

Annual Meeting 2010
State of the Association Report
May 26, 2010

THANKS TO ROSS BARAJAS FOR SERVING THIS YEAR ON THE BOARD!

The following is an overview of the change & progress made this year by the Board of Directors

1. Siding Project

The houses scheduled for 2009 were completed on time. So far this year we have done 3 of the four-plexes and started the fourth. After that the remaining odd numbered houses on Santa Rosa will be done.

2. Playground Equipment

We finally got it taken down. It was very dangerous, wobbly, nails sticking out, splinters, etc. The swings and monkey bars are still okay.

3. Sprinkler System

The sprinkler system has been a continuous problem. We have spent a huge amount of money keeping it going. In July, the Board passed on a decision to give homeowners a choice when repairing their systems if there is digging involved to diagnose the problem. They may have our sprinkler man dig up the area and if it is out problem we will pay him. If the problem doesn't involve our sprinkler system the homeowner will pay the bill. The second option is for the homeowner to hire their own plumber to do the digging. This will likely be much more expensive but an option, none the less. The entire system has been checked and repairs made. The sprinklers are on for one night a week. Tomorrow they will be increased to 2 times a week. Please call a Board member for problems.

4. Pool

We got the bathroom working and available. The pool was well used last summer. We didn't have as much trouble with invaders as usual. If you see someone who doesn't look like they belong, please check and contact a Board member to come to the pool area. DO NOT let anyone in who doesn't have their own key. We urge parents and others to please read the pool rules and see that your family abides by them. If not, pool keys will be confiscated. Also, dues must be current to use the pool. Another reminder, NO Glass in the pool area. Pool keys available from Linda Lelak. The pump house has been replaced. It looks so much better. The kitchen area has

now had 75% of the bricks removed. If you want some bricks contact a Board member. Meanwhile they will be kept in the boat storage area. The kitchen itself is beyond repair. Termites have had a feast as have rot and time.

5. Parking Strips

These were repainted

6. Fence Repairs

The City Code Department has been very active this year. Oz, our neighborhood inspector was honored for his work on enforcement, so fences, inoperative cars, trash containers, trash out early in the week, rotting siding, etc. are apt to be cited and a notice issued, also tree height and alley weeds. We try to keep on top of the trees and alleys, but if it rains a lot they may get ahead of us. Trees were trimmed in the Fall. If your fence is beginning to fall down think about getting it fixed soon!

7. New Trees

Four new elm trees have been planted in the green belt. They are doing well. I need a volunteer to water (with my water) once a week for the hot months. Cindy and Mark Ryan donated a smaller tree to the Association that they got for free at the City of Garland tree "give-away" We thank them for that!

8. Garage Sale

We had our annual garage sale. I understand the turn out wasn't very good, but probably the weather forecast had something to do with that. I wish I had a better phone line to God so I knew the best date for good weather, but I don't!

9. Reminders

No trash on the curb before Thursday evening; cans back in on Friday night. If you aren't reading the little news paper thrown on Wednesday thru Saturday call the number inside and cancel it. Either that or throw them away! Keep your yards picked up. If you are a walker, take a plastic bag with you and pick up any litter in the area. Clean up after your pets. With the hot weather, flies will be attracted. Read and follow the pool rules. Get your cars inspected and registered on time. Any car that isn't running should be placed in the boat storage area until it can be fixed. Non-running vehicles are not allowed long-term.

10. Thanks to everyone who has done their part to keep Broadway Village looking beautiful