



# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

September, 2010

## Village News to Use

### OCTOBER FEST

**October 2, 2010**

**See you at the Pool**

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).

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#### 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

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### Board of Directors News

This has been a busy summer and with the high temperatures and humidity people have spent lots of time at the pool. We are happy to see so many of you taking advantage of the cabana for parties and get-togethers. There seems to have been fewer outside interlopers this summer! The pool will stay open daily through the remainder of September and, if the weather stays warm that may be extended into October. No official closing date has been set as yet.

At the urging of the homeowners, we purchased 2 patio chairs and three loungers for the pool area in July. Sadly, the loungers were all damaged within a week. They have been returned for their money back, thankfully, and we will see if studier ones can be found next summer. However, if kids continue to use them as diving platforms and trampolines it is doubtful if anything will last.

Along those same lines, we are looking for concrete benches, one to be placed initially under the tree by the swings so parents can sit and watch their children play. If anyone knows of a source please contact a Board member.

Hopefully, most of you have noticed that the pump house was replaced earlier this summer. It blends in well with the cabana and is good and sturdy. Being around 35 years old the old one was in horrible shape. The cabana building was infested with termites and had to have major treatment done. We will be replacing some of the involved siding after the pool closes for the season. An evaluation of the “kitchen” area in the cabana found rotted cabinets, filth, and varmints. No decision has as yet been made on what to do with the area.

The Board has been accepting bids for having the exterior perimeter fence on Broadway re-stained. It is weathering badly and it is important to maintain and protect it for as long as possible. We have a new sign at the central Palo Alto entrance. One of our homeowners built it and it looks great! The old one was getting

very wobbly and losing parts. This was long overdue.

We received a request from the City of Garland for additional addresses for curb and sidewalk repairs. The worst were listed first, but as many as possible were included. One of these days we will be seeing the street crews out here again!

Our four new trees in the park are doing well. We have been busy watering them during the heat of July and August. This nice rain must be a welcome change for them and for the water brigade! Thanks to Sam Madden for volunteering to take one of the watering shifts!!

### Siding Project

We completed the scheduled 2010 home sidings the first of August. Since we are ahead of schedule the Board voted to continue on to the 2011 houses, hoping to complete 4 or more homes on that list. If all goes well nearly a year can be cut from the proposed schedule.

### 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

Please put your trash cans out of sight on Friday evening. 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.

As you walk around the area, please pick up any litter you see. The Fall winds well soon be blowing. 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.

**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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**Helpful Hint of the Month**

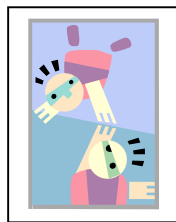
BVHOA 4<sup>th</sup> Annual Neighborhood

OCTOBER FEST

October 2, 2010, 2 to 4 P.M.

Hot dogs, cold drinks, and paper goods will be provided by BVHOA. Please bring your favorite covered dish or desert to share with others.

We hope to have a "bounce house" for the kids.



**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:** Steven Land  
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**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:** Linda Ford  
214.703.9603  
[linda@broadwayvillage.org](mailto:linda@broadwayvillage.org)

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

**Treasurer:** Diana Perkins  
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