

Annual Meeting 2010 – 2011

State of the Association

May 25, 2011

The following is an overview of the changes and progress made this year by the Board of Directors:

1. Siding Project

The houses scheduled for 2010 were completed by July, and the Board voted to continue on with 2011's schedule since our finances allowed it. By December, we had added another 6 houses to the finished list. It is anticipated that we may be able to add a few more houses that are scheduled for 2012 to this year's total. To date we have sided two houses on Santa Rosa and are ready to start the third.

2. Pool

The pool was very busy, especially on weekends this summer. Perhaps people were taking "Stay-Cations" and taking advantage of this great resource. There were many more parties this past year also. Plus, we already have a couple of reservations for the coming summer. Remember, you can use the cabana for a \$50.00 deposit which will be returned if the area is left clean and tidy.

We have had trouble in the past with the light at the deep end of popping out. When this happened, we had to close the pool until it was fixed. This was caused by people using the frame of the light as a means of getting out of the pool. Our pool man finally found a metal wedge that seems to be holding the light in place. We urge you to use the steps meant for getting out of the pool! In preparation for this summer we have had an electrical wire running from the pool lights to the electrical source repaired and buried. The board around the bottom of the pool fence has been replaced and better secured. Hopefully, this will keep the teenagers from crawling under the fence like they did last summer. We had a lock installed on the inside of the bathroom door. The safety rope and floats have been repaired.

3. Cabana

The walls were treated for termites. We had a very bad infestation. They were in the walls, ceiling, kitchen area, and had completely eaten out the base of the cabinets. The bricks were removed from the kitchen. They were placed in the boat storage. Anyone who wants some of them can have them for free. The cabinets and sink were removed from the kitchen and the water line clamped. The whole area was cleaned up.

In July we purchased two patio-type chairs and three loungers. Within a week the loungers were damaged. It was reported they were being used as "diving platforms"

and “trampolines”. They were returned to Garden Ridge which graciously refunded our money.

A product called Thundershield was purchased to be applied to the cabana’s surface to prevent slipping when wet. We had planned to finish the project before this meeting but it has been too wet, rainy, and humid. It will be done by pool opening.

4. Park Bench

A concrete park bench was purchased and installed under the tree near the swings last month. It seems to be a hit, as it appears to be used frequently.

5. Sidewalks and Curbs

The City of Garland repaired sidewalks and curbs at 29 additional addresses. To my knowledge this is the end of our grant money, although I have not been so notified. It looks so much better. Now if we can keep the garbage trucks off of them!

6. Staining of Exterior Fence

The fence along Broadway has been restained. Shortly after this was completed we had a car crash into it just past San Mateo. We had that repaired, but it will take another coat or two to get the stain dark enough.

7. Sign Replacement

The large sign at the main entrance to Broadway Village was replaced and looks to much better! We also have two signs in the pool area that were hit by graffiti which have been replaced.

8. Sprinklers

The sprinklers are in the process of being checked for problems. This was done in the Spring last year and we seemed to have fewer small problems than usual. The perimeter of the complex has been serviced so far and the shorter streets will begin in the next week or so. We have had to reduce the sprinkling days to Monday and Friday due to a City of Garland mandate. The sensors which were also mandated by the City were installed this fall. They block the sprinkler timers in the event of rain or freezing weather.

9. Unregistered Vehicles and Illegal Parking

This continues to be a problem. We have had to contact Code Compliance and threaten to have vehicles towed because of out of date registrations. Street parking is prohibited yet we see cars parked right under the signs.

10. Community Activities

The garage sale drew quite a few people this year. It is hoped that those who participated were happy with their extra cash! Octoberfest was only fairly attended. The jump house was a success so we may think about having one again next year if we have the party. The Christmas decorations were excellent this year. We had lots of participation, lights, and cute Christmas figures.

11. The Board looked into a couple of ideas brought up at the Annual Meeting last year and voted against them. One was having a pool monitor. We have 4 people who watch over the pool now and do a good job. What we need is the help of homeowners using the pool in reporting problems.

The second was regarding a dog park. The City of Garland was contacted regarding the requirements for a dog park. We would not be able to meet these. Also, the City is building a dog park. Hopefully this will suffice for those who want to take their dogs out for runs, etc.

We tried to schedule the City's class on street safety for parents and children but Sam Madden found that there wasn't much interest in this and chose not to pursue the project.

The By-Laws committee – Our initial chairman Diana Perkins had to resign from this position as well as the Board of Directors due to personal reasons. She was replaced by Kathy Samaniego. Kathy did not call a meeting of the committee so we didn't make any progress on revision of the by-laws.

12. Suggestions for the Up-Coming Board

Painting of the trim on the first houses sided. It has been 10 years since these houses were painted and the trim is beginning to look pretty bad.

The water fountain in the cabana is broken. We are trying to fix it, but that may not be possible. Do we even need a water fountain since most people use bottled water or they could use the water in the bathroom.

Revisit the By-Law issue.

Removal and replacement of the cabana. It is in terrible condition. The ceiling boards are coming loose, termite damage is rampant, the roof is sagging, and in general it is beyond renovation.

13. Vandalism

Teens/young adults checking car doors to see if they are unlocked. Stole - \$3000.00 in computer, graphic portfolio, art supplies, bill fold, etc. from vehicle on San Bruno. Keep your car doors locked or put your cars in the garage!!!

Graffiti – Junk Code Compliance was contacted to have graffiti removed. They got most of it.

There have been 2 car windows broken at different times at a residence on San Bruno and one Santa Rosa.

Acid was poured on the trunk of a home on Burlingame

This winter we had a flasher near the bus stop at Menlo Park and Broadway.

We have a drug problem in the area. Drugs are being sold out of the garage, inside of the house, from the park, the pool parking lot (that we know of). I have contacted the police, our neighborhood police officer, the narcotics squad Councilman Jeffus who called the Chief of Police. So far there has been little done to help us rid our community of this activity. Please call 911 If you see any questionable activity. If possible, provide the license number and make and color of the vehicle