

It's beginning to look a lot like Spring! The grass is getting green, the trees are leafing out, and flowers are blooming here and there. The complex is waking up! Now it is our turn to spruce up our homes, yards, and fences. We will be checking out the neighborhood in the next couple of weeks for problems. Notes will be left on your doors for things that need to be repaired or brought up to code. Don't know if you have been keeping up with the various communities in the Metroplex that are sending out their Code Inspectors for violations, but Garland has already made one sweep of town and has two more planned for this year. The first one was for trees, which we were cited for and are now in compliance.

Many fences in the area are 30 years old. They are in very bad shape. When planning on replacing your fence please check the requirements which include a height of 8 feet, cedar pickets, and steel posts. The expenses for the fence should be shared between the two owners of each part of the fence. The pickets on fences facing the green areas should be on the outside of the fence.

The next area to be considered is that of grass. Several lawns were lost during the summer before last when some of the sprinklers were not working and there was little rain. Since they didn't come back last summer they will have to be sodded. Getting grass to grow under some of the large trees with huge roots is nearly impossible. Ground cover might be the answer. Please remember, if you are planning to do extensive landscaping you must submit a plan to the Architectural Control Committee. That way we can make sure no pipes or wires are damaged and there is a cohesiveness to the neighborhood.

Stumps need to be ground out where trees were removed. The yards can then be leveled and grass planted. There are now around a half dozen stumps of various sizes and heights sticking up out of yards.

Siding

The siding project just keeps on going. We are now working on the houses for 2008. If things continue as expected we will complete all the houses and duplexes on Palo Alto in 2008. 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. Contact Bruce Bostwick to make the arrangements.

Crime Watch

Bad news! We have a couple of incidents this past month. Items were taken from the back of a pick-up truck on Burlingame. Be very careful about locking your vehicles and don't leave things out in the open in truck beds. This is just an open invitation to someone to "take me". Although we realize many people don't have an inch of spare space in their garages, that is the best place to protect your cars and trucks. Maybe it is time to work on cleaning them out enough to make room for at least one vehicle!! That would also relieve the parking problems.

Complaints

Complaints may be directed to the web site. The web mistress will send the messages on to the appropriate Board member. (www.broadwayvillage.org) Using this service will speed the process of notification. However, since you are the homeowner of your property, you should also contact the City if appropriate.

Reminders A repeat of a repeat of a repeat

As I have been walking the neighborhood I have been seeing an increase in dog droppings. I keep wondering what part of "Pick it up" some pet owners don't understand. Kids are playing a lot of soccer in the green belt. Please, please pick it up. It is so disgusting to all of us.

Please put your trash cans out of sight on Friday evening. We are beginning to issue \$25.00 fines for noncompliance. If you know you will not be home to put it away, please ask your neighbor to pull it up from the curb at least.

<http://www.broadwayvillage.org>

We're on the Web!

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

Our Financial Management Company

L and R Systems
(Dick and Lois)

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

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

Ann Wilson
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NEIGHBORHOOD GARAGE SALE

SATURDAY, MAY 3

Everyone get busy and clean out the closets, cabinets, garage, & attic, and join your neighbors in selling all your treasures.

The HOA will get the permit from the City, and will place ads in local papers and signs at the entrances. It is great fun & way to meet or reacquaint with your neighbors!

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.

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
fedric@broadwayvillage.org

Treasurer: Carole Wright
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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Linda@broadwayvillage.org