



# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

September 2006

Issue 4

## August Meeting Recap

### Next Board Meeting is September 14

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).

### The City is working on next years budget ...

...and you can sit in! There are work and informational sessions, along with council meetings where you can talk directly to the Major and Council people.

Simply check the schedules and agenda's on the City Web site, pick your sessions, and come down to City Hall. This is a true democratic process in action.

**City of Garland Web Site**  
<http://www.ci.garland.tx.us/home>

**Hey, where were you?** A head count at the last BV Board meeting, not including the board, was 16 residents. Since many come as couples it would appear that less than 16 households were represented at the meeting. We have nearly 200 homes in BV so we are getting less than 10% participation; and quite frankly those attending are always the same folks. It is critical that the homeowners be involved, know how their dues are being spent and voice their opinions and concerns to the board. If we don't, then we have no complaint if our agenda items are never addressed.

**The meeting** opened with a report regarding our sprinkler system from the landscaping company. According to Mark from the Hadden Company, the sprinkler system is in need of major repairs. To date, they have been attempting to fix and repair the system as the board directs one or two houses at a time. At the request of the board, he has put together a report on what repairs are needed throughout. To be effective and bring the unit labor costs down, the repairs should be initiated one full street at a time.

Questions from the floor followed about the mowing crew and if it would be possible to raise the mowers while we are in this drought condition. There were a number of complaints about the yards being scalped. Combine this with the defective sprinkler system, and we have serious problems with lawn maintenance. There are a number of homes, to include the entire odd numbered side of San Mateo (at meeting time), where the sprinkler system is non-functional. So be advised that the homeowners will need to **self-water** their front yards in these cases, but please, be mindful of the Garland Water Restrictions that are in place at this time.

Another item that always gets a great deal of discussion was the status of the

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pool. Apparently, we have an ongoing cycle of fix-and-repair, with a dash of vandalism thrown in that is adding to the costs for keeping the pool open. The question needs to be asked: **what kinds of people are using the pool that we have this never-ending battle with vandalism?**

We cannot point the finger at children being rambunctious, because children are not to be in the pool area without an adult present; Pool Rules. As for the normal repairs that would be due on a pool that is 20+ years old, it would seem prudent for the homeowners to pose the questions: **What is needed to bring the pool back into full code compliance and functional for the long term? What is it going to cost?**

The association, as a whole, needs to know the **answers** to these questions. A full membership survey and votes cast regarding the repair of the pool is necessary. While this is a great recreational activity for the homeowners, there are other issues in the village that impact all of the residents. Any extraordinary expenditure of resources on the pool that takes away from the other village priorities somehow needs to be reconciled to the satisfaction of all homeowners.

There were two other issues of note at this meeting.

**First:** the board indicated that the siding project was underway; two homes had been sided, and four others were at some point of the process in color selection and scheduling. This is certainly good news.

**Second:** the staining-sealing of the new Broadway fence was again questioned from the floor. At the July meeting, we had a contractor make a presentation about staining the fence. He has provided a bid, according to the board, of \$5,000.00.

## August Meeting Recap continued -



Next Board Meeting is  
September 14, 2006 @  
6:30 PM at the South  
Garland Library!

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...Any governing  
body without  
suitable checks  
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The board Vice President indicated that there are not enough funds to act on this project at this time. This raised the question about the residents doing it ourselves, as was recommended, and offered during the July meeting. The board Vice President stated that all the folks that had originally stepped up and offered to help had backed out for various reasons.

**Who are these folks that have stepped up to the plate and then backed out?** We may never know, but one thing is for sure, there is a timeframe for getting this project done, after which it becomes a project of no value. We may then sit back and watch as the new fence deteriorates to the elements.

The last items that need reporting on must be handled with calm and wise reflection - as the very nature of the items took most of the attendees, as indicated by the post meeting comments, by surprise.

Let us address the question from the floor about the issue of **raising the dues** of the association. This started out harmlessly enough and the response was that the board was studying the issue, but had not made any decision yet. This inevitably led to a question regarding the **collections** and the state of the association's finances. A reasonable question, since BV has long had a collection problem with a fair number of the owners; it would seem reasonable that collections would be the **first priority before** raising the dues.

The response to these questions quickly got out of hand as the attendees were told that **"the board did not have to put up with any board bashing and that we were not going to address the finances"**. This was not the correct response to be provided to the attendees, who are in fact the same persons paying the dues, and making the finances available.

Cooler heads prevailed and an **abbreviated financial report** was provided. Abbreviated is the operative word. Our financials from the **Annual Meeting** were **not Audited** as BV has insisted on every previous year. A

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second comment from our management company representative was found equally surprising and got a great deal of attention after the meeting. Not a direct quote, but pretty close: **the comment indicated that the board allows the homeowners to attend these meetings, but that it is not required.**

A reading of the BVHOA By-laws indicates that the board can meet anytime and anywhere, with the exception of the required annual meeting which must be published in advance and made known to all homeowners. So by the letter of the by-laws the statement is not in error. **However**, in the spirit of the by-laws it seems extremely prudent to keep the owners informed, and a part of the ongoing advice and counsel to the board.

Without owner input, this association becomes an **oligarchy** with five owners determining the direction for the **entire association**. Any governing body without suitable checks and balances, oversight or timely accounting may lead to disastrous results. Caution should be the watchword, and the board should **expect and encourage input** from all members. On the other side of that coin, the members should offer deliberate and reflective opinions that move the work of the board and the association forward on a **positive path**.

BVHOA needs to somehow get:

- **Better attendance** at the meetings;
- Meetings that are open and that foster **constructive dialogue**;
- Meetings that have order brought forth by an **agenda** and regular reports of the **minutes** and **complete financial disclosure**;
- A prioritization of goals, objectives and finances;
- Meetings that foster **mutual respect**.

What will make this happen is **respectful involvement** by a majority of the owners and good and **open stewardship** by the board.

## FYI: Garland City Ordinance

### Sidewalk, Parkways, Curbs and Driveways

At just about every board meeting over the past few years there are questions brought up about the curbs and sidewalks in the village and what the board will do to get repairs made for safety and beautification. The answer lies in the Garland City Ordinance, a copy of which was obtained by Bob Slay a member of our Architectural Committee. The short answer is this statement directly from the ordinance: **“By City Ordinance, if you own property in Garland, it is your responsibility to keep sidewalks, parkways, curbs and driveways adjacent to your property in good and safe condition and free from any defects and hazards. You are responsible for the cost of the repairs; however, the City may defray up to 50% of the costs for the repair of a hazard through funding provided by the City Council.”**

It is clear that each of us as homeowners is the responsible party for the upkeep of these areas adjacent to our homes. The BV Association is not responsible for nor does it have the financial ability to make these repairs. The association board may apply for a grant that would assist in these repairs, if and when such a grant is made available by the City. Please also note the word **“may”** in the ordinance. There is

no guarantee that the City will nor does it have to defray any of the cost of the repairs.

It must also be noted that if a homeowner calls on the City to determine if repairs are needed and to inquire about the defraying of some costs and the City determines that repairs need to be made, then with or without the City’s assistance, the homeowner will be required to make the repairs or the City will and the City will place a lien against the property until the costs plus interest are paid in full. Additionally, any liability for any damage or injury caused by a sidewalk, parkway, curb or driveway in need of repair falls directly on the homeowner that is adjacent to the abutting sidewalk, parkway, curb or driveway.

**The person to look to for remedy of the deteriorating sidewalks, parkways, curbs and driveways adjacent to your home is you!**

Our very grateful thanks to you Bob, for finally getting a definitive answer to this ongoing question about these repairs.

Please bare with us and we will get the entire text we have available on **Article X, Section 31** posted on the website as soon as possible



...The person to look to for remedy of the deteriorating sidewalks, parkways, curbs and driveways adjacent to your home is you...

## Help Wanted –

The Board has once again put out the clarion call for help and assistance from our homeowners.

BV has ongoing needs for residents with experience doing electrical, carpentry, and painting types of work.

There is also an ongoing need for residents willing to walk the neighborhood and pick up the litter. The pay for this work is zero, but the payoff is a better more vibrant neighborhood. Of course, the board would pay for any parts and supplies required for the work.

Anyone interested in offering th expertise or sweat equity should contact the board. Better yet, come to the next meeting and introduce yourself.

There are neighbors that also need your services and your normal rate of pay would apply. **Neighbors helping neighbors, what a wonderful concept!**

Ad space is available in the newsletter and on the Web site. Call Annie or Paul.



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:

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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

Paul R. Piche, CLU, ChFC  
Safe Money Assets  
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[www.x-site-d.com](http://www.x-site-d.com)



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.

### Next Monthly Meeting September 14 – South Branch Garland Library 6:30 PM

The September meeting will start at **6:30** – 30 minutes earlier. This will help make certain we have time to clean up the meeting room before the library closes.

The meetings are held at the South Garland Library at Broadway and Oates.

We're in the first meeting room on the right after you come in the entrance.

We need to either find a different meeting place or move the meeting to a different week in **October**.

It's time for the **Annual Book Sale!** Bibliophiles everywhere are eagerly awaiting this event.

Where else can you walk out with a shopping bag full of books for \$5?

#### 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.

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