



# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

September, 2008

Issue 9

## Village News to Use

### The next Board meeting is November 6 @ 7:00 PM @ the 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 to be heard:  
Visit  
[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

Going to dig or plant in your yard? First call 1.800.digless (344.8377) to locate all buried cables and wires in your yard. This will save you the loss of your TV, telephone, sprinklers, and possibly your electric service. And it is FREE!

### Board of Directors News

We apologize for not having a news letter in August, but the Board was busy working on the application for the Community Development Block Grant to repair our sidewalks and curbs. We want to thank Amanda Prothero for her hard work writing and submitting the application. Board members distributed and collected the surveys needed to show community support. We needed 51% approval, and we got 72%. Good job, everyone! We should know sometime in mid- to late October if we were chosen.

You may have noticed that the rotted fence at our property line beside the green belt at Broadway and Menlo Park has been removed. This was done with money we received from the City of Garland Neighborhood Revitalization Board. There will need to be some landscaping done to complete the project but just getting that fence down looks so much better.

No Soliciting signs have been posted at each entrance off Broadway Blvd. Please inform anyone coming to your door that they may not come into the Village for this purpose.

We have accepted a bid for the new picnic tables for the cabana area. It will be so nice not to worry about splinters every time one sits down at the old ones!

We have now had our third incidence of graffiti. This time it is located on the back fence of the green belt at the corner of Menlo Park and Burlingame. Please, if you see anyone with a can of spray paint hanging around our neighborhood, call the police and report it to Code Enforcement at 972.485.6400.

### Sprinklers

It seems like we have finally gotten the sprinkler problems under control. It has been a tremendous job, but hopefully the worst is over. There have been a small number of leaks lately, but that is due to the age of the system. In the Spring, things should be good to go!

### Pool Closing

The pool will be open on Fridays, 4:00 pm to 9:30 pm, and Saturday and Sunday, 9:30 am to 9:30 pm. It will close at the end of October.

### Trees, Shrubs, and Good Neighbors

Due to the age of many of our trees and shrubs, growth is either getting out of hand or the plants are dying. The life of most of our trees is between 30 and 35 years. It is the home owner's responsibility to remove dying trees, etc. Many back yard trees have gotten huge. They are becoming a threat to the owner's house plus the houses on either side. Please check your trees for size, dead branches, disease, cracks and splits in the trunk. You don't want a tree through your bedroom roof! A homeowner may cut his neighbor's trees and shrubs up to the property line (i.e. anything that is hanging above or over the fence).

So be a good neighbor and keep your trees properly pruned and cared for.

### Siding

There are two duplexes left to side on Palo Alto Drive. That will be completed by the end of December, right on schedule. The area just looks better and better. The yards are nice and green for the most part, and we have some lovely flowers and plants. We are indebted to Bruce Bostwick for all his hard work in moving this project along.

### Complaints

Complaints may be directed to the web site. The web mistress will send the messages on to the appropriate Board member. 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.

**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!**

**Newsletter Contact:**

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

**Web Master**

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

**OCTOBERFEST**

October 4, 2008

4:00 to 6:00 at the Pool

Come and bring your favorite covered dish, salad, veggie, or dessert. Hotdogs and buns and all the trimmings will be provided. Soda and bottled water will also be available.

Come and enjoy the food, the pool and get to know 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:** Tara Fedric  
972.240.0258  
[tara@broadwayvillage.org](mailto:tara@broadwayvillage.org)

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

**Vice President:** Bruce Bostwick  
972.240.5344

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

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

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

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

Officer Maldonado  
972.485.4835

At Large: Carole Wright  
[carole@broadwayvillage.org](mailto:carole@broadwayvillage.org)