



# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

December 2014/January 2015

## Village News to Use

### **NEXT MEETING**

**February 5, 2015**

**Audubon Park Recreation**

**Center**

**Oates Drive**

**7:00 pm**

**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

### **Your Board of Directors**

President: Tara Fedric

[tara@broadwayvillage.org](mailto:tara@broadwayvillage.org)

Vice Pres.:

Secretary: David Wallace

[david@broadwayvillage.org](mailto:david@broadwayvillage.org)

Treasurer: Cedric Young

[cedric@broadwayvillage.org](mailto:cedric@broadwayvillage.org)

At Large: R.C. Nelson

[r.c.@broadwayvillage.org](mailto:r.c.@broadwayvillage.org)

Newsletter Contact:

Tara Fedric – 972.240.0258

Web Master:

Ann Wilson - 972.240.0187

Architectural Control

Tara Fedric – 972.240.0258

“ “ “

Pool Committee Chairman

Susan McArthur-214.673.5734

### **CODE RED**

The City of Garland has an early warning system for urgent situations. They will call residents with prerecorded messages regarding severe weather, etc. To register for this free service call **972.205.2828**

### **Board of Directors News**

We apologize for the long hiatus since the last newsletter.

There have been several nice additions to our neighborhood and a great loss to the Board in the last few months. First of all, Paul and Babs Piche moved to Kerrville and left a huge void in the Board. They will be sorely missed! As for the good news, since June, eight homes have been sold to on-site owners. Property seems to move very quickly, with some homes selling in just a few days. We would like to thank everyone who put up Christmas decorations. Driving by the homes at night and seeing all the lights is so great.

**Siding Project** – Due to the drain on our budget caused by the damage to our trees this year and costs to repair the pool we decided to put the siding project on hold. We were, after all, nearly a year ahead of the original schedule. Things are looking up, and we will likely be able to start another house in early February.

**Landscaping** – We have started clearing out the growth in front of the fence on Broadway. This area has been a place for trash to collect and detracts from the neighborhood. The landscapers are here every other Monday during the winter months. The leaves should be about done falling so things won't look so messy.

**Cats, Cats, Cats** – It has been 5 months since the July newsletter in which we talked about cats, and they are still out there roaming all over the complex. Please keep your cats corralled and have them spayed and neutered.

**By-Laws** – Well, as many of you know, we have had some issues with the by-law project. The changes are correct and meet all state requirements. It is the additional forms, the ballot and the cover letter which lacked a very important quote from the State of Texas Property Code. These changes will be made after the first of the year, and we will again attempt to collect votes and proxies. We realize this has been a long term project and will probably continue to be so. However, in order to keep our dues at a reasonable level we need to make these changes. Anyone who is confused as to what the changes mean can contact a Board member for clarification.

**New Board Member** – We are short one Board member and are looking for a homeowner who appreciates our little community and wants to keep it beautiful and safe, and to maintain property values. If you are interested please contact a Board member.

**HAPPY NEW YEAR TO ONE AND ALL.**