



BROADWAY VILLAGE

Homeowners Association

Residents Newsletter

November, 2010

Village News to Use

December Association Meeting December 2, 2010 At 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 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.

If you don't have a computer or aren't "computer literate" we will deliver a paper copy to your home. Just call Tara Fedric at 972.240.0258.

Our Financial Management Company

L and R Systems
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Board of Directors News

Reported vandalism seems to have taken a break over the past couple of weeks. Perhaps the additional police presence has had a positive effect. As we asked in the last newsletter, please contact the police if you see any unusual activity or "gangs" of kids just hanging around. Don't call a Board member first! We do need to know about the incident, but you need to contact the police. Please continue to be proactive and turn on your front porch lights, especially since the time change has brought darkness earlier!

Perhaps some of you noticed that the staining of the fence along Broadway began on Monday. It is going to look great, clean and "unweathered". We had to stain it a darker color due to the color of the original stain and the fading that took place over the last few years; however, the darker color has covered well and should be more durable than the previous stain.

Curb and sidewalk repairs have been completed. Our community looks much sharper without the crumbling concrete. We were so fortunate to have been chosen for this generous grant!

Please note the information on the Christmas Decoration Contest on the next page. We hope everyone will join in, even if you only put out some candy canes or a few lights. It makes the area look so festive. If you have any questions regarding requirements for the decorations, contact any Board member.

Siding Project

We are in the process of completing the last house for this year. The project will be restarted in March of 2011. See the siding schedule on-line keeping in mind that we finished most of the 2011 houses scheduled on San Bruno Drive. Thus, the even numbered homes on Santa Rosa will be started.

Water Line Leaks

In the January newsletter we presented the policy of the Board regarding repairs of water leaks in your front yards. To repeat for anyone who may have missed the announcement: If the leak is between the water meter and the street, it is the City's responsibility to repair it; if it is between the water meter and the house, it is the home owner's responsibility to pay; if it is leaking from the connection of the sprinkler system to the homeowner's line it is the Association's responsibility to repair and pay. 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 homeowner may opt to have their own plumber do the initial digging if they so choose at no cost or responsibility to the Association.

Fall Repairs

Fall is a great time to do those outdoor repairs to make your home and property ready for winter. Fresh staining helps prolong the life of your fence. Power washing will remove the old grit and grime and prepare the wood for the stain. Clearing out flower beds as your plants die and cutting your back and side yard grass makes those areas ready for the new spring growth. Caulking windows and doors helps your electric bill. Replacing rotten siding helps deter the various vermin's who seek the warmth of your home! All of these project will maintain or increase the value of your property.

Happy Thanksgiving!!

Here's hoping all of you have a great Thanksgiving with friends and family. The Board is so thankful for all our neighbors who make our community such a great place to live.

We're on the Web!

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

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

Newsletter Contact:

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Helpful Hint of the Month



Christmas Lighting Contest

Dig out your Christmas decorations and come up with a great idea to decorate your front yards.

Judging will be after dark on
DECEMBER 22nd.

This year prizes will be awarded in three categories including Most Creative, An Old Fashioned Christmas, and The Best Children's Display.

We look forward to some great decorations!
Each winner will receive a \$50.00 prize



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: Steven Land
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Vice President: Bruce Bostwick
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Architectural Control & Maintenance
Contact any Board member or your Block Captain

Secretary: Linda Ford
214.703.9603
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Crime Watch
George Everett
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