



# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

November, 2008

Issue 11

## Village News to Use

### The next Board Meeting is November 6-7:00 pm South Garland Library

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)

Want your voice heard: Visit [www.broadwayvillage.org](http://www.broadwayvillage.org) and complete the Neighborhood Survey.

### 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

Going to dig or plant in your yard? First call 1.800.digtess (344.8377) to locate all buried cables and wires in your yard.

### Board of Directors News

With the coming of Fall things are slowing down a bit. We still have the usual ongoing Association management, but some of the items dealt with primarily in the summer can be put aside for a few months. It is now the time to take a good look at where we need to focus our attention and finances. Speaking of finances, things are looking good. Our collections are in great shape and our financial management company is keeping close tabs on delinquent dues. We will have met our goal for houses to be sided in 2008 by December. Palo Alto looks so much better! We have some work to do on the pool, but we have several months to take care of that. We have ordered new globes for the pool lights. Those of you who attended Octoberfest saw our new picnic tables. They are patterned after the old ones, are good and heavy, and very sturdy.

### Sprinklers

You may have noticed that the sprinkler schedule has been changed to Mondays and Fridays. The grass is going into its dormant stage and less water is needed. Hopefully, we will also get some rain. Mother Nature is so much better at watering our lawns!

### House Numbers

Garland's City Ordinance R321.1 Premises Identification states: Street address numbers no less than 3 inches in height must be attached to all structures in such a manner as to be visible and legible from the street, alley, private drive or designated fire lane. In addition, numbers must be displayed on a property so as to identify the address from the rear of the property. On several occasions the Board has asked that all homeowners comply with this ordinance, also they have left the gold colored notes on individual homes asking that this be done. However, there are still a number of homes without house numbers. Finding your house in the event of a fire or an ambulance call may be delayed if you do not have obvious house numbers. Don't take the chance!

### HELP!! Let's fix the playground

The platform and handrails for the jungle gym are falling apart. There are large nails sticking out and split boards that need replacing. The structure has been there for over 20 years and surely has seen its better days. We want to fix it for now, but would like to eventually replace it with a similar gym. At one time one of our residents told the Board that she knew of a company or organization that would give grant money to install or replace playground equipment. No one seems to remember who that was. If any of you know of such a program, please contact a Board member with the information.

### City Code Violation Notices

The City of Garland has inspected our neighborhood to dangling tree branches. They must be 14 feet above the pavement and may not hang over or on your neighbor's roof. A number of homeowners have called asking what to do about this. The Association did a heavy trimming this Spring. It is to be expected that the lower branches will grow and become heavy, therefore hanging over the street. They just need to be cut up high enough to meet the 14 foot regulation. If you are unable to do the trimming yourself or to find someone to do it for you, call a Board member for the number of our lawn service who may be able to do it for you.

### Pet Problems

While walking the neighborhood it is obvious that people are "forgetting" to clean up after their pets, again. For a while things were looking better. However, after stepping into a fresh pile of dog droppings, this author, along with being totally grossed out, was very frustrated! Please be considerate. The weather is becoming ideal for outdoor activities. Soccer and tag football games go on each weekend and after school. There is little worse than stepping in dog doo doo.

Barking dogs can be very annoying also. Some residents sleep during the day, and the barking keeps them awake. There are also small children who take afternoon naps. Please try to control the constant barking of some of the neighborhood dogs.

**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.

Place an ad in the newsletter for just \$30 for three issues. It will appear in the online version as well as the home delivery

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

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

972.271.7773

**GET INVOLVED...****This is your community!**

Contact a Board member to see how you can help out.

**Newsletter Contact:**

Tara Fedric  
972-240-0258  
[tara@broadwayvillage.org](mailto:tara@broadwayvillage.org)

Diane Martin  
214.703.9603  
[jd@broadwayvillage.org](mailto:jd@broadwayvillage.org)

**Web Master**

Ann Wilson  
972-240-0187  
[ann@broadwayvillage.org](mailto:ann@broadwayvillage.org)

**Crime Watch**

We had another incident of graffiti on a fence at the back of the green area at Menlo Park and Burlingame. The City has removed it, and we thank them for that. The children from the streets behind Burlingame are pulling out pickets from that same fence and slipping through to get over to Broadway more quickly. When one was told not to do that, he replied, "How am I supposed to get over to Broadway?!!"

Please report any destructive or suspicious behavior to the Garland Police - Officer Maldonado, our Neighborhood Police Officer, at 972.485.4835, or to George Everett, our BV contact at 972.240.9072 (before 6 pm).

**Light Up the Night**

With Fall sneaking up on us and the change from daylight savings time (November 1) we need to turn on our porch lights. This is an easy deterrent to crime and vandalism. It costs very little to operate those outside lights during the 10 or so hours of darkness each night and this could save you and your neighbors hundreds of dollars in repairs or replacement of damaged or stolen items. It also gives the complex a unified, friendly look, and shows we care about each other's safety. Inexpensive timers can be easily installed on the switch of your exterior lights and programmed to go off and on automatically. This allows you to come home to a well lit driveway when you arrive home after dark.

**Block Captains**

Your neighborhood Block Captains are...

**Atherton:** Bruce Bostwick, 972.240.5344

**Burlingame:** Twyla Petty, 972.240.2392 & R.C. West, 972.679.6665

**Menlo Park:** Susan McArthur, 214.703.6502

**Palo Alto:** Linda Lelak, 972.240.2137 & Sam Madden, 214.440.2764

**San Bruno:** George Everett, 972.240.9072

**San Mateo:** Sandra Avlogitos 972.240.5805

**Santa Rosa:** Faye Roberts, 972.240.2488

We are still in need a volunteer for **San Maria!**

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 meeting 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:** Tara Fedric  
972.240.0258  
[tara@broadwayvillage.org](mailto:tara@broadwayvillage.org)

**Vice President:** Bruce Bostwick  
972.240.5344

**Treasurer:** Sam Madden  
214.440.2764  
[sam@broadwayvillage.org](mailto:sam@broadwayvillage.org)

**Secretary:** Diane Martin  
214.703.9603  
[jd@broadwayvillage.org](mailto:jd@broadwayvillage.org)

**Member-at-Large**  
Carole Wright  
[Carole@broadwayvillage.org](mailto:Carole@broadwayvillage.org)

**Pool Committee:**  
Linda: 972.240.2137  
Cindy: 972.240.7491

**Architectural Control & Maintenance**  
Contact any Board member or your Block Captain for assistance.

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