

Bradford Park Newsletter



Published monthly for the Bradford Park Homeowners Association by Neighborhood News Inc.

March 2022

Letter from the President

Hello everyone! I hope the first quarter of 2022 has been a wonderful start to 2022!

It's been a long, hard fought year, but we've had some huge victories since my election to the Board. We owe thanks to all of you and the hard work of the team. Without either one, none of these victories would have happened! Here's a very brief history:

We had our first Special Meeting in Bradford Park's history in September to remove the previous Directors for cause, of which we were successful. I appointed Molly Salzwedel and Vincent Falcon to the Board per Texas law. We've been told by our former property manager that what we did was extremely rare and that we succeeded was a huge accomplishment.

I started interviewing property management companies and we signed a new month-to-month contract with Goodwin & Co., who has started their service.

We've also had three Board meetings since I appointed Molly and Vince. More Board meetings than have been held in the past three years, combined!

We also had our first social event in over three years. Molly Salzwedel was solely responsible for the planning, coordinating, and execution of this and it was well attended and received. Thank you, Molly!

Vincent Falcon has twice now taken on the task of mowing, edging and trimming trees that front our property along High Country. Thank you, Vince!

Alvaro Quintaro and Lee Stalnaker volunteered to remove a couple of dead agave plants

from in front of the Bradford Park entry sign located at Bradford Park and High Country. Thank you Alvaro and Lee!

We also have a new ACC Committee: Jamie Lodes as Chairman joining Alvaro Quintaro and Elaine McGuckin. They've also been doing Yard-of-the-Month and the Holiday Decorating Contests. Thanks to all of them for their work!

Veronica Bonilla has been helping throughout the year translating various letters and flyers into Spanish for our Spanish-speaking friends. We would have a tough time without her help. Thank you, Veronica!

Many people wanted to revive the newsletter so everyone can know what's going on with the neighborhood. Thanks to Dee Dee Stalnaker and Molly Salzwedel, we once again do!

Our Annual meeting was held at Faith Baptist Church on February 24, 2022. It included a Zoom meeting for those who could not attend in person. Thank you to the many members who attended this meeting (both in person and via Zoom.) Many great questions were asked by the members. If you missed the meeting and are interested in viewing it, you may do so at BPHOA.info.

I'm sure that 2022 will hold its share of challenges, but we'll meet them head-on as we've done this year. Stay tuned...the best is yet to come!

Keith A. Lindsey, MBA
President,
Owners Association of Bradford Park, Inc.

December Yard of the Month Winners:

3230 Elizabeth Anne
2805 Adelen

GOODWIN & COMPANY

New Property Management Company & Town Square!

Hey, guys!

We are excited to announce that BPHOA is now working with a new property management, Goodwin & Company. Their main mode of communication is via email and an electronic system that they call "Town Square". Joe Gaines, our new property manager, would like to see as many people as possible signed up to receive updates and information via Town Square... these are the instructions to sign up:

1. Go to: www.goodwintx.com
2. Press menu icon
3. Enter community "Bradford Park", press search icon
4. Select "Register New Account" at Townsquare icon
5. Enter last name, zip, account number

If you need your account number, Joe can help you out with that!

Please contact him:

JOE GAINES, Community Manager
Goodwin & Company
MOBILE: 512-734-4113
joe.gaines@goodwintx.com
11950 Jollyville Rd.
Austin, TX 78759



Shout out to the Dell employees in BPHOA!

Is there anyone you think needs recognition because they are AMAZING?

Tell us about them! We have such wonderful neighbors.

Also, do you have a small business you would like to see mentioned in the newsletter? Send us your info!

WE WANT
YOUR
FEEDBACK



Questions, Comments, Concerns?

We want to hear from you!

Please feel free to contact the Board at any time at:
ChangeBPHOA@gmail.com

Board of Directors:

Keith Lindsey, *President*

Molly Salzwedel, *Vice President*

Vincent Falcon, *Secretary*

Team Member: **Jamie Lodes**, *ACC Chairperson*

Welcome



Bradford Park!

Greetings from Neighborhood News!

We are pleased to partner with your neighborhood to bring you improved and increased communication. We work with over 120 neighborhood associations in San Antonio, Austin and Dallas to produce newsletters, websites, e-blasts and other communication-related products and services.

We have been in business since 1996 and have a commitment to creating and developing better communication within and among neighborhoods. We work with local businesses and community organizations to bring you specialized offers and information that is relevant to you as a homeowner.

Residents Receive a 10% Discount On All Advertising!
(Address required)

If you have any concerns, questions or just want to know more about Neighborhood News, please feel free to call us at (210) 558-3160 or send an email to Sales@NeighborhoodNews.com.

Thank you,
The Staff of Neighborhood News



December's Neighborhood Event:

Did you miss the neighborhood event we had in December? Here are some photos of the fun:



Free in the Community:



Free ESL and Citizenship classes
in Round Rock!

FriendshipRoundRock.com



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HOA Update

2021 Dues Billing Error - PUD amendment Hearing Date

Hello everyone,

Below is a message from Joe Gaines, our property manager, on TownSquare. We've had multiple people receive invoices for dues they've already paid. Disregard the invoice if you've already paid.

"All Residents:

You may have received an HOA bill from Goodwin in error. If you have already paid your HOA dues, disregard this error.

Thanks, Joe Gaines"

I also realized I had the notice for hearing date on the PUD Amendment in my mailbox. I have attached it here. Molly posted it on facebook.

I thought that the page with the map on it was the same as Molly's but it wasn't. The one I had was the original one sent out that said apartments would be no more than 4-5 stories. Now that is conveniently left off of the map page, and first page says up to 7 stories tall.

The hearing is at City Hall on April 6th at 6:00 pm. Several of us are going to voice our opposition to the amendment. If you are against the high density apartments being built behind us we urge you to join us.

Thanks,
Jamie Lodes, Realtor®

To Whom It May Concern,

This letter is to serve as a written notice of requested amendment to Ordinance No. O-2021-067, adopted on March 11, 2021, by the City Council of the City of Round Rock, Texas, which established PUD No. 125.

The requested amendment is to incorporate MF-3 (Multifamily-Urban) district zoning standards to the existing zoning standards of four properties located at 4, 6, 8 & 10 Westview Drive, Round Rock, TX 78664, that together, total approximately 15.26 acres. The said subject properties are currently zoned PUD #125, Westview South, which permits the following uses: General and Mid-Rise Office, low-density Multifamily, Senior Residential, and limited Retail Sales and Services.

The incorporation of the MF-3 district zoning standards will allow for the additional density of the proposed multifamily development of said subject properties. This proposed development includes 3-4 multifamily buildings (maximum of 7 stories building height) on 3-4 lots with landscape and streetscape improvements and features. The Kenney Fort Boulevard extension project will provide primary access to this development. Primary access to this development will be located off of Kenney Fort Boulevard (KFB) as part of the KFB extension project.

Thank you,

Brian Crowell
Maverick Development

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Notice of Public Hearing

For more information, please contact Clyde von Rosenberg at 512-341-3174 with the Planning and Development Services Department.

TO ALL INTERESTED PARTIES:

Notice is hereby given of the a public hearing to be held in City County Chambers located on the first floor of City Hall, 221 East Main Street in the City of Round Rock, TX, on April 16, 2022, at 6:00 p.m. by the Planning and Zoning Commission. Interested parties may appear and be heard at the public hearing.

The purpose of the hearing is to consider public testimony concerning the request filed by the Maverick Development Group, on behalf of the property owners, Richard Nord, Michael Rucker, Brian Johnson, and Steve Johnson, for Amendment No. 1 to Planned Unit Development No. 125 (Westview South PUD) to allow for urban multifamily development. The Planning and Zoning Commission may approve, modify, or deny this application. Case No. ZON2203-001.

Legal Description: The subject tract consists of 15.26 acres, more or less, out of the ASA Thomas Survey, Abstract No. 609. Field notes further describing this development tract are available for inspection in the City of Round Rock Planning and Development Services Department, 301 W. Bagdad, Suite 210, Round Rock, Texas.

Land Use Proposal: Urban multifamily

Location: South of Gattis School Rd. and west of Westview Dr.



Required Notice: As an owner of real property lying within 300 feet of the land under consideration, you are entitled to this notice.



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A SIDE GIG?

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neighborhood newsletter.

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sales@neighborhoodnews.com

Bradford Park Homeowners Association

c/o Goodwin & Company
11950 Jollyville Rd.
Austin, TX 78759

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Spring and Summer Festival-Going Tips



By Jenny Castillo, Neighborhood News Staff Writer

Spring through early summer is optimal festival-going weather for South Central Texas. Temperatures are pleasant, crops that inspire entire festivals are in season, and, after experiencing the winter chill of January and February, we all have an itch to get outside.

Hitting up local festivals is the perfect spontaneous getaway, but first you must prepare. It may sound like an oxymoron to prepare for a spontaneous getaway—but who wants to be inundated with incidentals. Don't let a missing poncho or dead cellphone battery be the "rain" on your springtime parade. Keep a picture of this checklist on your phone to review before hitting the road to your next Texas festival.

- Festival ticket
- Money and ID
- Sun protection - hat, sunglasses, umbrella, sunscreen, neck protection
- Cell phone battery pack
- Comfortable shoes
- Packable jacket
- Reusable water bottles, electrolyte mix
- Medication (headache, allergy medicine)
- Bandages (in case those shoes aren't so comfortable after all)



- Toilet paper roll in the car (multiple uses)
- Wet wipes, hand sanitizer
- Helinox Chair, total packed weight, only 2 lbs 2 oz
- Lip balm, deodorant (music festivals require arms in the air, with deodorant, you can wave them like you just don't care)
- Bug spray
- Clean clothes for the drive home (especially if it was a long, hot, dusty day)
- Car jumper cables (you never know, but after a long day, who wants to wait for a tow truck)

To read more: <https://helinox.com/>

Upcoming Festivals in South Central Texas:

- Poteet Strawberry Festival – <https://strawberryfestival.com/>
- Old Settlers Music Festival – <https://oldsettlersmusicfest.org/>
- Bulverde Spring Chicken Festival – <https://web.bulverdespringbranchchamber.com/events/details/65th-annual-spring-chicken-festival-04-24-2022-3601>