



# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

January, 2010

## Village News to Use

### The next Association meeting is February 4 – 7:00 pm @ the Library

The Newsletter is no longer being delivered to our homes. It will be posted on our web site as soon as it is written. If you would like to receive a copy via E-mail at this point please contact [www.broadwayvillage.org](http://www.broadwayvillage.org) and it will be sent to you automatically. That way you won't forget to check to see if it has been posted!

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).

### 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

### Board of Directors News

Things have been pretty quiet lately. Guess it is the cold weather, rain, and cloudy days. We have had a few new families move into the area, and we want to welcome them. If you see a new comer, be sure to introduce yourselves and show them what a great community this is.

Rain and freeze sensors have been installed on each of our 20 plus timers. This is a State regulation, non-compliance with which carries a hefty fine. Now none of us will have to worry about our sprinklers going off at the inappropriate time!

We are doing light trimming, especially trying to get those limbs that hang over the streets up to the required 16 feet. Do remember that these trees are your trees. You are responsible for pruning out dead limbs, limbs touching your neighbor's roof, hanging over your drives, removing dead trees, etc. The Association does heavy pruning every couple of years as necessary.

A long term leak at the south corner of the center Palo Alto entrance has been repaired. To clarify for all of you: If the leak is between the water meter and the street, it is the Cities, if it is between the water meter and the house it is the home owners, if it is leaking from the connection of the sprinkler system to the homeowner's line it is the Associations. We will dig out the area to find the problem if it isn't easily apparent. At that point, if it turns out to be the homeowner's they will pay for the digging. If it is a sprinkler problem, we will pay for the digging.

The telephone line that has been run across and down Burlingame Drive for months may finally be getting buried. A rep. from Verizon was out this week and has contacted the burial crew to fix it. If it is not gone by next week the rep. will be called to take further action. It actually took threatening to go to Channel 5 again!!

### WARNING, WARNING, WARNING

The center ceiling beam in the living room of a home fell last week and just missed hitting the homeowner sitting in his chair! The beam was simply nailed in place with regular straight nails. Over the 30 or so years the beam worked loose and down it came. If you have these beams PLEASE have them checked to make sure they are secure.

### Litter, Litter Everywhere

As you walk around the area, please pick up any litter you see. The winds have been heavy and will continue to blow through spring. Also, try to cover your trash containers with the lids well down so things don't blow out of there. Hopefully this will keep our area looking neat. We can't wait until Thursday for the yard crew to pick up all the litter blowing around from the weekends.

### Bulk Trash Issues

It is against City Code to have trash items on the curbs before Thursday evening at 6 PM. Bulk items such as water heaters, toilets, big boxes, sheet rock, and on and on, are being placed there as early as the Saturday after trash pick-up. We don't want to drive by and look at your trash for 6 days! The only thing that can be at the curb side during the week is tree trimmings.

### Reminders

As I have been walking the neighborhood I have been seeing an increase in dog droppings. Kids are playing a lot of soccer in the green belt. Please, please pick up after your pet! 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.

Cancel your **Briefing** at 972.977.8333 if you aren't going to pick them up and throw them away.

**We're on the Web!**

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

**Would you like to place an ad in the newsletter:**

The fee for three months is \$30.00. Contact Ann Wilson at our web site for further information.

Did you know we have links to city resources, associations and more on the BV Web site?

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)

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

**Newsletter Contact:**

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**Web Master**

Ann Wilson  
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[ann@broadwayvillage.org](mailto:ann@broadwayvillage.org)

**Helpful Hint of the Month**

With the cold weather and our high electric bills, it may be tempting to get a small electric space heater. Use these safety precautions to prevent bad accidents!

*Be sure there is a guard in front of the heating element.*

*Get one with an automatic shut off when tipped over.*

*Never leave the heater on in an empty room.*

*Make sure there is plenty of room between the heater and any combustible material.*

Stay safe!

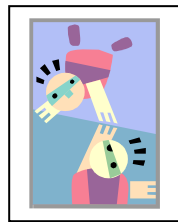
Reminder

**BVHOA Neighborhood Garage Sale**

Coming in May

Clean out your closet, cupboards, garages, storage sheds and attics. It is time to get rid of the old and make way for the new!

The more houses we have participating, the more people we draw, and the more money we make!!



**NEED HELP WITH DAILY CHORES**

Recently laid off neighbor available for

- Shopping services
- Appointment Transportation
- Help with bill paying
- Help balancing check book
- Daily phone checks or visits

Reasonable rates

Call Lynda Burrell, 5018 Palo Alto Drive., 972.240.2723

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  
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**Member-at-Large:** Ross Barajas  
972.922.6290  
[Ross@broadwayvillage.org](mailto:Ross@broadwayvillage.org)

**Vice President:** Bruce Bostwick  
972.240.5344  
[brucebostwick@verizon.net](mailto:brucebostwick@verizon.net)

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

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

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

**Treasurer:** Sam Madden  
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