



May 2007

Issue 4

# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

## Village News to Use

**The Annual Meeting is  
May 23 – 7:30 PM  
@ The BVHOA Pool.**

**Bring your lawn chair**  
And bring your neighbors  
proxy if they can't come

Would you prefer to receive your BVHA Newsletter in digital format? Please visit the web site to sign up. We'll send you a link to the PDF version of the monthly newsletter as soon as it is ready – no waiting for printing and delivery.

There is also an option for separate email updates – if something occurs and we need to get the word out or as simple meeting reminders. Just go to:

[www.broadwayvillage.org](http://www.broadwayvillage.org)

### **Vital Neighborhoods**

The City's "Strategy for Vital Neighborhoods" Web site is now live.

We have the information on the strategy, the Garland City University programs, certification and more online at [www.broadwayvillage.org](http://www.broadwayvillage.org).

### **Elections Run-Off**

The run-off election for Garland mayor will be June 16<sup>th</sup> between Ron Jones and Lee Alewine. Voter turn out for this important position was 6.5%. Don't let someone else choose your leaders!! **Vote!**

### **Architectural Committee**

Things have begun to look like Spring. Rains have made the lawns and common areas lush and green. Several homeowners have sodded their lawns to replace last summer's "burn-out". Flowers are blooming and adding color to the area. The sprinklers are working. Now is the time for outside repairs of siding, trim, and paint.

Remember last months list infractions and let's all try to be compliant:

- Debris and refuse in driveway
- Bulk items curbside all week
- Broken and/or fogged windows
- Trim needing repair and paint
- For Sale signs must be professional yard signs
- Fences in need of repair
- Garage doors in need of repair or don't close completely
- Painted garage windows
- Shutters needing repair
- Broken blinds
- Street parking
- And the ever popular failure to pick up after your pet (a city rule too)

Each of these items is covered in the Bylaws. The Bylaws can be viewed online at [www.broadwayvillage.org](http://www.broadwayvillage.org). One Article of interest is Article VI, Section 3g: if the homeowner does not repair his/her own property, the Board has a right to- and will charge the homeowner and secure the charge with a lien.

### **Block Captains**

The Board has been discussing having volunteer Block Captains to be a quick contact for anyone having problems or complaints. It is felt that a more prompt action/remedy could result in dealing with minor situations, rather than having to go through the management company. If you are interested, please contact a member of the Board. It is a great way to get to know your neighbors!

### **Sprinkler System**

The City of Garland is still in Stage 3 water restriction. BV's watering meters are set to water two days a week. The sprinkler system seems to be working

well and some lawns are coming back well. For those whose lawns are not coming back - a reminder:

BV is not responsible for replacing these lawns; it falls squarely on the homeowner. Randy Dale, the head of our lawn maintenance crew has helped some homeowners till and sod their lawns. He can be reached by E-mailing our web master who will send your message on the Randy.

### **The Pool**

Our pool has been cleaned and repaired and is just waiting for the City to give their final approval for its opening. We are very hopeful this will be Memorial Day weekend. Our thanks to Big Town Pools and Tommy Robinette who has worked hard to make this happen. Attached you will find a copy of the Pool Rules. Please read these and abide by the rules. Failure to do so can result in loss of pool privileges. A key to the pool lock can be obtained from Principal Management for a deposit of \$25.00 refundable when turned back in upon moving. We are hoping to have keys available at the Annual Meeting so you can avoid a trip to Principal's office.

### **Elections**

The Annual Meeting is set for May 23<sup>rd</sup> at the Pool. If interested in being a candidate for the board, nominations will be taken at the meeting.

### **Annual Garage Sale**

The annual garage sale this weekend seems to have been a great success. The streets were packed with cars and people walking the neighborhood. Pick-ups were full! Hopefully lots of people made lots of money. There has been some interest in having a fall garage sale. Please let the Board know if you would like to participate.

### **Boat Storage**

All boats, campers, trailers or unlicensed vehicles must be stored out of sight. Take advantage of the locked, well lit storage area. It costs just \$10.00 a month and keys can be obtained from Principal Management.

<http://www.broadwayvillage.org>

**We're on the Web!**

[www.broadwayvillage.org](http://www.broadwayvillage.org)

Did you know we have city contacts, groups, clubs, resources, associations and more on the BV Web site?

We have resident provided recommendations for services and businesses available online.

Have a business you like? Tell us about it! We'll be happy to add them to our growing resource list. Email [ann@broadwayvillage.org](mailto:ann@broadwayvillage.org)

**Principal 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 Contact:**

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**Web Master**

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Our **Crime Watch** representative reports that there have not been any incidents of vandalism or crime in BV this month. Please keep an eye on your part of the neighborhood for unusual or suspicious activities and contact the police if necessary.

**Good News**

We have received funds from the City of Garland to repair the retaining wall at the north end of Palo Alto. You should see work on this project begin very soon.

**Just A Reminder**

Now that school is (almost) over please remind your children to discard their water bottles, juice container, soda cans, candy wrappers, paper plates, etc, in the trash receptacle or at home in the trash. As you walk the areas please pick up any trash you see and discard it. **Dog droppings** must be cleaned up also. We don't need any more flies than necessary!!

**Community Ad Space**

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

**Health Insurance**

Self-employed? Employer does not offer health insurance? Own your own company and looking for quality and affordable health insurance?

Safe Money Assets has the answer. Whether your need is individual, group or even temporary health insurance coverage. Let me help you shop for the best plan and price. I offer multiple carriers with a host of plans. Call me today!



Paul R. Piche, CLU, ChFC  
214-542-2084  
[www.safemoneyassets.com](http://www.safemoneyassets.com)

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**Contacting BVHA**

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No calls after 6 PM

Secretary: Cindy Ryan –  
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**Architectural Control & Maintenance**

Bruce Bostwick: 972-240-5344  
Tara Fedric: 972-240-0258  
Bob Slay: 972-303-1170

**Crime Watch**

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

**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. Let's be proud and keep it clean!

<http://www.broadwayvillage.org>

**Monthly Meeting**

Our Annual meeting will be **May 23th, 7:30 PM a the Broadway Village Pool Cabana.**

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