



January 2007

Issue 1

# BROADWAY VILLAGE

## Homeowners Association Residents Newsletter

### Village News to Use

#### Next Board Meeting is February 15 – 7:30 PM

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 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

Garland City Elections – including those for Mayor will be happening in only a few months.

Stay alert to see who's running and what would be best for our city.

#### Meetings

The BV Board has made a change to our meeting dates and time. The meetings are now held on the **third** Thursday of each month at **7:30 PM**. The meeting place remains at the South Garland Branch of the Library.

#### Dues

By now you know the Board raised the monthly HOA dues by 10% to \$86.90. Checks should be mailed before the end of the month.

If you are on a direct debit from your account, make note to deduct the new balance. Direct debits change automatically with the increase; there is no action required on your part. Dues must be received by the 15<sup>th</sup> of the month.

#### Delinquencies

The Board and the association attorney are proceeding with placing liens and taking foreclosure actions on properties that are past due!

Part of the "stricter" policy on past due balances is, if your home is due for siding and you are past due on dues or other assessments, your siding will be **put on hold** until you are up to date with the HOA. This is **not** the list you want to be on going forward.

In future newsletters we will try to keep you current on the number and amount of delinquencies (no names or addresses), the number of active liens and foreclosures and the amount collected each month. That way we will be able to monitor the board's progress.

Let's fill the BVHOA budget to capacity and make 2007 the year we are all up to date. With full funding, the board will be able to accomplish more good for the entire association!

#### Village Vandals

There have been several reports of vandalism in the village. We all need to keep a watchful eye on our property and that of your neighbors...they will do the

same for you.

If you see vandalism or if you have been the target of this sad activity, contact the Garland Police non-emergency number, or call Officer Maldonado at **972-485-4835**. Be sure to identify yourself and that you are a BV resident.

Stopping crime and destruction of property is important to all residents. **BE ALERT!!**

#### Principal Management

Lea Limbaugh asked that we remind all of the residents that calls to Principal after 5:00 PM, Monday through Friday are charged to the HOA at **\$8.00 per call**.

Please weigh carefully the importance and urgency of these after hours calls. Either wait until regular business hours or call one of the board members for action.

#### Grounds Management

Residents with questions about the sprinkler systems or the lawn and grounds maintenance should direct their calls to Randy Dale at 972-272-2555.

#### Housekeeping

OK, let's start the new year off right. Those with friendly (or not so friendly) pets; please be considerate toward all and pick up after your pets, especially in the common areas.

Please remove your trash cans from curbside by 6:00 PM the **day** of pick up. This is not only a BVHOA rule, it is also a **City of Garland Code** issue – and the City will cite violators.

If we each take care of the space directly in front of our homes all the way to the middle of the street, BV will be a much more beautiful neighborhood.

Let's clean it up and enjoy our village.

**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:**

Paul Piche  
 972-303-6367  
[paul@broadwayvillage.org](mailto:paul@broadwayvillage.org)

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

**Community Ad Space**

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

**“IRA Season has Begun”**

You have until April 15<sup>th</sup> to make your contribution for 2006. Get your full interest earnings by making your 2007 contribution too!

Have an underperforming IRA? Consider a direct transfer. Roth or Traditional IRAs.

*Take Action and Contact me Today!*



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



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**Contacting BVHA**

President: Linda Lelak – 972-240-2137  
[linda@broadwayvillage.org](mailto:linda@broadwayvillage.org)

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

Secretary: Cindy Ryan – 972-240-7491  
[cindy@broadwayvillage.org](mailto:cindy@broadwayvillage.org)

Member-At-Large: MJ Steele  
[mj@broadwayvillage.org](mailto:mj@broadwayvillage.org)

**Architectural Control & Maintenance**

Bruce Bostwick: 972-240-5344  
 Tara Fedric: 972-240-0258  
 Art Lopez: 214-991-8358  
 Bob Slay: 972-303-1170

**Crime Watch**

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

**BV HIGHLIGHTS**

**Christmas/Holiday Lighting**

Congratulations to Our Winners!

1. David Wallace - 414 San Mateo
2. Adita Martinez - 421 San Mateo
3. Arthur Fisher - 5205 Burlingame

**Thanks for being festive!**

<http://www.broadwayvillage.org>

**Monthly Meeting**

Our next regular monthly meeting will be **February 15, 7:30 PM in 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.