



BROADWAY VILLAGE

Homeowners Association

Residents Newsletter

September, 2007

Issue 9

Village News to Use

The next Board Meeting is November 1 – 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

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.

Board of Directors News

The Board has been busy working toward a smooth transition to our new Management Company. We are trying to get all records regarding payments, prepayment, automatic drafts, arrears, and fines, transferred in a timely manner.

We have had resolution of some of the arrears and hope this continues. We do not want to foreclose on properties, we just want the money so we can run the Association in a financially responsible way.

The Verizon people have hit our neighborhood with a vengeance! They have promised to return yards to their original condition when they are done with the project. If your yard has been dug up and needs to be sodded please contact our liaison, Ann Wilson at ann@broadwayvillage.org, and she will contact the company for us. We expect them to be done with us in 4 months or so. I guess we just have to be patient!

October Fest in the Village

As we announced in the last issue we are planning a party!! Mark your calendars!! It will be **Saturday, October 20, from 4pm to 7 pm.** at the pool cabana. Wieners and buns will be provided. We will also have soft drinks available. We have a committee who is working hard to make this a great time to enjoy the Fall, meet your neighbors, and catch up on what is going on in Garland and our Village. We ask that each homeowner bring a side dish, something they are "known for" to share with everyone else. Let's show off our cooking skills.

Code Violations, etc.

Thanks to the people who have made repairs and corrected code violations. We still notice houses without house numbers on them. So please get these put up. We certainly want the fire department to be able to find your address in an emergency!!

<http://www.broadwayvillage.org>

Meeting Night and Location Change

Due to the change in the management company and their previous commitments we are changing the monthly meeting night to the first Thursday of each month. We will also move indoors to the South Garland Library meeting room. We won't have an October meeting due to the October Fest.

Siding

The siding has been completed on five houses and are ready for another too start. We will be repaying the home owners of three previously sided homes as their names come up on the list. 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.

Happy Halloween

One month until Trick or Treat night. Please leave your porch lights on so the children can see where they are going, we can see them, and danger can be avoided. The South Garland High School Theater Department has chosen our neighborhood to canvas for canned or boxed goods in preparation for their Thanksgiving project. They will be coming around for donations that evening. One of our residents, Rebecca Ryan, Cindy's daughter is a member of the group and looks forward to showing off our great neighborhood and our neighbors' generosity, so please help them out.



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 replaced the pickets in the fence on Burlingame and added screws to further secure all of them. Hopefully they won't be as easily removed as before. 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 have been a number of problems this month with cut sprinkler wires, phone and cable lines, etc. 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. If the problem has been caused by the Verizon crew, they will fix it. Otherwise, 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

As we walk the Village we continue to observe people speeding through the complex. The speed limit is clearly posted and we have lots of small children out playing in their yards. Don't put these children at risk, **drive carefully**. A note to parents, please supervise your children when outside at play. We see toddlers riding their little cars and trikes out into the street without checking for traffic. It is very frightening, at least for us!

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. Pick up your dog droppings

Clean up your yards and streets

With all the digging going on for the installation of FIOs, our sidewalks and streets are a mess of dirt clods and dust. Please take a few minutes to sweep this up so we don't have a further mess and mud when (and if) we get rain. It will make our neighborhood look so much better.

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 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.