

Annual Meeting of the Broadway Village HOA
May 27, 2015

STATE OF THE ASSOCIATION

2014 – 2015 has thankfully been a calmer year than 2013 – 2014. No major ice or snow storms. We had one wind storm in October that did a little damage but that was cleared up pretty quickly. Now if we can just survive the rain without our houses and the pool floating up out of the ground! The following is a synopsis of the events of this past year.

The Siding Project – There are four houses on San Maria left to side. Beyond that we have one house that the homeowner hasn't chosen to side as yet. There are two houses with Hardy Siding on them and these houses will mainly need to be painted regularly. We had 13 houses left last July which put us way ahead of the original schedule. We stopped for several months during the winter to catch up on our finances. We are back on schedule now and will have completed two houses in May.

Landscaping – Again, no ice or snow damage to the trees. The area looks nice and well groomed. We have moved from Saturday service to Wednesday. This helps our Saturday morning sleep ins! The front of the fence on Broadway has been cleared of extraneous growth which acted as trash collectors. We still have a few stumps to grind but have been waiting until we had several to warrant the expense of renting a grinder. We will be grinding soon. If you have a stump please let us know. Some of them have grass covering them. The alley has had lots of weed killer dumped on it so hopefully you won't be getting notices from the City. It was better this past summer. Dave Allard, our sprinkler man for years, has health issues and will not be doing our work any more. Jim Anderson, the lawn man has taken over.

Swimming Pool – The pool was up and running for Memorial Day and then came the big storms. Soon we should be able to start enjoying it. We changed the gate lock after 10 plus years and new keys are being issued. On a number of occasions people who had previously lived in Broadway Village and moved away were found to be coming back to swim, using their old pool keys. Now, any keys people take with them will not open the gate. Please do not let anyone into the pool who say they live here but don't have a key. They need to get one just as you did. There were several problems last summer. The rope broke a couple of times, tiles fell off the side of the pool, and the lights shorted out. We had the electrical problems sorted out. We had to order new lights and then the wires had to be rerun. Next, we noticed the water was going down very quickly. We were adding an inch or two a day. We had a leak check and found we had leaks in the skimmers plus there was a five foot crack in the concrete. We replaced the skimmers and while the water level was down the crack was filled partially. This would be a temporary fix and we would see how well it worked. So far we are okay. We have normal evaporation. The City pool inspector warned us about the cracked tiles in the edge of the pool. These will need to be replaced this coming year.

Our thanks to all the 2013 – 2014 pool committee members for all their hard work and especially to Susan McArthur, the chairman. Thank goodness she likes to clean bathrooms! Sam Madden is the new Pool Committee Chairman. He will be handling the scheduling and managing the pool cabana rentals. Please report any problems to him or if major, directly to the police.

Criminal Activity – We have had some car break-ins recently. Some locked, some unlocked. Be sure to lock your cars! Better yet, put them in the garage. Two houses were broken into, one twice, the other a vacant house with a pile of trash out front all week. That place was really trashed, holes in the dry wall, paint poured on the carpet, cabinets damaged, and a broken window which was how they entered. Only a couple of the car problems were reported to the police. The houses were, but we must let the police know about these issues. If we don't they will continue to drive by our neighborhood and park in the library lot thinking we are all tucked in safely. If they see this increased activity they will check on us more often! Also, we had a young man living in his car which was parked on the north end of Palo Alto. The police were notified and he moved the vehicle. If you see a car parked for a long period of time and not moving, or notice something that seems amiss, please contact one of the Board or if appropriate the police.

General Items –

The fence in the vehicle storage was blown down with the posts being sheared off at the ground. David propped the pickets up with 4x4s and as soon as the ground gets a little drier he will replace the posts with steel ones.

Home sales have been brisk this year. We had 13 sales as of March. Since then we've had a couple more. Some sales were within days of being put on the market! The best part of this is that a large percentage of the sales were to on site owners, not as rental property. Good news for Broadway Village.

Sadly for some of you, we decided to cancel the garage sale. It was hoped that if you had gotten everything ready and the day was nice you would go ahead and open. We can reschedule the sale when the rain slows down if anyone wants. Let a Board member know if you do.

We have the changes to the Declaration of Covenants, Conditions and Restrictions about ready to mail out. When we do so we will be requesting that you vote on the form included and mail it back to L&R. If there is a way to get it delivered by E-mail with the ability to fill out the form and e-mail it back we will do that also. We seem to have all the kinks worked out. These things take time and lots of manpower. Paul Piche worked very hard and then he left us to finish the job.

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, last year's garage sale had very few houses joining in, we have 5 or 6 people attending the monthly meetings, and I would be interested in how many of you homeowners know their neighbors. We now have a dozen or more new people to get acquainted with! 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. The Board 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.