

Bradford Park Newsletter



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

July / August 2022

Letter from the Board

Hello, Bradford Park Owners and Residents!

I hope everyone has had a safe summer, as the heat has been unbelievable! Hopefully the temperatures will return to a reasonable level very soon.

To those of you starting school: **YOU'VE GOT THIS!**

To the rest of you who are just living life: **YOU ARE AMAZING!**

Mark your calendars! We have two big events coming up. The first is national night out which will be held on **Tuesday, October 4, from 5:00 to 7:00 PM**. Where there will be a bouncy house and food, so come on out and meet the wonderful people who live in this community!

Additionally, we will be having a neighborhood-wide Community Garage Sale on **Saturday, November 5, 2022**. The HOA will put out city approved signs to advertise at the four neighborhood entrances, as well as post advertisements on various social media platforms. So if you are itching to clear out your garage or get rid of that unused treadmill, be prepared for customers! (Although I recommend checking with the owner of the classic comic book collection before offering it to a stranger for a generously low price of 89 cents.)

Many of you have asked about the curb painting of house numbers in the community. Because of the extreme heat, we have decided to postpone this project until autumn. Specific dates of the activity will be announced soon.

Broken Mailbox Update: Unfortunately, although many attempts to rectify the situation through the United States post office have been made, the mailbox unit on Bradford Park near Elizabeth Anne Ln. is still broken. To those of you who missed the last board meeting, it was reported that repairs of this nature are sent to a contractor in San Antonio via the post office. We are still trying to get to the bottom as to why this mailbox has not yet been replaced. I am sure it is a frustrating experience to those residents who must go to the post office to pick up their mail. Also unfortunately, we are unable to replace the box unit on our own (we would, were we permitted to), as the mail boxes are owned by the US Postal Service. Does anyone have any other suggestions? Please send any ideas to: changebphoa@gmail.com.

Also, we are aware of households receiving duplicate copies of the newsletter. Until the situation is rectified, you can always use the additional copy to share with a friend or loved one who is looking for a friendly community in which to live... or fold them into paper hats to make your neighbors laugh...we all need a good laugh!

Be on the lookout for the HOA annual meeting notice of which will be held January 2023. I am up for reelection at the annual meeting and would love to spend another three years on your BPHOA Board of Directors. I would like to thank you all for your previous support. I have met some of the kindest and most genuine people right here in our community. There are so many people here who love this neighborhood and do work behind the scenes to beautify both the common areas and the homes and yards of a few of our members who are unable to do so on their own. I cannot tell you what an encouragement it is to live in a place where you all have genuine love for your neighbors.

Have a terrific day!

Molly Salzwedel
Vice-President, Owners Association of Bradford Park

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

WELCOME

BACK TO
SCHOOL



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*

Find us on Facebook:

Bradford Park HOA Round Rock



Let's Support
Our Neighbors!

**Community owned
businesses:**

Adam Gregg owns CenTex CBD

Charlotte owns Lohves
(baked goods sold at Mi Mundo
Coffee on Saturday mornings)



How To Water Less This Summer

By Adolph Garcia, *Water Conservationist*

- **Create shade.** Nothing beats the Texas heat like a cool shady spot. Install a vine-laden pergola. Use crossvine, butterfly vine or queen's crown. Shady areas lose moisture at a much slower rate, reducing the need for frequent applications of water, even during the summer.
- **Eliminate as much lawn as possible.** Lawns use 2-4 times more water than native plants like Lantana and Salvia. Reducing the grass reduces the water.
- **Avoid over-fertilizing.** Frequent and heavy applications of fertilizer do help your lawn grow by leaps and bounds, but all that lush, new growth also results in grass that needs (you guessed it) more water.
- **Mulch.** 1 to 2-inches of hardwood, shredded cedar, or pine bark mulch will reduce weekly watering to just two per month.

A Gift For Your Anniversary

A Personalized Real Rose Dipped in
24k Gold, or Platinum



A Recent Testimonial

"Everything was amazing and turned out perfectly!
I ordered a personalized gold rose and it was beautiful.
My wife loved it. I absolutely recommend!"
- Austin W.

Order Online: www.LoveIsARose.com
Call: 630-393-1111 Ask for Sid, Kathy or Nick

ATTENTION RESIDENTS:

Due to paper and printing supply chain issues, there may be a delay in the delivery of your newsletter. However, we are doing our best to get print products out in a timely manner. We encourage residents to sign up for the e-newsletter so that you have access to the newsletter on time.

Sign up at: www.neighborhoodnews.com/go-green-2

Thank you,
The Staff at Neighborhood News



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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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c/o Goodwin & Company
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Austin, TX 78759

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SCAN ME
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newsletter online.



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

Crime Prevention Tip
Lock, Take, Hide

One of the easiest ways to prevent becoming a crime victim is to lock your car doors. Leaving cars unlocked in your driveway allows easy access to see what can be stolen. Please keep the crime tip of **LOCK, TAKE, HIDE** in mind. Lock, Take, and Hide is an easy 3-step plan that drastically reduces your chances of becoming a victim:

1. **Lock** your car doors.
2. **Take** your keys and valuables with you. (This includes cell phones, wallets/purses, GPS units, computers, weapons, and jewelry).
3. **Hide** those valuables so they aren't in plain sight.



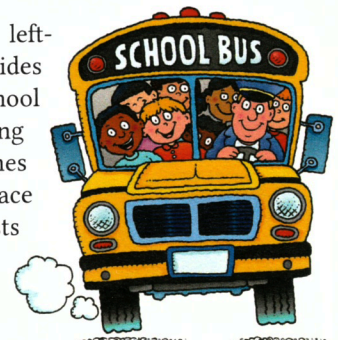
School Bus Safety Tips

As students go back to school please be aware of school bus rules, respect the speed limits posted as children will be learning about their bus stops, crossing the roads, and walking to and from school. Please take extra caution.

Traffic laws of stopping for school buses are cited on www.dps.texas.gov.

According to Texas statute, a driver – traveling in either direction on a roadway – must stop when approaching a school bus that is stopped and operating a visual signal. The driver may not proceed until one of the following occurs: the school bus resumes motion; the operator is signaled by the bus driver to proceed; or the visual signal is no longer activated.

If a road is divided only by a left-turning lane, drivers on both sides of the roadway must stop for school buses with alternating red flashing lights activated. However, if the lanes are separated by an intervening space or physical barrier, only motorists traveling in the same direction as the bus are required to stop.



Free in the Community:

Free ESL and Citizenship classes in Round Rock!

FriendshipRoundRock.com