



August 2007

Issue 8

BROADWAY VILLAGE

Homeowners Association Residents Newsletter

Village News to Use

**The next Board Meeting
is Sept. 20 – 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 Board gave notice to Principal Management that BVHOA would not be renewing our contract with them as of October 1, 2007. We have instead, contracted with a management company that we have used in the past, one who we know to be very efficient and reliable.

We are very excited about this change and hope to continue the progress we have been making in collecting dues and arrears, siding, and maintenance of the property.

We are proceeding with foreclosure on several homeowners who are extremely behind in their dues. In order to meet the financial demands of BV we must collect dues on time. There have been requests from homeowners for a "payment plan" for paying back dues. The Board must remind everyone we do have a payment plan, monthly dues. We cannot do better than that.

Along those lines, the Board approved an increase in dues to \$90.00 per month. This is only 3.10 a month more but we feel it is necessary. (And less confusing. Where did that odd amount come from?!)

We hope everyone has noticed that the retaining wall at the end of Palo Alto and San Mateo has been repaired. It looks so much better!

Please mow your side yards. Now that the rain has stopped there is no excuse for letting the grass and weeds grow. We keep the front yards looking neat and tidy, it is your job to do the rest.

Notices have been sent to homeowners who do not have house numbers on the front of their houses. Most likely these were removed during siding and never replaced. City ordinance requires they be visible. Anyone backing the alley behind Burlingame must also have numbers on their rear fences for the fire department. Please replace these numbers. Walmart has them for \$.99 each!

Dense weeds and saplings have grown up behind some houses on Menlo Park. We are working to get these removed.

Important Announcement

As of October 1, your homeowners dues must be sent to the new management company. The address is:

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

If you have an automatic draft sent to Principal, you will have to stop the October payment and change the address to this new one. If your bank requires an account number, please call Lois at 972.271.7773. It is very important that you do this so your payment will be credited on time. You will be receiving a payment book covering the 15 months (October 2007 to December 2008) in the mail soon.

Doo Doo Your Part

PLEASE pick up after your animals. The run off and absorption of this waste goes back into our drinking water. Do you really want to have that in your iced tea?

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 ¾ of a ton may not park within the Village nor are commercial vehicles to be parked on the premises.

Siding

The siding has been completed on four houses and they look wonderful. We are ready to start another one! 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) 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

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

Our New Management Company

L and R Systems
(Dick and Lois)
P.O. Box 472864
Garland, TX
75047-2864

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

Web Master

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

Crime Watch

We have had damage to the fence between our property and the alley behind Burlingame. The kids seem to want to use it as a pass through to the streets behind. We will replace the pickets, but please get names of the offenders if you see them using this pass through. 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. George Everett is our BV contact at 972.240.9072 before 6 pm.

Reminders

There continue to be 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.

Before you dig in your yards to do landscaping or remove trees ad bushes, you need to check with the utility company to se where wires may e running across your property. Several telephone, electric, sprinkler, and cable lies 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.

More Reminders

Now that school is starting please observe the speed limits within Broadway Village and elsewhere. It is hard to remember that school zones are active, and the fines are very steep! Don't put the children and your pocketbooks at risk, **drive carefully** As you walk the areas please pick up any trash you see and discard it. Remember to put your trash cans out of sight by 6 pm Friday night.

October Neighbor's Night Out
MARK YOUR CALENDARS

We are planning to hold a Neighbors Night Out in October, date yet to be determined. We will have wieners and buns for everyone and each family can bring their favorite covered dish to share. It will be held at the pool and the Green Belt, and we hope to have representatives from the City, such as Police, Fire, Code Enforcement, the Neighborhood Vitality Association, local businesses, and our elected officials. What a great way to get to meet everyone!

We have a committee working on these plans. If anyone is interested in joining the committee please contact Tara Fedric by E-mail at fedric@broadwayvillage.org. or call at 972.240.0258. Things need to get rolling!

Contacting BVHOA's Board of Directors

President: Cindy Ryan
972.240.7491
cindy@broadwayvillage.org

Member-at-Large: Tara Fedric
972.240.0258
fedric@broadwayvillage.org

Vice President: Bruce Bostwick
972.240.5344

Architectural Control & Maintenance
Tara Fedric
fedric@broadwayvillage.org

Treasurer: Carole Wright
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

About Broadway Village

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 Meeting

Monthly meetings are held on the third 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.