



# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

December, 2007

Issue 12

## Village News to Use

### The next Board Meeting is January 3– 7:00 pm @ South Garland Library

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)

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

### Garland Launches Code Red Emergency Notification System:

The City of Garland has a new tool for notifying its residents of urgent situations including water main breaks, large electric utility outages, time-sensitive public health alerts, hazardous chemical spills, emergency evacuation alerts and more. **CodeRED** will call residents and businesses with a pre-recorded message. Register @ 972.205.2828

### Board of Directors News

Merry Christmas, Happy Hanukah, and have a Great New Year. This Board wants to thank everyone who has helped make Broadway Village such a neat, clean, and pleasant place to live over the last six months. We feel we have made excellent progress in our projects. We got the sprinkler problem fixed over all. We are on schedule with the siding project. We are financially in the black, and are getting the back dues collected. We have a new financial management company and have taken over the general day to day management of the complex. We feel things are getting addressed much faster than previously and our response from you, the homeowners, has been positive. We thank you for all your help and cooperation!



### Boat Storage

The inventory has been taken of the vehicles in the Boat Storage Area and we have sent certified letters to the registered owners. If you are one of these people, please respond to the letter before January 1<sup>st</sup>. At that time to lock will be re-keyed, and we will issue new keys. The year's rent of \$120.00 will also be due. If there is no response to the letters, the Board will file a lien/seizure and sale and the vehicle will be sold.

### Christmas Decoration Contest

Decorations are going up around the neighborhood, and it is beginning to look like Christmas. Thanks to Mark Ryan for decorating the pool cabana. It looks so great from Broadway. The decorations will be judged on December 20<sup>th</sup>. Anyone wishing to join the Board in judging is welcome. Just call one of the Board members. Remember, the award for third place will be \$25.00, for second place will be \$50.00, and for first place will be \$75.00. Decorations should be taken down by January 12th,



### Tree Trimming

We have accepted Randy Dale's proposal for trimming the trees, and he should start very soon. The first work will be done on 3 dead trees. They will be removed; however the homeowners will have to have the stump ground out. Randy will be able to give you the name of someone who can do this for you. We will not be removing trees that are not completely dead. If you have such a tree and want it removed, Randy can give you a bid. If you will be planning to replace your tree, it would be a good idea to select a tree that is not so large at maturity. The original plantings grew much too large for our small lots.

### Siding

We have begun siding another house, winding our way down Palo Alto. We will do two more to complete our schedule for this year, take a break for a couple of months and then start on 2008's list. Remember, you must be current on all dues and fines in order to have your house sided. Any homeowners who wished to side their homes before the scheduled date can do so, paying for it at this time, the cost to be reimbursed at the time you were originally scheduled. Contact Bruce Bostwick to make the arrangements.



### Complaints

Complaints may be directed to the web site. The web mistress will send the messages on to the appropriate Board member. ([www.broadwayvillage.org](http://www.broadwayvillage.org)) Using this service will speed the process of notification. However, since you are the homeowner of your property, you should also contact the City, if appropriate.

<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)

Our Financial Management Company

L and R Systems  
(Dick and Lois)

P.O. Box 472864  
Garland, TX  
75047-2864

[rsparkman@landrsystems.com](mailto:rsparkman@landrsystems.com)  
972.271.7773

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

**Newsletter Contact:**

Tara Fedric  
972-240-0258  
[tara@broadwayvillage.org](mailto:tara@broadwayvillage.org)

**Web Master**

Ann Wilson  
972-240-0187  
[ann@broadwayvillage.org](mailto:ann@broadwayvillage.org)

**Crime Watch**

Things seem to have quieted down since last month's problems. We can only continue to urge everyone to be aware of what is going on around you. There always seems to be an increase in crime around the holiday season. So please, if you see anything out of the ordinary report it. It is better to have the police check things out than to assume there isn't a problem. So if you see questionable activity, please call 911. Officer Maldonado, 972.485.4835. is our Neighborhood Police Officer, and he will also respond for such problems. George Everett is our BV contact at 972.240.9072 before 6 pm.

**Reminders**

As I have been walking the neighborhood I have been seeing an increase in dog droppings. I keep wondering what part of "Pick it up" some pet owners don't understand. I even got into some of it on the sidewalk. Kids are playing a lot of soccer in the green belt. Please, please pick it up. It is so disgusting to all of us.

Please put your trash can out of sight on Friday evening. If you know you will not be home to put it away, please ask your neighbor to pull it up from the curb, at least.

With school due to be out for the holidays, drive carefully and watch for children.

Broadway Village neighborhood is a Garland homeowners association established in 1973, and comprised of 196 single, duplex, and quad garden homes. We have a gated community pool, playground, boat and trailer storage, and large common areas.

**More Reminders**

Parking along Palo Alto seems to be a problem. We urge you to park in your own driveways and not in your neighbors. If you own more than two cars, please keep two of them in your driveway. We are also seeing cars parked on the street in front of houses and driveways. If you have visitors, have them park in the visitor's parking areas. This is especially important at the corners of Menlo Park and Burlingame and San Mateo and Burlington. It would be very difficult for a fire truck to round those corners to get to a fire. Please be considerate.

We have had to call Lone Star Towing for removal of illegally parked cars and will continue to do so as the need arises. If everyone will just be careful where they park, direct their visitors where to park and get their vehicles registered and inspected, our vehicle problems should be resolved.



Monthly meetings are held on the first Thursday of each month at 7:00 pm. Location may be found in the monthly newsletter. We look forward to seeing all of you at the next meeting.

**Contacting BVHOA's Board of Directors**

**President:** Cindy Ryan  
972.240.7491  
[cindy@broadwayvillage.org](mailto:cindy@broadwayvillage.org)

**Member-at-Large:** Tara Fedric  
972.240.0258  
[fedric@broadwayvillage.org](mailto:fedric@broadwayvillage.org)

**Vice President:** Bruce Bostwick  
972.240.5344

**Architectural Control & Maintenance**  
Tara Fedric  
[fedric@broadwayvillage.org](mailto:fedric@broadwayvillage.org)

**Treasurer:** Carole Wright  
[carole@broadwayvillage.org](mailto:carole@broadwayvillage.org)

**Crime Watch**

George Everett  
972.240.9072 (No calls after 6 pm)  
Officer Maldonado  
972.485.4835

**Secretary:** Linda Lelak  
972.240.2137  
[Linda@broadwayvillage.org](mailto:Linda@broadwayvillage.org)