



# BROADWAY VILLAGE

## Homeowners Association

### Residents Newsletter

October/November, 2007

Issue10-11

## Village News to Use

**The next Board Meeting is December 6 – 7:00 pm @ South Garland Library.**

**Please note the change to the first Thursday of each month**

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.

### **Board of Directors News**

The Board continues to work on making improvements in many areas of the Association. Our financial situation is improving each month. We have been busy collecting the dues that have been in arrears. This has enabled us to continue the siding project. We have a new fence on the south side of the entry to Palo Alto for which we thank the homeowner. Now our entrance looks great. Several other home improvement projects have been completed, as well.

Some of you will have gotten small white notes on your doors asking you to please correct certain violations. We hope you will see these notes as reminders. Consider them “Honey Do’s” from the Association!

An inventory has been taken of the vehicles in the Boat Storage Area. We have tracked the license numbers and will begin contacting these people. Several appear to have moved out of state. If you have bought a trailer or other item from someone else please contact Tara Fedric. Collection of the rent on this area as put forth in the bylaws of the Association calls for dues to be paid for one year in advance. We will be asking for your payments as we contact you. As of January 1, 2008 we will be changing the lock on the storage area and new keys will be issued to those who are legally parked there. Those who are not in compliance will have their vehicle removed and hauled off.

We have renewed our contract with Lone Star Towing and any vehicles without current tags, are illegally parked, or not in working order will be towed. Be sure yours comply.

### **October Fest**

October Fest was a great success. We had between 50 and 60 people attend. R.C. cooked the wieners and the food everyone brought was delicious. It was a beautiful day, and we all got to sit and visit and get to know each other better. We hope to do this in the Spring so plan to attend and enjoy the day.

<http://www.broadwayvillage.org>

### **Christmas Decoration Contest**

Each year Broadway Village has a contest for the best house decoration. We have had some beautiful homes with both traditional and unique decorations. We will be judging homes a few days before Christmas. Awards for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> will be \$75.00, \$50.00, and \$25.00

### **Tree Trimming**

We have asked Randy Dale to give us a quote on trimming all the front yard and green belt trees. We hope to start very soon. Due to financial constraints in the past it has been several years since we have been able to do a complete trimming. Many of our trees are nearing “retirement” as they are the original trees and are now 30 years old. The majority of them have a normal life-span of around 30 years, so we will be seeing more and more dying trees. At this point 3 large ones will be removed first and then trimming will go from there. For those who have aging trees, you might want to think about getting replacements at some point. We will look pretty bare without them!

### **Lawn Sprinklers**

We will be turning off the sprinklers very soon. (When the first freeze is forecast.) At present they have been cut back to one day a week. If you are concerned about your grass you will have to hand water. We are having such a warm Fall this year the grass is still green, but it is beginning to die out.

### **Siding**

The siding has been completed on nine houses, and we will be repaying the home owners of three previously sided home. Remember, you must be current on all dues and fines in order to have your house sided.

### **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.

**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**

We have had some vandalism and home entry problems this month. Two duplex units on Palo Alto were broken into. One unit had been vacated but the other was occupied. We urge all of you to keep vigilant and report anything that looks suspicious. 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**

We have again had several problems with cut sprinkler wires. Please be advised that any additions, changes or landscaping to the front of your home must be approved by the Architectural Committee. Wires were cut during landscaping to one home which has resulted in a very expensive repair job. BV is not responsible for any damage done.

Please remember, 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. The pre-inspection and marking of the wires is a free service and prevents lots of grief for you and your neighbors.

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.

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.

**More Reminders**

As I drove through the Village I saw a large couch and love seat sitting at the curb. A couple of doors down I saw a small weathered bench of some sort sitting out. This was on Monday. This is against BVHOA rules and also against the City code. Your trash, whatever it may be must not be placed at the curb until Thursday at 6 pm. PLEASE COMPLY. WE ARE GOING TO BEGIN ISSUING FINES.

As you walk the area please pick up any trash you see and discard it. Pick up your dog droppings.

**Clean up your yards and streets**

Verizon is nearly through with laying their Fios cable. They have sodded the areas where they damaged the yards. This sod must be hand watered daily to root properly. Don't depend on your sprinklers to do the job! There is still dirt on the sidewalks and in the streets where they dug. Please sweep these areas so our Village looks neat and clean. We may be lucky enough to get some rain soon and this will help prevent a muddy mess.

**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)