



July 2007

Issue 7

BROADWAY VILLAGE

Homeowners Association Residents Newsletter

Village News to Use

The next Board Meeting
is July 19 – 7:00 PM
@ The BVHOA Pool.

Bring your lawn chair
And bring your neighbors

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

We have the information on the strategy, the Garland City University programs, certification and more online at 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

The newly elected Board has been busy working on plans for change and ways to solve some of our problems with collections and needed repairs and improvements. Hopefully, you have already seen some of these changes. Our pool opened on time for the first time in three years! Sadly, the rain has limited its use somewhat, but sunny days seem to be returning.

We are waiting for the ground to dry out so the new retaining wall can be built at the corner of Palo Alto and San Mateo.

The graffiti was removed from the new fence, and it will be re-stained. Look for more changes to come!

On a more serious note, 100% of our residents enjoy the benefits Broadway Village has to offer. However, only 94% are paying for these services. The total owed by the remaining 6% amounts to \$13,301. This is enough money to side two houses!

Under BV's bylaws it is the Board's fiduciary responsibility to assure that all collections are current. On behalf of the homeowners the Board has turned over for collection those who are in arrears. If they do not respond, legal action as allowed by the State of Texas, to include non-judicial foreclosure, will be implemented by our attorney. Don't risk losing your home, pay your dues promptly.

Additionally, when code violations occur, the Board will be notifying the City to levee fines. Vehicles that are not moved after 60 days or that have expired registration/safety stickers will be towed. This includes vehicles that are parked in driveways. Trucks weighing over 1/2 of a ton may not park within the Village nor are commercial vehicles to be parked on the premises.

Remember that garbage containers and other trash may not be placed at the curb until 6 PM on Thursday nights and must be removed by 6 PM on Friday night and placed out of site.

Siding

Siding has begun. Three houses have been prepped and are ready for the siding. Those homeowners who have already contracted for early siding installation will be reimbursed as their homes come up on the list. Remember, you must be current with all dues and fines in order to have your house sided.

Block Captains

We still need to get volunteers for the other seven streets. This should not be a time-consuming job. You must be available by phone or E-mail when street issues develop. They can then be directed to the proper Board member and addressed promptly. One of the major complaints in the neighborhood on-line survey was poor communication among the homeowners, the Board and the Management Company. Block Captains should make a big difference. **Please Volunteer** – 972.240.0258. We really need your help!

Other complaints may be directed to the web site. The web mistress will send the messages on to the appropriate Board member. (www.broadwayvillage.org)

Reminders

There have been numerous complaints about cars parking on the street. All of our streets are posted No Parking yet you will see cars parked right beside the signs! Please make sure your guests park in the visitors parking areas, and do so yourselves. It is apparent some homes have more than two vehicles. Use the designated parking areas, please.

Before you dig in your yards to do landscaping or remove trees and bushes, you need to check with the utility company to see where wires may be running across your property. Several telephone, electric, sprinkler, and cable lines have been cut. Repair of these wires is the homeowner's responsibility. The pre-inspection and marking of the wires is a free service and prevents lots of grief for you and your neighbors.

<http://www.broadwayvillage.org>

We're on the Web!

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

Principal Management

Lea Limbaugh
Property Manager
214-368-4030
5622 Dyer St.
Dallas, TX 75206
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:

Tara Fedric
972-240-0258
tara@broadwayvillage.org

Web Master

Ann Wilson
972-240-0187
ann@broadwayvillage.org

Crime Watch

We are happy to report that there have not been any reports of crime or vandalism in our neighborhood. The graffiti artists have been hitting South Garland pretty hard. If you see any type of vandalism, suspicious behavior or questionable activity, please call Officer Maldonado at 972.485.4835. He is our Neighborhood Police Officer, and he will respond more quickly than calling 911 for such problems.

Just A Reminder, Again and Again

Now that school is out, 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. I offer multiple carriers with a host of plans. Call me today!



Paul R. Piche, CLU, ChFC
214-542-2084
www.safemoneyassets.com

Are you starting a new business? Does your current business need more exposure? We can help.

From Web sites to business cards, brochures to HTML emails, we can help your business to succeed.

Call or email us today to get started. 972-240-0187. info@x-site-d.com

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Site Creation
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www.x-site-d.com

Contacting BVHA's New Board of Directors

President: Cindy Ryan –
972-240-7491
cindy@broadwayvillage.org

Vice President: Bruce Bostwick -
972.240.5344

Secretaru: Linda Lelak –
972-240-2137
linda@broadwayvillage.org

Treasurer: Carole Wright
carole@broadwayvillage.org

Member-at-Large: Tara Fedric
tara@broadwayvillage.org

Architectural Control & Maintenance

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!

Monthly Meeting

Our next meeting will be **July 19th, 7:00 PM at the Broadway Village Pool Cabana.**

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

<http://www.broadwayvillage.org>