



BROADWAY VILLAGE

Homeowners Association

Residents Newsletter

July, 2008

Issue 7

Village News to Use

The next Board Meeting is August 7th – 7:00 pm @ the Pool.

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

Want your voice heard: Visit www.broadwayvillage.org and complete the Neighborhood Survey.

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

Going to dig or plant in your yard? First call 1.800.digtess (344.8377) to locate all buried cables and wires in your yard.

Summer Time Pool Fun

Summer is definitely here, and we are all trying to find ways to stay cool, calm and collected. Many of our residents are beating the heat at our community pool. A popular time to enjoy the refreshing water without the worry of sunburn is after the sun goes down, so the Board has decided to extend the pool hours until 10 pm for the remainder of the summer.

In addition to the later hours, the pool's Cabaña area is available by reservation for parties. While a reservation will give you exclusive use of the cabaña, the pool will remain open to all residents. A refundable deposit of \$50 is required for every reservation to cover any damage that might occur during the time of use. Once the area is checked to make sure it is clean, the deposit will be refunded. To make a reservation please contact a member of the Pool Committee.

Sprinklers

The sprinkler system has indeed been an on-going problem. Many of you have contacted the Board with complaints and we have tried very hard to remedy them; however, our sprinkler company has not fixed the problems reported to them. We have now changed sprinkler companies and begun to reset timers to three times a week for 10 minutes each. Next, the entire system will be checked to make sure all three sprinklers in each yard are working properly. Hopefully, everything will be in good shape soon. We appreciate your patience and understanding as we work to correct this problem. When the sprinkler system in your yard is inspected, adjusted or repaired you should have a notice on your door to let you know what action was taken. As in the past, report any problems to a Board member.

House numbers

Garland's City Ordinance R321.1 Premises Identification states: Street address numbers no less than 3 inches in height must be attached to all structures in such a manner as to be visible and

<http://www.broadwayvillage.org>

legible from the street, alley, private drive or designated fire lane. In addition, numbers must be displayed on a property so as to identify the address from the rear of the property.

Siding

Thanks to the diligence of Bruce Bostwick the siding project is moving ahead smoothly. In August, we will begin siding the three duplexes on Palo Alto. These will complete our schedule for the year.

Remember, you must be current on all dues and fines in order to have your house sided. Any homeowner wishing to side their house ahead of the scheduled date may do so, paying for it at this time, with the cost to be reimbursed at the time it was initially scheduled. Please contact Bruce Bostwick at 9792.240.5344, if interested, to make necessary arrangements.

Do Your Homework

It is the responsibility of every homeowner to contact the Board before making any changes or upgrades to the exterior of your property. ALL changes must be approved by the Architectural Control and Maintenance Committee PRIOR to the work being done. If in doubt, ask a Board member.

A FREE resource for Line Location and Identification is 1.800.digtess (344.8377). A representative from the areas utility companies (Atmos, GP&L, Time Warner, and Verizon) will come out, locate, and flag buried lines. This should be a priority before any digging or planting in your yard.

Pet Problems

We are getting complaints about the many cats roaming the neighborhood. They are using flower beds and lawns for litter boxes. This is very annoying to those homeowners who enjoy using their patios for cookouts, entertaining friends, or relaxing in the evenings. The smell of cat and dog waste is not something you want to have to endure. Please be considerate and keep your pets indoors and clean up after them. The only alternative is to contact Animal Control, and we don't want to have to do that.

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.

Place an ad in the newsletter for just \$30 for three issues. It will appear in the online version as well as the home delivery

Email
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
972.271.7773

GET INVOLVED...**This is your community!**

Contact a Board member to see how you can help out.

Newsletter Contact:

Tara Fedric
972-240-0258
tara@broadwayvillage.org
Diane Martin
214.703.9603
jd@broadwayvillage.org

Web Master

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

Crime Watch

The Broadway Village sign at the entrance on Palo Alto was tagged with graffiti recently. Photos were sent to the Gang Unit of the Garland Police Department for tracking and identification. We have also had reports of decorative items taken out of front yards. Please report any destructive or suspicious behavior to the Garland Police, Officer Maldonado, our Neighborhood Police Officer, at 972.485.4835, or to George Everett, our BV contact at 972.240.9072 (before 6 pm).

Light Up the Night

An easy deterrent to vandalism and crime is light. Looking around the complex lately, we are seeing fewer outside lights. The cover of darkness is exactly what vandals and thieves are looking for. It costs very little to operate those outside lights during the 8 to 10 hours of darkness each night and could save you and your neighbors hundreds of dollars in repairs or replacement of damaged or stolen items. It also gives the complex a unified, friendly look and shows we care about each other's safety. Inexpensive timers can be easily installed on the switch of your exterior lights and programmed to go off and on automatically. This allows you to come home to a well lit driveway when you arrive home after dark.

Block Captains

Your neighborhood Block Captains are...

Atherton: Bruce Bostwick, 972.240.5344

Burlingame: Twyla Petty, 972.240.2392 & R.C. West, 972.679.6665

Menlo Park: Susan McArthur, 214.703.6502

Palo Alto: Linda Lelak, 972.240.2137 & Sam Madden, 214.440.2764

San Bruno: George Everett, 972.240.9072
San Mateo: Sandra Avlogitos 972.240.5805

Santa Rosa: Faye Roberts, 972.240.2488

We are still in need a volunteer for **San Maria!!**

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 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.

Contacting BVHOA's Board of Directors

President: Tara Fedric
972.240.0258
tara@broadwayvillage.org

Vice President: Bruce Bostwick
972.240.5344

Treasurer: Sam Madden
214.440.2764
sam@broadwayvillage.org

Secretary: Diane Martin
214.703.9603
jd@broadwayvillage.org

Member-at-Large
Carole Wright
Carole@broadwayvillage.org

Pool Committee:
Linda: 972.240.2137
Cindy: 972.240.7491

Architectural Control & Maintenance
Contact any Board member or your Block Captain for assistance.

Crime Watch
George Evertt
972.240.9072 (No calls after 6 pm.)
Officer Maldonado
972.485.4835

<http://www.broadwayvillage.org>