



April 2007

Issue 3

# BROADWAY VILLAGE

## Homeowners Association Residents Newsletter

### Village News to Use

**Next Board Meeting is  
April 19th – 7:30 PM  
@ The BVHOA Pool.  
Bring your lawn chair**

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**

Garland City Elections – including those for Mayor will be happening in May.

We have three Mayoral candidates – be sure to attend the debates at City Hall.

#### **Mandated Upkeep**

The Architectural Committee advised the Board of numerous infractions to the BVHA Bylaws and Covenants. A condition of ownership in BV is our agreement to abide by those Bylaws and keep our properties in good condition. Following is a partial listing of the violations:

- 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)

**What a laundry list!** Each of these items is covered in the Bylaws. If you want the Article and Section, contact the Newsletter staff. 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.

A gallon of paint, some old fashioned hard work, and common sense about trash, pet droppings, and other things would be a whole lot easier. Let's have a show of hands: who wants a neighborhood that looks good? Just about everyone is in favor! For those that don't want a beautiful BV we have three words: Real Estate Agent.

#### **Collections**

The Board informs us that collection are up and there are now some 20 homeowners in arrears in amounts from \$100 to over \$3,000. The BV attorney is working on these past due amounts. For those that are averse to paying the mandatory dues, you may want to rethink that course...it leads to a lien then foreclosure. No happy face there!

#### **Sprinkler System**

We are advised that it has been checked and all parts are currently functional. If there is a problem at your address call the Management Company and let them know.

While the repair and functionality of the system is good news, there is also a bittersweet refrain. For those that lost their lawns last year due to the drought and the sprinkler malfunctions, it is with regret we report that it was your responsibility to hand water to save your lawn.

BV is not responsible for replacing these lawns; it falls squarely on the homeowner. And, not to put too fine a point on this issue, if the lawns are not replaced, the Board will consider this a violation and notices will be sent (sounds like a fine may follow). *Just a thought from your reporter, maybe we can strike a discount deal with Randy Dale to do a mass replacement on a street by street basis.*

#### **"The Pool"**

Our new pool service Big Town Pool with Tony Robinette is working to get us ready for opening on the Friday before Memorial Day. Thanks to those "**Pool Wizards**" Mark Ryan and Todd Clark, for adding lights. Since we have new and more lighting, future skinny dipping has been ruled out.

#### **Elections**

The Annual meeting is set for May 23<sup>rd</sup>; location to be announced. If interested in being a candidate for the board contact Lea at Principal Management or any Board member.

#### **Annual Garage Sale**

The Garage Sale is scheduled for the weekend of May 19<sup>th</sup> and 20<sup>th</sup>. The Association does the advertising...the homeowners do the rest.

This event draws a strong crowd. So if you are not a seller, be a buyer!

**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)

**Principle Management**

Lea Limbaugh  
Property Manager  
214-368-4030  
5622 Dyer St.  
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**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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**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!



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**City of Garland Elections**

While District 4 doesn't have a council seat up for election this year, we do have three Mayorial candidates: Ron Jones, Mike Rose, and Lee Alewine. There will also be several amendments on the ballot including revisions to the City Charter.

You can learn more by visiting the city Web site: <http://www.ci.garland.tx.us/> Remember everything that effects the city, effects Broadway Village!

Early voting is April 30 – May 8. Election day voting is Saturday, May 12 from 7 AM - 7 PM. It's your city, choose to care.

**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

**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 next regular monthly meeting will be **April 19th, 7:30 PM at the Broadway Village Pool Cabana.**

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