



BROADWAY VILLAGE

Homeowners Association

Residents Newsletter

October, 2012

Village News to Use

November Association Meeting

November 1, 2010
7:15 p.m. at the Library

Please note the change in time for the General Meeting from 7:00 to 7:15.

Our Financial Management Company

L and R Systems

(Dick and Lois)

P.O. Box 472864

Garland, TX

75047-2864

rsparkman@landrsystems.com

972.271.7773

Your Board of Directors

President: Bill Wooley

bill@broadwayvillage.org

Vice President: Bruce Bostwick

bruce@broadwayvillage.org

Secretary: Tara Fedric

tara@broadwayvillage.org

Treasurer: David Wallace

david@broadwayvillage.org

At Large: Linda Ford

Linda@broadwayvillage.org

Newsletter Contact:

Tara Fedric – 972.240.0258

Web Master:

Ann Wilson -972.240.0187

Board of Directors News

We have finally gotten most of the Broadway Village residents' E-mail addresses and are sending out our inaugural issue to everyone! It has taken a great deal of time and caused a delay in getting the news out, but we believe it will be well worth it. We will not only be able to publish the newsletter more easily but will also be able to send out alerts regarding vandalism and mischief, etc.

The filter for the swimming pool went out, and we had to close the pool earlier than expected; however, since the weather had cooled down this wasn't much of a problem. The cost of replacing the filter added additional strain on our pool budget for this year. Hopefully, everything will be in working order when spring comes.

The siding scheduled for 2012 has been completed. Bruce Bostwick plans to start on the 2013 schedule in another two weeks, rather than waiting until further into the new year. We have 33 homes left to side.

The tree trimming has been going slowly. Two dead trees were removed this past week and those stumps were ground. If you have a stump that needs to be removed please let a Board member know.

There was a question regarding the repair or replacement of shared property line fences. Any concerned homeowners can access the policy in the Master Amendment and Restatement of the Declaration of Covenants, Conditions, and Restrictions (1996), which states (1) The wall built on the dividing line between the lots shall constitute a party wall and (2) The cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall.

Parking continues to be a problem in our community. All of our streets are posted No Parking. Only work vehicles may be temporarily parked in the street.

The blue trash containers continue to be left out in street view. They are to be in the garage or behind the fence as are the old green ones. Please check the pick-up schedule for these cans. EVERY OTHER WEEK!!! Do not put trash out for pick up until THURSDAY EVENING after 6:00 p.m. Put your cans away Friday night or first thing Saturday morning. Building materials and vegetation can be placed at the curb earlier in the week, but not your old sofas!

Now that fall is here and possibly the first frost it is time to clean out your side and back yards. Grass must be maintained at 12 inches or less. Fences may not lean more than 10 degrees or have missing, loose, or broken slats or panels. A resident of Garland may have three garage sales per year. A permit must be obtained in advance at no charge by contacting Code Compliance at 972.485.6400. These are City of Garland as well as Broadway Village violations. We have a very active Architectural Committee monitoring the northern half of our property. Paul and Babs Piche are out making sure we keep our community clean, repaired and attractive. If you get a goldenrod "love note" from them please do your best to comply. Contact a Board member if you have an issue and need more time to complete the work.

There was a home break-in on Santa Rosa recently, and it was reported that at least two women, one with a young child, were going around the neighborhood asking for money, stating that their car had run out of gas and a person who had stopped to help them had stolen their purse and they needed help. Please be wary of questionable stories.

We will be having a Christmas Decorations Contest again this year. It would be great to see lots of participation. Prizes will be awarded, so join in!! STAY TUNED!

HAPPY HALLOWEEN