



June 2006

Issue 1

# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

## 2006 Annual Meeting Recap

### The Next Board Meeting is June 8<sup>th</sup>

Please bring your **suggestions, ideas, and strategies** to the next meeting! We all need to come together to find a way to work through our current financial situation.

You can write your ideas down in **advance** and email them to either [ann@broadwayvillage.org](mailto:ann@broadwayvillage.org) or [cmcguire@principal-mgmt.com](mailto:cmcguire@principal-mgmt.com).

We will compile your ideas and have print outs ready to **share** with everyone there.

**Don't forget to vote on June 17<sup>th</sup>!** We're in District 4. You can learn more about the **candidates and issues** at: [www.garlandcitizensforum.org](http://www.garlandcitizensforum.org).

This is an ongoing forum **for the citizens, by the citizens.** Registration is required, but you may remain anonymous if you prefer.

The annual meeting of BVHOA held on May 25, 2006, was most informative. Our board president, George Everett, provided a detailed report on the State of the Association and the financial issues facing our association. If you could not attend the meeting, please contact Principal Management to obtain a copy of the meeting agenda.

We will not provide the specific numbers in this article, but will provide a global look at the issues addressed in the meeting. There are a number of projects, some ongoing others that are routine maintenance, that require financial outlays by the association. Let's look at the major projects:

**New Broadway Fence:** There is a balance outstanding for the construction of this new fence. Why? The grant from the City of Garland covered a portion of the total cost, the rest was our responsibility. Our portion was to be in part cash and in part "**Sweat Equity**". We were to put our labor into the removal of the old fence. For whatever reason, this did not happen. Therefore, the contractor handled the removal which added to the cost. There is an additional cost on the horizon for the fence...that being the weather staining required to preserve the fence. The approximate remaining total for the fence is **\$23,000**.

We have looked into and discovered that we can **seal the fence ourselves** at a greatly reduced cost! Christine will finalize the arrangements and we will be looking volunteers to help complete this Palo Alto project; access to the backyards of Palo Alto will also be necessary.

**Siding Project:** the ongoing siding project will continue with 14 homes scheduled for this year. At an average of \$5500 per home, the projected cost is **\$77,000** this year.

**Sprinkler System:** we have a 25+ year old system that has been neglected and patched together over the years. The estimated repairs for this year are **\$15,000**. Don't even ask what a complete replacement would cost.

**Swimming Pool:** we all know the pool has a leak; just look at the pool parking lot and the main entrance from time to time. This must be fixed to stop the leak and to be able to maintain the proper chemical balance in the pool water. The estimated cost of repair is **\$20,000**; although Principal may be able to negotiate that cost downward. Add to this repair the dictate from the City of Garland that the existing fence must be replaced with an iron fence (estimated at **\$40,000**) and you can see the horizon is not too sunny on the pool.

There is also the issue of a complete rebuild of the pump house (ladies and gentlemen this building is being held up by magic) at approximately **\$3400**.

Above are the major issues facing the association. This **does not include** the curbing that needs repair throughout the neighborhood and other various and ongoing expenses of the association.

A quick sum of the potential numbers provides a total of **\$178,400**. Our dues are \$79 per month and there are 196 households (not all up to date) which provide a total income of **\$185,808** (if every one **was** current). It seems painfully apparent that some priority ranking of which projects take precedence is required. These are tough choices and they require thoughtful reflection on a neighborhood scale. Some projects may have to wait; others may have to scale back. But it is clear that all of these are not going to be accomplished simultaneously this year.

This is our neighborhood and our association. **Only** as a truly unified association can we even attempt to work through these issues and regain the neighborhood we once had and want again. Repairs are a fact of life. The costs of those repairs are a painful fact.

Let's assist the board and come together with **constructive suggestions** and help. They would appreciate that type of input.

**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)

**Safe Money Assets**

Growing Your Money Safely with Annuities.

[www.safemoneyassets.com](http://www.safemoneyassets.com)  
214-542-2084

**Stitch 'Em Up™!**

Appliqué A Story in Fabric

[www.stitchemup.com](http://www.stitchemup.com)

**Principle Management**

Christine McGuire

Property Manager

214-368-4030

5622 Dyer St.

Dallas, TX 75206

[mcmguire@principal-mgmt.com](mailto:mcmguire@principal-mgmt.com)

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

## Working Together

Having been a board member I know the work can at time be daunting. There are many issues that need to be addressed and actions taken. Many require best judgements on-the-spot and cannot wait for input from the association. This is the very reason we elect a board; to transfer the **day-to-day management** to the board and the management company.

Many times the board will make decisions and take actions after looking at the facts that present themselves. Sometimes the decision may go against what a particular homeowner may think is in his/her best interest. This is the time we must all take a step back and consider what is best for the neighborhood as a whole.

Oftentimes what is lacking in our association is **credible communication**. The board could do a much better job of communicating to the homeowners. The homeowners could do a much better job of communicating to the board. And, we could all do a better job of communicating with each other. Let's take a look at this issue:

**Board Communication:** over the past year there has not been a newsletter. That must and is changing. How can the homeowners be expected to care or get involved if they have no idea what is at stake in the neighborhood. The board has pledged to make a far better effort at getting the newsletters back in your hands this year.

**Homeowners communicating with the board:** Have you been to a board meeting lately? If not, you should; if you have you have probably noticed that the meetings seem to define "*confrontational*". This is not good. The late Ellie McDowell, a

former board member and friend, always asked at every meeting if we could "*keep it civil*"? Ellie, I don't think that is too much to ask. By all means bring your problems and concerns to the board. But, let's not get angry if your concerns cannot be addressed by the board or if you find that your concerns really are yours as a homeowner. The association does not **replace or circumvent personal responsibility**.

**Homeowners communicating with homeowners:** President Reagan was fond of saying "*trust, but verify*". At times, in the excitement of the moment or because of relying on shaky information, we communicate to each other "**facts not in evidence**". Before long, the **mistruth** has become documented fact. *We need to be careful and dig deeper before panic sets in.*

Another issue is getting to know your neighbors. Communities thrive when there is a vested interest in knowing your neighbors. There develops that common bond among people with a common goal; to make the neighborhood better.

We should all review the **HOA By-laws and Rules and Regulations**. These have been developed over the years to keep our neighborhood one that we can be proud of and work toward bettering in the future. These are not oppressive. They are our guidelines to a safe, healthy and beautiful neighborhood.

These are posted on the BVHOA web site <http://www.broadwayvillage.org>, and each household should have a copy for review. I guarantee we will find the answers to many of our "miscommunications" contained within these documents.

## 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>

## Monthly Meeting

Our next regular monthly meeting will be **June 8, 2006, 7:00 PM at 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.