



# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

October 2006

Issue 5

## September Meeting Recap

### The Next Board Meeting is October 12

Please send us your **suggestions, ideas, and strategies** for the next meeting! We all need to work together to fix our current financial situation.

You may email them to either Ann care of [ann@broadwayvillage.org](mailto:ann@broadwayvillage.org) or Lea in care of [llimbaugh@principal-mgmt.com](mailto:llimbaugh@principal-mgmt.com).

### Library Book Sale!

October 6, 9 AM - 8:30 PM  
October 7, 9 AM - 5:30 PM

South Garland Branch,  
just next door to BVHA.

### TRAC

"Telling Residents About Code" third in a series of informative meetings will be held October 24<sup>th</sup>, 6 - 8 PM, in City Council chambers.

### Permits

Call 972-485-6400 for your **Garage and Yard Sale** city permits.

Do we need to say it? You were missed at the September meeting. There were **21 homeowners** in attendance, not including the board. Again, many come as couples, so the number of owners represented is slim.

OK, we're throwing the gauntlet out. You pay dues (more about this later) to live in Broadway Village; those dues pay for the common upkeep that **impacts** all of us to varying degrees. We submit that you cannot just come home, shut the door behind you and fail to notice, cheer, or gripe about things you see in the village.

The challenge is for you to show up, be heard, meet your neighbors, strike up a conversation, and find out what's going on or not going on, and why. And, most importantly offer **your** viewpoint. There, it has been said and the soapbox is now tucked under the desk.

The September meeting was a refreshing change. We actually had **minutes read** and **financials** were distributed. The minutes indicated that the siding project is back underway with 2 completed at meeting time and others in cue for start-up. That is good news. Additionally, the board and Principal were getting bids for a new landscape service. The voice of the homeowners has been loud and long about the state of the lawn care. Hopefully, we will see a new company in the near future and better care for the lawns and common areas.

As for the financials, we do hope this now becomes a regular distribution at the meetings. There was only a cursory review of the numbers; for those with a real interest in the **source and use** of our funds, take the time to use your own calculator. Review these numbers and then ask pointed questions about **priority funding** with our money and/or should you find areas that jump out and say... WHAT'S THIS?

A report by the **Architectural Committee** stated that from their walk through on July 10<sup>th</sup> there were **45**

items reported to the board as either violations or in need of attention. Their repeat walk through on September 9<sup>th</sup> indicates that **four** items had been taken care of.

In the opinion of the homeowners, if revitalizing the village to former standards is the goal, the pace **needs** to pick up.

Between September ninth and the meeting on the 14<sup>th</sup>, there was a flurry of activity to alleviate some of the violations. Unfortunately, kudos for the clean up, although deserved, were short lived.

Perhaps, it is high time we point out in this newsletter some of the more **obvious problems**.

For those homeowners or tenants that feel it is simply "okay" to continually park their **job trailers** either in their driveways, or in the common parking areas, please think again. This is a **violation** of the by-laws and subject to repeated and escalating fines and towing.

For the homeowner/tenant that thinks it is "okay" to park his or her **semi-tractor** anywhere in the village, please think again. This is a violation of our by-laws **and** City ordinance. Find someplace else to park it. (*I guess we should be thankful that we do not have an airline pilot in the village*).

For those homeowners/tenants that feel it is "okay" to **store** all sorts of household goods in your carport, or put your **trash curbside** on the weekend so we can all marvel at it for the entire week... wrong again. This violates the by-laws and/or City ordinance and is subject to fine.

And last - but simply not least - for the owner on Menlo Park, the **homemade barricade** on your driveway may seem appropriate... it's not. The Board and Principal need to take action, talk to these folks and apply the appropriate fines when necessary.

Our apologies for being so blunt, but when we all moved in to Broadway Village part of the purchase was the **mandatory HOA membership** and adherence to the by-laws and rules of the association.

## September Meeting Recap continued -



The next Board Meeting is October 12, 2006 - 6:30 PM at the pool.

### BVHA Property Violation Fines

First Violation  
\$25.00

Second Violation  
\$50.00

Third Violation  
\$100.00

Effective July 2004

Paying your dues and abiding by those rules is **required**, full-time.

If you do not want to live under these conditions or help keep BV beautiful, there are a variety of real estate options available in **less demanding neighborhoods** and we recommend you begin your search.

The meeting was opened to comments and issues from the floor. Several of the owners on San Mateo inquired about the sprinkler system and what actions are going to be taken to replace their now dead lawns. This is still **unresolved**.

There was the report on the state of the union on the pool. Cindy and Mark Ryan have done a **wonderful job** on the pool this season and our hats are off to them.

That said, attention needs to be placed elsewhere too:

- The mud, dirt and dust left over from the water main break on Burlingame. It is still there and an eyesore at this writing, some **five weeks** after the repair;
- The wayward railroad tie from the landscaping on Palo Alto and San Mateo which has been unattended and repeatedly reported for **6 months**
- The violations already noted in this column;
- The sprinkler system; *and*
- Collections of back dues, fines and associated legal costs.

It seems the association, regardless of who sits on the board, always faces a collections problem. Currently we are approximately **\$20,000 in arrears** on collections of varying amounts from varying owners. Some in the \$2,000-\$3,000 range. Principal indicates that this is comprised of some **24 owners**.

Past due amounts notwithstanding, the monthly dues alone at the current level amounts to **\$1896 per month**.

To put it in perspective, in three months time another home could be sided, or over the course of a year, (\$22,752) the sprinklers repaired.

Those in arrears frequently ask for a payment plan; our dues are **already** on a monthly payment plan.

If they cannot pay those dues now,

how would the debt be serviced satisfactorily? Hey, we all have tight months. If there is a problem, call Principal or a board member and resolve it - don't let it continue. If it is simply that you **don't want to pay**, then let's revisit that search for other real estate options in the city.

For the record, the following is how the delinquencies are handled. Read carefully, and determine where you want to be on this continuum - if you are not paid current:

- **Payments are Due on the 1<sup>st</sup>:** After the 16<sup>th</sup> a **Past Due** notice is sent;
- **30-45 Days:** An initial collection letter with balance due and collection steps outlined;
- **60-75 Days:** Notice of intent to report to the Credit Bureau;
- **75-85 Days:** Notification to Credit Bureau and letter of intent to owner of title search and lien filing;
- **80-105 Days:** Title search, certified notification to owner and charges for search assessed;
- **95-120 Days:** Lien filed against property;
- **110-125 Days:** Notification to owner of lien filing and intent to perform next collection step;
- **120-135 Days:** Forwarded to BV attorney for judicial or non-judicial **FORECLOSURE**.

It is surprising that so many have reached this last step over the years.

The monthly dues are a bargain compared to this nightmare and all of the associated legal costs and interest that are added to your tab, not to mention the risk of the sale of your home on the courthouse steps.

Collections of the delinquencies are job #1 for the board and Principal, and these steps noted above will be aggressively pursued.

It is in the interest of **fairness** to those that pay each month that the process is in place.

# From the Soapbox – An Encore Printing

Originally posted in September 2004 Newsletter

Most of us are familiar with the Peanuts gang in the Sunday Comic section. A favorite pastime for Charlie Brown and the rest of the Peanuts characters is baseball. It's always amazing to see Charlie Brown out on the pitchers mound looking dumbfounded as Lucy or one of the others yells..."**Get it over the plate you blockhead!**" Charlie is doing his best, but always looks exasperated by the missing support of his own teammates.

Charles Schulz created Peanuts to give us all a glimpse into human nature. We all know a Charlie Brown or Lucy or Linus. In fact, we all resemble these characters to one degree or another. We're all doing our best, yet exasperated with someone yelling... "Get it over the plate you blockhead!"...or something similar.

So it is with your Board of Directors. Boards of the past, the present board and boards to follow will continue to strive to do their best to keep up with all that is Broadway Village. The boards have been, are, and will be dedicated to putting forth the effort to maintain BVHOA and to do all they can to keep its curb appeal. **Your attendance** and input at the monthly meetings is welcome.

**Constructive comments** to individual board members regarding the state of the village are appreciated. The boards have always tried to accommodate each

request, complaint or constructive criticism; even if sometimes the answer just has to be...no. There are only so many resources available for the board to work with. Sometimes trade-off's must be made. We should all be more understanding of what the boards have had to contend with when making decisions that affect all of the BVHOA residents.

Sometimes "Get it over the plate you blockhead" is necessary. Oftentimes "You're a good man Charlie Brown" is due.

*Added to the original -*

For the board, when hearing "**Get it over the plate you blockhead**", they must recognize the frustrations of those owners that really care and want to promote the BV that was and can be again.

There may be a lot of "Get it over the plate you blockhead", before "You're a good man Charlie Brown". **Working together is the solution.**



## September Meeting Recap continued -

WOW, I bet you are saying to yourself, "Hey, I missed some power packed meeting!" Well, you did, but there is another one coming up soon.

If you are in doubt about the by-laws, rules, or amenities available at BV, then come to the meetings. We **need** people that are serious about the vitality of the village.

You cannot be heard from the safety of your living room. To make a difference, you must "**GET in the GAME!**"

## Help Wanted – Apply Here

There are a number of your neighbors that may need your help should you have a particular trade or other expertise. This is a wonderful opportunity to put something back into the village and maybe earn a few extra bucks or expand your regular business.

BVHOA should be **more** than being neighbors in name only. What could be better than neighbors helping neighbors, and neighbors seeking assistance from those they know? We have room for your advertisement. Contact Annie or Paul for details and see their ads in this issue as well!

## Board of Directors For 2006

### President

Linda Lelak  
972-240-2137

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

### Vice President

George Everett  
972-240-9072  
No calls after 6 PM

### Secretary

Cindy Ryan

### Treasurer

Kathryn Thorton  
469-744-3868

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

### Member-At-Large

Mary Jeannette Steele  
[mj@broadwayvillage.org](mailto:mj@broadwayvillage.org)

### Architectural Control & Maintenance

Bruce Bostwick  
972-240-5344

Tara Fedric  
972-240-0258

Art Lopez  
214-991-8358

Bob Slay  
972-303-1170

### Crime Watch

George Everett  
972-240-9072  
No calls after 6 PM



We're on the Web!  
[www.broadwayvillage.org](http://www.broadwayvillage.org)

- Do you have an **idea** for a great **newsletter** or **Web article**?
- Would you like to see if others are **interested** in the same topics you are?
- Do you know about an upcoming **Event** in Garland?
- Run an ad in the newsletter - \$25 for a three-month listing.
- Run an ad on the Web site - \$30 for a three-month listing.

#### Principle Management

Lea Limbaugh  
Property Manager  
214-368-4030  
5622 Dyer St.  
Dallas, TX 75206  
[llimbaugh@principal-mgmt.com](mailto:llimbaugh@principal-mgmt.com)

Remember **FACT** not **Hearsay!** Make certain what you are hearing is documented and confirmed by the Board or Property Manager.

**Rumors – Ruin!**

#### Newsletter Contacts:

Paul Piche  
972-303-6367  
[paul@broadwayvillage.org](mailto:paul@broadwayvillage.org)

Ann Wilson  
972-240-0187  
[ann@broadwayvillage.org](mailto:ann@broadwayvillage.org)

## Community Ad Space

### Information, Offers, Business Help - from your BV Neighbors

#### Think INCOME is a Factor? It's Not!

- Of those purchasing an annuity –
- 66% have incomes under \$75,000
  - 50% of those (or 33% of the total) have incomes under \$40,000

Find out if an annuity is right for your savings by calling: 214-542-2084.



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Have you always wanted to play the piano but never found a teacher close to you? I teach adults and kids, beginner to those more experienced. It's relaxing, satisfying, and just plain fun!

Call Bettie at 469-366-5711 – I'm your Broadway Village neighbor.

Are you unhappy with your existing Security Company? Do you need an estimate on a new security system?

**Protection One** can convert or reprogram existing security systems. You will be monitored by one of the largest security companies in the US, with a custom Monitored Security System for **your** family's specific needs, a full 24/7.

Call 214-458-3110 or email [m.Krakovsky@verizon.net](mailto:m.Krakovsky@verizon.net) today! Mark Krakosky, Residential Security Consultant. "Because your world is worth protecting."



### Next Monthly Meeting

**October 12 – At the Pool in Broadway Village 6:30 PM**

The October meeting will start at **6:30** – and will be held at our pool area due to conflicts in obtaining our regular meeting room at the South Garland Library.

We encourage all of our residents to stop by; introduce yourself to your neighbors; meet the board; give your input about how you feel about BV and what actions would make our neighborhood a better, more appealing place to live. Your input is important and needs to be heard.

#### **About Broadway Village...**

The Broadway Village neighborhood is a Garland homeowners association established in 1973, and comprised of 194 single, duplex, and quad garden-style homes.

So, make a point of coming to the next board meeting, let's get some new points of view. Better yet, let's start talking to one another as we see each other in the village. We all have a common frame of reference... this is our neighborhood, our homes, Broadway Village is **NOT** just a few streets with houses and indifferent folks, make a difference, **be involved!**

We have a gated community pool and cabana area, children's playground, boat and trailer storage facility, and large common area.