



BROADWAY VILLAGE

Homeowners Association

Residents Newsletter

August 2006

Issue 3

July Meeting Recap

The Next Board Meeting is August 10

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 or Lea care of limbaugh@principal-mgmt.com.

Read about the city's plan to revitalize our neighborhoods!

We have a summary of the initial plan on our Web site; you can also download a PDF of the presentation.

This first viewing of the plan was shown at a special city council session on July 17th.

Remember the work sessions, special sessions, and council meetings **are open to the public**. You may only voice comments at the regular city council meetings.

Our July meeting was quite an event. Our guest speaker was our newly elected City Councilman **Larry Jeffus**. Larry is focused on revitalizing district 4 and south Garland. Here are a few of his key issues:

- Better accessibility to westbound I-30 to aid development west of Wal Mart;
- A restaurant row adjacent to Wal Mart;
- Multi-story office development along I-30;
- Continued citizen input with regard to the development of the new Wal Mart at the former Eastgate site;

One notable statement is that Larry believes **“power flows up from the people, not down from the council.”** He seeks our input. Sounds like an opportunity to help mold south Garland!

Following the state of the union from Larry Jeffus, our board entertained an open meeting before closing to executive session. Under discussion were: a bid from a third party to stain the new fence; problems with the pool; the appointment of an Architectural and Maintenance Committee; and a change in representatives from Principal Management. Christine has resigned from our account; we wish her well. Welcome **Lea Limbaugh**.

The July meeting was well attended, but there is always room for more owners and you are encouraged to come to the future meetings to voice your concerns, listen and learn about the state of affairs in BVHOA. You should be concerned; this is our association, our dues and ultimately

all things considered will impact our property value, look and vitality of BV. There are some specific items that need to be mentioned in the spirit of full disclosure, or as close as we can get to it.

- At the June meeting, the board talked briefly about raising our dues. There was a question from the floor at the July meeting revisiting that issue and the board again indicated that an increase is imminent. **Hold on to this thought.**
 - There was a question about the ongoing siding project for our homes. To date, this project has not begun for 2006. What does this mean for the schedule for this and future years? **Hold on to this thought.**
 - A few of the homeowners commented about parking of work trailers in the common parking areas or in an owner's driveway. This is a clear violation of BVHOA rules. It was suggested that this be rectified by calling Garland Code Enforcement. **Hold on to this thought too.**
- Ok, time for the “held thoughts”. **First:** the imminent increase in the dues. When last reported at the annual meeting there was an outstanding balance of unpaid dues, somewhere around \$26,000. **These must be collected.** Without collection, an increase in dues is a **penalty** to those that **pay their dues** in a timely manner. **Second:** the siding project has been ongoing for several years. It was voted on by the membership and many homes have already been completed. The obvious first-priority of the siding of our homes has now been relegated to a lower priority. How and why? **Third:** while the trailer(s) or any other vehicle parking

We're on the Web!

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

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

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July Meeting Recap Continued

in violation of our bylaws needs immediate rectification, these may not be violations of Garland Code. The trailers in question, **if under 18' in length, are not a code enforcement issue.** These are a **board and property manager issue.** Further, these should be dealt with with dispatch... before precedent takes on the appearance of approval by the association. Perhaps with the involvement of the new Architectural - Maintenance Committee, these issues will reach a speedy conclusion.

There is no question that BV has some issues that need to be dealt with and dealt with effectively. There should be discussion of these issues and that discussion needs to **include the homeowners.** Owners must be aware of the details in the Bylaws and the Rules and Regulations. The board must be ever vigilant knowing they are the **stewards of the association** and the **associations funds** and must act in the best interest of the association and maintain the fiduciary relationship that board membership imposes.

Of foremost importance in our association is the **Right-To-Be-Heard.** The folks attending the meetings have come to learn or to voice a concern. Odds are they are current in their dues and abiding by the rules of BVHOA. These folks are not the enemy and should **not** be treated as such. On the other side of that coin, the board is elected by those owners

About Broadway Village

The Broadway Village neighborhood is a Garland homeowners association established in 1973, and comprised of 196 single, duplex, and quad garden style homes.

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

<http://www.broadwayvillage.org>

that care enough to show up. These folks have taken on a level of responsibility and should not be subjected to, for lack of a better term, board bashing.

We have serious issues to take care of and this requires serious people, policies, and discussion from all. Our meetings need to follow acceptable rules of order; have a structured agenda; have a **reading of the minutes**; have a **financial report from our treasurer** and have an opportunity for full and open discussion. Owners need to be mindful of time constraints of these meetings and keep their comments brief and pointed. Board members and property management need to be mindful of their status as stewards of the association. To use the thoughts of Mr. Jeffus, **“power flows up from the people (owners), not down from the board.”**

Please refer to the July newsletter and re-read the **“House Rules”**. Perhaps, if we read these and internalize them, we will have better more productive meetings. Our past newsletters are also available on our Web site in PDF format for download. Let's focus on the issues, especially those that add to the betterment of the entire village.

Your comments, ideas, concerns are all important. Let's hear from you. More importantly, let's see you at the next meeting. **“GET IN THE GAME!”**

Monthly Meeting

Our next regular monthly meeting will be **August 10, 2006, 7:00 PM a the Garland South Nicholson Library, in the conference room.**

We look forward to seeing all of you at the next meeting of the BVHOA Board.