

Bradford Park Newsletter



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

May / June 2022

Letter from the President

When I ran for election in February 2021, I ran on the platform of dissolving the HOA. Several people, myself included, don't see the value that the HOA brings Bradford Park. There are no amenities, the playscape off of Andres Way is owned by The City of Round Rock, and people are tired of being bullied and threatened, sometimes erroneously, if dues are not paid.

Technically, the HOA is there to enforce deed restrictions, things like keeping your trash cans behind your fence or in your garage, making sure people don't paint their house shocking colors, maintaining common areas, like the walkway on High Country, and ensuring that people mow their lawns. That enforcement is paid for by our dues.

There are other things that also get paid for, like National Neighborhood Night Out and various social functions, but historically the majority goes to deed restriction enforcement and dues collections.

Interestingly, The City of Round Rock's ordinances have, for the most part, caught up to our deed restrictions, so most of what we enforce is also enforced by Round Rock's Code Enforcement group. So that begs the question: Why are we still paying for and having the HOA and what would it take to get rid of it legally? Well, a lot, actually. I have consulted with our HOA attorney, Clint Brown, and he told me that in order to dissolve the HOA it would require these things:

1. Disposal of the common areas. (Selling it or donating it to someone or some entity like the city.)
2. Rewriting of the Declaration of Protective Covenants (our deed restrictions) so that all mention of the HOA and dues would be removed from them. We could also update the deed restrictions so that they both make a whole lot more sense, are better written, and better reflect our neighborhood today rather than what it looked like 25 years ago when they were first written.
3. Researching and ensuring that there were no agreements between The City of Round Rock and KB Homes and if there are, getting the City to agree to waive those agreements.
4. Checking to see if the HOA is specifically mentioned on our deeds. If so, ALL of our deeds would have to be re-written and each 1st lien holder, would probably have to approve that as well. That would be costly as well.
5. Actually having the vote to dissolve the HOA.

Items 1 & 2 would require 187 yes votes. Item 5 would require 186 yes votes.

The total cost to dissolve the HOA would be between \$7,000 and \$10,000 according to Mr. Brown. Lastly, we'd have to vote on what to do with any money that is left over after all the debts of the Association were paid. There are two possibilities: It would be divided by all the homes in Bradford Park evenly and paid back to the homeowners, or it could be donated to a similar non-profit corporation. We've discussed setting up

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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

Congratulations
2022 Graduates!



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*

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a Neighborhood Association (voluntary) and donating the money to it for the benefit of those in the Neighborhood Association (us).

John D. Rockefeller said: "I'd rather earn 1% off one hundred people's efforts than 100% of my own efforts." I am in favor of getting those votes, but I'm not willing to do it all by myself. We have to be participants in our own rescue. If you're in favor of HOA dissolution, I ask you to talk to your neighbors. If you're not in favor of it, you can vote no, but I'd ask you why? What value do you see that the HOA brings that I and many others don't? I'm curious, because this all seems to be a lot of work, and in some cases a lot of misery for so little benefit.

I'm up for the challenge but I'll need help and we'll all need patience: patience with the Board, patience with each other and patience with the process. All of this will take time. It's not easy. I've been told that dissolving a HOA is one of the toughest things that you can do. I know that one of the best days of my life would be when I would work myself out of this job! Don't get me wrong, it's an honor and a privilege to serve all of you, but I believe that we'd all be better off without this HOA.

Let me know what you think. Our email address is: changebphoa@gmail.com. Please put "HOA dissolution" as the subject in your email so it doesn't get marked as spam. We really are interested in your views.

Best Regards,

Keith A. Lindsey, MBA

President

Owners Association of Bradford Park, Inc.

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ARCHITECTURAL CONTROL COMMITTEE - IMPROVEMENT REQUEST FORM

Subdivision: ABFP Bradford Park HOA Date: _____

In accordance with the recorded covenants, conditions and restrictions of the association, and in order to protect each individual owner's rights and values, it is required that any owner who is considering improvement of his deeded property to include, but not be limited to patio covers, decks, outside buildings, fencing, building add-ons, etc., submit the following to the Architectural Control Committee prior to initiating work on the planned improvements:

- _____ (1) A completed Improvement Request Form
- _____ (2) Complete and detailed building plans, material listing and specifications
- _____ (3) A property site/plot plan showing the location of the proposed improvement.

FAILURE TO SUBMIT THE REQUESTED ATTACHMENTS (ITEMS 1, 2 & 3) PRIOR TO CONSTRUCTION MAY RESULT IN DENIAL OF YOUR REQUEST FOR IMPROVEMENT. If any change is made without approval, the Committee has the right to tell the homeowner to remove the improvement from his property. Any homeowner considering any exterior improvement to his property is urged to review the recorded deed restrictions prior to initial request.

PLEASE PRINT THE FOLLOWING INFORMATION:

Owner Name _____ Address: _____ Texas _____

Home Phone: _____ Work Phone: _____

Email address: _____

Briefly describe the improvement which you propose? _____

Who will do the actual work on this improvement? _____

Location of improvement (check actual areas that apply):

_____ Front of dwelling _____ Back of dwelling _____ Side of dwelling
 _____ Roof of dwelling _____ Garage _____ Patio
 Other _____ (Describe) _____

Material to be used for the improvement (check applicable items):

_____ Brick - Color _____ _____ Cement Stucco
 _____ Wood - Color _____ _____ Electric
 _____ Siding Wood _____ Aluminum _____ _____ Glass
 _____ Paint - Color _____ _____ Stain - Color _____
 _____ Other (Explain) _____

I understand that the Architectural Control Committee will act on this request within 30 days of receipt and contact me in writing regarding their decision. I agree not to begin property improvement without written approval from the Architectural Control Committee. I understand that all construction will meet with City codes and that the Architectural Control Committee approvals do not override the City codes but rather, are intended to work with them.

Homeowner Signature _____ Date _____

Construction Start Date _____ Estimated Completion Date _____

ACC Member Initials / Date _____ Approved or Disapproved _____

Comments: _____

RETURN THIS COMPLETED FORM AND ATTACHMENTS
EMAIL TO: joe.gaines@goodwintx.com
If you are not contacted within 5 working days from submittal, an email follow-up to the property manager is recommended.



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HOA Update

Greetings Bradford Park residents! Hopefully all of our children have had a successful end of school year! Congratulations to all newly graduated seniors! May your futures be filled with hope and success.

The summer months are fast approaching and so is the heat. We here in Bradford Park love our animals so please make sure that you have left enough water outside so your pets can stay hydrated. Since kids will be out of school, please help us keep an eye on the park on Andres Way. If you notice any equipment damage or anyone displaying suspicious behavior, please report those things to the City of Round Rock. The non-emergency phone number for Round Rock Police Department is 512-218-5500. Please report your concerns such as abandoned vehicles, continuous garbage and debris outside of homes and on streets to Round Rock Code Enforcement at 512-341-3329.

I know that the City of Round Rock is growing rapidly, so we would like to please remind our residents and their visiting friends that it is important to drive carefully through our streets. There have been recent incidences of residents running stop signs and nearly causing accidents, as well as abandoned/stolen vehicles. Additionally, as more children will be out during the daytime hours, we need to keep an extra eye out for our little ones who may be crossing or chasing wayward toys into streets.

Have you seen our web page? There is a wealth of information at BPHOA.info.

Our president, Keith Lindsey, has spent numerous hours developing a basic site where you can access all kinds of

information. Things included are: Board minutes and previous meeting recordings, as well as our bylaws and deed restrictions, Texas property codes and previous newsletters. Additionally, all Zoom meeting links will be posted at the top of the webpage. Check it regularly for news and updates.

Have you received a deed restriction violation? We are working closely with Goodwin and Company to ensure that deed restriction violations are fair. Recently, Board members have ridden along with the property inspector to help communicate what types of violations are considered to be severe enough to elicit a letter from the property management company. If you receive a letter in error, please contact Joe at Goodwin and Company. Also, please notify the Board so that we may be aware of your concerns.



Do you want your house number painted on the curb by your driveway?

We will be painting house numbers this summer. This would be helpful to any emergency personnel trying to respond to your home...and food and package deliveries. Please let us know if you want your house number painted on the curb.

Contact us: ChangeBPHOA@gmail.com