

Annual Meeting of the Broadway Village HOA
May 28, 2014

STATE OF THE ASSOCIATION

As of June 13, 2013 Bill Wooley resigned his position as President. Since I had been president previously, I volunteered to take over the remainder of Bill's tenure.

The Siding Project – We finished the 2014 scheduled homes in July and have 13 homes left to complete the entire project. One of those needs repairs by the homeowner before we can side it. Our thanks to Bruce Bostwick for his service to the Board. Although he is leaving the Board he has agreed to continue overseeing the siding project.

Landscaping – We finally hired a new landscaping company, Exterior Expressions, in June after trying a couple of other less than satisfactory companies. For the most part, we have been happy with this crew. Whereas our major expenses in 2013 were pool repairs, this year we were hit with tree damage from the two bad storms we had. The trees had not been trimmed for a number of years and were in bad shape. We chose to have them trimmed starting in September and finishing in November. Then in December we had the bad snow storm that did so much damage to the trees. We had much less damage than there might have been since the trees had been trimmed earlier. In addition, we had the wind which caused the loss of many limbs also. We have removed several trees and have gotten most of the stumps ground. Our trees have about lived out their lives and will gradually die off. We will continue to remove dead trees as necessary; however if the tree is salvageable and the owner wants it removed they will have to pay for that themselves. If you lose a tree please think about replacing it with something smaller.

Swimming Pool – The pool situation last May was a fiasco. It wasn't until June 28th that we finally opened the pool. Then in July we had to find another pool service as the pool water was grass green and Key West Pools couldn't be reached to correct the problem. We hired Champion Pools and have been very satisfied with them. I was determined to get everything done this year so we could open on Memorial Day, which we did. But we had to close temporarily because several tiles had fallen off the side of the pool. To quote Rosanne Rosanadana, "It's always something"! They will be replaced this week and all will hopefully be well. Our Pool Committee has done a fantastic job of dealing with all these situation. Susan McArthur was at the pool most mornings, testing the water and cleaning the restroom and cabana. Her helpers were there with her many days and her weekend tester/openers did their job. The closers were also very loyal. They stuck with all the problems until we finally got things worked out. Susan has agreed to act as committee chair again this year.

Entrance to BV – We had the entrance at Beltline and San Mateo landscaped, using crushed granite and several large rocks. We added yucca and will see if they will grow in the shade of the area. It looks so much better, presenting our neighborhood in a much better light.

Entrance Sign – Thanks to Paul Piche for all his work getting a new sign made for the Palo Alto entrance to Broadway Village. The old one had been falling apart for over a year and attempts to repair it hadn't done the job.

Criminal Activity – As in previous years we have had problems with illegal drug activity. The police

aren't able to do much unless the deal is seen by one of them. We have asked them to patrol the area more often, and they will for a while then it slacks off. There were two raids this year, one on Palo Alto and one on Menlo Park. Those renters have moved out. We need to be more diligent in watching our neighbors. I had a report of 3 vehicle being broken into, and two weeks ago the wheels were taken off a pick-up, and it was left up on blocks. There were two attempted burglaries of one home on Burlingame, and the homeowner has since installed an alarm system. Early last summer a homeowner called the police to report a person sleeping in one of the vehicles in the vehicle storage area. He was caught and put in jail. He was a small male and was able to slip in between the iron posts on the gate. We put an additional post on the gate which closed the space. The lesson in all of this is keep your lights on at night and watch for and report suspicious activity.

Cats – I am addressing this issue because we are overrun with cats. I called the manager of animal control and was told there are no restrictions on cats roaming outside. If you have a problem they can issue you a trap and you can catch the cat and call them to pick it up.

Changes to the By-Laws – The Board has worked very hard trying to reword and refine our By-laws. There are discrepancies and contradictions and changes due to the siding project that needed to be address. Paul Piche work many long hours to get these problems resolved. The Board met with our attorney to make sure everything was done properly and now you are being asked to approve (or disapprove) the changes. We still have issues which we want to address but this is our start. We will need 67 % of the homeowners to approve the changes so we will continue to get responses from all the homeowners over the next few months.

Our Future – Once all the homes are sided we will start to paint the eaves, soffits, and garage doors, following the siding schedule, but of course we will move much faster with this project. The first houses to be sided are looking pretty shabby, especially the front doors.

We are going to have to replace/rebuild the cabana. It is in terrible condition. It is eaten up by termites. The electrical system is in very bad shape. I got a quote of \$5000.00 just to repair that. We will be looking for an architect to draw up some possible plans for this so let us know if you know anyone who could help us. We will have to let bids, etc. so we will need some knowledgeable homeowners to help us with this. This will be an expensive project, and we want to plan very well and have the necessary funds before we dive into it.

Rough Riders Baseball Game – Paul Piche worked very hard organizing and advertising this activity for the residents of Broadway Village. We only needed 25 people to commit to attending, yet we didn't make that quota. It really saddens me that there is so little interest in what goes on in the neighborhood. We have given up on October Fest due to poor attendance, we have 5 or 6 people attending the monthly meetings, the participation in the Neighborhood Garage Sale was poor, and I would be interested in how many of the homeowners know their neighbors. I would hope with summer coming and nice weather we would all get out and walk, even if it is just around our block to meet and greet those people who live around us. They may be the ones who notice a stranger going into your house or stealing your hub caps. With the election of two new Board members I would love to have some more volunteers. We need a couple of people to walk the neighborhood and notify people of infractions to the By-laws. It would be great to have more people available to monitor the pool so unwanted swimmers could be removed. We need help and it would only take a few minutes of your day or week to help us.

Tara Fedric, President BVHOA