



# BROADWAY VILLAGE

## Homeowners Association Residents Newsletter

July 2006

Issue 2

## BV Beautification

### The Next Board Meeting is July 13th

We have invited the New District 4 City Council Person, **Larry Jeffus** to our July 13<sup>th</sup> meeting.

Please make an effort to attend the meeting and meet Larry. He has the same frustrations many of us do over the issues facing South Garland – and being treated like the ugly step-child by much of the city.

It's time to change all that! Let's talk and help create a working plan to save South Garland.

### Please Remember

Our property manager **can do nothing** without the Board providing: direction, approval, suggestions, requests, authorization etc.

**Do not** take out your frustrations on the property manager – talk to the Board first. They must instigate, make decisions, move forward, pursue issues; that is the Board, **not** the property managers responsibility.

The buzz around the neighborhood is “how can we make Broadway Village more appealing for the owners, tenants and guests to our community?” The answer lies within each and every one of us.

Call it what you will: neighborhood pride, civic responsibility or just making the effort to reclaim our neighborhood and make it sparkle again - what is required is some plain old fashioned **hard work**, community thoughtfulness and caring enough to take action.

Those of you in BV that are my age and older may remember when you were young watching your neighbors and your parents or grandparents sweeping and cleaning their yards, sidewalks, driveways and even the streets in front of their own homes. Everyone taking care of just what was in their line of sight; in front of their parcel of the village. Peer pressure takes over and the end result is a sparkling, clean, more environmentally friendly neighborhood.

All of us in BV set an example - let's clean up our own space. If there is something in the street in front of your home, pick it up; don't wait for **somebody else** to do it. If your yard has paper or other items that really do not belong, clean it up; don't wait for **somebody else** to do it. If you have finished your “line of sight”, help your neighbors on either side; don't wait for **somebody else** to do it. If the common areas have trash lying around, carry a bag on your next walk and pick it up; don't wait for **somebody else** to do it. Why? Because I (and I am sure you have too) have found that **Somebody Else** is always taking the day off!

We all have a vested interest in making BV a model neighborhood. Owners like increasing property values and owners and tenants like to have a clean and beautiful neighborhood for themselves, their children and their guests. What say you? Are you ready to take action in your line of sight?

**Next item** on our neighbor's minds is that ongoing problem of our pet's waste. Hey, you have a pet and your pet is like part of **your** family. The operative word there is **YOUR** family. Your neighbors are

simply asking the common courtesy that you pick up after **your** pet. This issue is not a “line of sight” problem, and your fellow Broadway Villagers should not be expected to pick up after your pet.

Children play in the common area; let's keep it a healthy and clean place for all the neighbors. And, let's not transfer the problem to your neighbor's “line of sight”! Carry a bag and Pooper Scooper; happy neighbors are much better neighbors. This is also a **city code violation** and major problem with polluting our creeks and drinking water.

**Grounds' keeping** is the last item for this month's newsletter. I have been pretty vocal to the board and the management company about the pathetic look to many of our front lawns and the common areas. Something has gone terribly wrong here and it needs to be addressed.

But before you walk out the door to come to the next meeting in full body armor set for a siege against the board and Christine, let's think this through and work with the board in a positive and courteous manner to resolve the problem. There must be a **solution**, and that solution needs to be arrived at sooner rather than later, so let's not stymie it with finger pointing and negative speak. Anyone out there with lawn and landscaping expertise? If so, bring it to the next meeting...the shredded wheat I call a lawn needs some TLC!

So there it is a three step start to a better BV. I know we can do it. I know we must do it. To quote a line from a movie, **“failure is not an option”**. If we fail we already know what the result will be. Would you like a glimpse? Drive through the neighborhoods just west of BV. I am sure there are some good folks in those neighborhoods, but there is not a homeowner's association. That means there is no possibility of pulling together for change for the better. We **can** make it happen, but we **must** do it together.

**Be heard. Be involved. Take action!**

**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.

Call: 972-240-0187, or send an email to:

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

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

## Working Together

Our web mistress is fairly active in local politics and we should be glad about that. Having the ear of our new District 4 representative sure can't hurt. In one of her trips to the Garland City Council, she came away with a list of resolutions that the council adopted for conducting their business. It has been said that imitation is the sincerest form of flattery; we've shared these house rules with the board and now with each of you. **This is must reading before the next and all following board meetings.**

**BVHA has adopted these House Rules.**

1. Decisions based on issues, goals, and vision.
2. Do not take things personally.
3. Project a positive attitude.
4. Focus on issues, not on the person.
5. Be prepared to discuss issues.
6. Maintain decorum.
7. Keep your sense of humor.
8. Honor and respect each other; accept each other as individuals.
9. Follow goals, principals, and action agenda.
10. Decide, Vote, Move On.
11. Avoid ambushes - Board, Property Manager, or Residents.
12. Talk to board members and residents before meetings.
13. Vote your convictions, but be willing to compromise - "What is best for BVHA?"
14. Follow Robert's Rules of Order consistently.
15. Agree to Disagree.

And in memory of our former board member and friend, Ellie McDowell:

**16. Let's maintain civility!**

**Our Homeowner's Association** – we all

## 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>

need to be involved! If you're not actively coming to the board meetings, then take the next best step: contact the board and let them know if there are problems or issues you feel should be considered and action taken. But, don't get upset if the answer is no, or action deferred.

The board, our association, works with finite resources and there are community issues that **must be prioritized**. This is not to say that your issues are not important; they may just not be mission critical at this time. **Stay positive!** Be persistent.

Being a member of the HOA brings with it some responsibilities. First and foremost, paying the required dues. These are **not optional** and this money is what the board has to take care of the village needs. For every dollar missing in action by non-payment, there is an equal loss for the community as a whole in taking action on the priority items.

Being a member of the HOA does not mean that your responsibilities as a homeowner (or tenant) are abdicated to the board. Your property is just that, your responsibility.

**Here is an idea that has been put forth:** Would it be helpful to have "**Street Captains**" as go to folks on each street to assist the board?

The captains would not resolve problems, but **collect the data** and be responsible for getting it to the board and Management Company and following up on the status of the issue.

What are your thoughts on this issue? Should this be an item for the board at the next meeting? Let us know via [email](mailto:ann@broadwayvillage.org) at the BV website.

## Monthly Meeting

Our next regular monthly meeting will be **July 13, 2006, 7:00 PM at the Garland South Nicholson Library, in the first conference room.**

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