

Bradford Park Newsletter



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

March / April 2023

Letter from the Board

2022 Year in Review

2022 was a difficult year in some ways and a great year in others. Let's start with the difficulties. In early 2022, the Board decided to hire a new property management company, Goodwin & Co. The previous management company, Connect Community Management did not cooperate with the transition and as a consequence, CCM did not release any information they held for Bradford Park. That caused an issue that lasted at least six months into 2022: we had to build our payment information for each homeowner from scratch. It was an extremely painful process, both for the Board and for the residents. At one point, we had a billing error where people who had paid their dues were billed for those same dues once more. It took awhile, and a lot of effort from the Board and Joe Gains, but that seems to have been resolved.

Please Note: If you still have an erroneous bill, please contact Joe Gains at (512) 502-2118 or by email at ABFPManager@goodwintx.com. He'll either help you get it straightened out or refer you to the Board where you can discuss it privately.

BOARD MEETINGS. We had more Board meetings in 2022 than the HOA had from 2018 – 2020. In keeping with our documents, there were five Board meetings: **March 30, May 25, July 27, September 28, and November 9.** All of these Board meetings along with their minutes are available on bphoa.info under the 2022 tab and then under the BOD tab. More frequent Board meetings helps keep the Board meetings shorter, complies with our documents and also helps us better understand and keep up with community needs. We hope to do the same thing for 2023. Though no Board meeting has been set at the time of this writing, notice of the March 2023 Board meeting should be forthcoming.

NEWSLETTER. We had a regular newsletter all year long! What a change from previous years! We hope you like the format and content and if you have any suggestions, please pass them along to changebphoa@gmail.com. We read and try to act on every comment we receive.

We'd like to thank **Dee Dee Stalnaker** for her work in editing the newsletter in 2022 to get it ready for publication. Thank you, Dee Dee! Also, thanks goes to **Molly Salzwedel** for heading up the Newsletter Committee in 2022. Thank you, Molly!

Please Note: Because the newsletter is hosted by Neighborhood News and it is supported by advertisements, we cannot put any homeowner's business information in the newsletter. Homeowner's wishing to advertise their business in the newsletter can contact Neighborhood News directly at (210) 558-3160 or Sales@neighborhoodnews.com to place an ad in the newsletter.

SOCIAL EVENTS. We had an **ice cream social** on June 4, 2022, which was not well attended, and a **Fall Garage Sale** on November 5, 2022. But the big event of the year was **Neighbor's Night Out** on October 4, 2022. Round Rock Police were there giving out whistles and other swag. The Police even had a drone that they flew over the event. Round Rock Fire was also there with a Fire Truck. The kids and some adults were able to talk with Round Rock Fire and investigate the Fire Truck.

Of course there was food available! Smokey Mo's provided sandwiches and condiments, Moonwalk Round Rock provided popcorn and cotton candy as well as a bouncy house, all of which were a hit with the kids and some of the adults. Thank you **Smokey Mo's** and **Moonwalk Round Rock!** Special thanks to **Irene Turner** and **Tanya Lindsey** both of whom took turns handing out cotton candy and popcorn. Thank you!

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GOODWIN & COMPANY

Property Management Company & Town Square!

We are pleased to continue to work with Goodwin & Co as the property management company for the Owners Association of Bradford Park. Their main mode of communication is via email and an electronic system that they call "Town Square". Joe Gaines, our 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





Questions, Comments, Concerns?

We want to hear from you!

Please feel free to contact the Board at any time at:
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The event was well attended as the estimate was over 50 - 80 people attending with some staying and others coming and going. It also seemed to be appreciated by the community. Needless to say, we will be doing this again this year!

Thanks goes to the planner of the event, **Molly Salzwedel**. She single-handedly planned the entire event. Thank you, Molly!

There also were others who helped me start the event before Molly arrived. I didn't get your names, but I wish to thank you as well! I couldn't have started it without your help! Thank you!

COMMITTEE. We also would like to thank the members of our Architectural Control Committee, ACC, for the brilliant job they've done in quickly approving ACC requests and also keeping up with Yard of the Month and the Holiday Decorating Contests. It's greatly appreciated by all! Thank you to ACC Chairman **Jamie Lodes**, ACC member **Elaine McGucken**, and ACC Member **Alvaro Quintana**.

PAINTING. A special thanks goes out to **Jamie Lodes** and his son, **James Lodes** for painting the house numbers on the driveway aprons of those who asked for this service. Jamie and James Lodes signed out the curb painting kit from the Round Rock Library and did this for the Association for those who requested it at changebphoa@gmail.com. Jamie later told the Board that the stencil kit from the City was not very good and that he and James encountered an issue of people parking too close to the area needed to paint the house numbers. So, if you'd like your house number painted on your driveway apron, please send an email to: changebphoa@gmail.com along with your house number and times you can be contacted.

MAILBOXES. Lastly, in what can only be called a victory, the broken mailbox on Bradford Park Drive near Elizabeth Anne Lane was fixed in early 2023 by the United States Postal Service though the process was started much earlier in 2022. The U.S.P.S. told members of the Board on several occasions that a new mailbox had been ordered but they could not determine when it would be installed. After waiting for almost ten months, the Board decided to write a letter to Congressman Pete Sessions. Congressman Sessions answered almost immediately, asked for more information and had his legislative aide, Stanton Bain talk to the U.S.P.S.

Shortly after speaking with Stanton, members of the Board were contacted by Christina Moreno, of the U.S.P.S in San Antonio. She stated that the U.S.P.S. has a policy that corporations have to replace their own mailboxes at their own cost and since the Association is a non-profit corporation, the Association would have to replace the mailbox at it's own cost. Members of the Board told Ms. Moreno what they were previously told by local U.S.P.S. officials and she responded that the U.S.P.S. has had the policy of corporations repairing or replacing their own mailboxes for a few years, however, the U.S.P.S. had only started enforcing the policy in September 2022. Ms. Moreno was asked if the Association were to dissolve who would be in-charge of replacing or repairing damaged mailboxes? Ms. Moreno responded that if the Association were to dissolve, then the U.S.P.S. would be responsible once more for mailbox repair/replacement and should that occur, to notify her so that U.S.P.S. would be aware of such developments.

Ms. Moreno asked how many mailboxes were damaged and Board members responded one and sent her pictures of the mailbox.

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Ms. Moreno asked her supervisor if the U.S.P.S. could just this one time, fix the mailbox for Bradford Park at no cost to us. Her supervisor relented and within two weeks of that conversation, the mailbox was fixed!

Stanton Bain responded that the U.S.P.S. responded to him that the mailbox could not be fixed. Members of the Board replied that it had indeed been fixed and thanked Stanton Bain for his and Congressman Sessions' efforts. It should be noted that those mailboxes are not inexpensive; they cost around \$2,000 per set of mailboxes. Bradford Park has seven of these mailbox clusters throughout the subdivision. All of this is documented at bphoa.info.

As such, we would like to publicly thank **Congressman Pete Sessions**, his legislative aide, **Stanton Bain** and **Christina Moreno** of the United States Postal Service for their efforts in getting that mailbox fixed and informing us of U.S.P.S.'s position on mailbox replacements for corporations. Joe Gains and I have talked about putting lighting at each one of these mailbox clusters so that it'll help reduce crime. Joe has someone who's done that work before and will present that to the Board at the next Board meeting. Also, because the Association "owns" those mailbox clusters, we can put on or near them anything we want.

Needless to say, it's been an interesting year and 2023 looks to be as or more interesting. Hopefully we'll have less issues and more victories. Either way, we'll get through it as we always do: together!

Here's to 2023!

Honored to Serve,

Keith A. Lindsey, MBA President

Owners Association of Bradford Park, Inc.

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Published and distributed by:
Neighborhood News, Inc.

3740 Colony Drive Suite LL100, San Antonio, TX 78230
Ph: (210) 558-3160 • Fax: (210) 558-3163

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2023 Board of Directors

Keith A. Lindsey, MBA

Term ends after the annual meeting in 2024

Paul Goldfine

Term ends after the annual meeting in 2026

Vincent Falcon

Term ends after the annual meeting in 2025

Joe Gains – Property Manager, Goodwin & Co.

Team Member: Jamie Lodes, ACC Chairperson

Thanks to Molly Salzwedel!

Thanks to Molly Salzwedel for her service to Bradford Park and serving on the Board of Directors for the last year-and-a-half. Molly notified Keith Lindsey and Jamie Lodes that she was not available to serve on the Board for another term. Molly was appointed by Keith Lindsey on September 29, 2021 to serve the unexpired term of former Board member Troy Evanovich, who was removed for cause on September 15, 2021. We would like to wish Molly much success in all her future endeavors. Thank you, Molly!

Welcome Paul Goldfine!

We would like to welcome Paul Goldfine to the Board. Paul was the only candidate for the Board at the last Annual Meeting and so by acclamation, Paul was elected to the Board. Paul is one of the original homeowners here in Bradford Park, having lived here for 25 years. Paul is a veteran, having retired from the United States Air Force. Thank you for your service, Paul! Paul also has 20 years experience working in teams and organizing efforts to achieve common goals. He's been a technical team member, a manufacturing manager and a project manager. He currently serves as Vice President of a car club chapter with 1,200 members spread across Texas, of which he's been a member longer than he's been a resident here in Bradford Park. Paul has stated that he wants to bring the skills he's learned to help build a better community here in Bradford Park.

Welcome Paul! Thank you for stepping up and volunteering to use your considerable skills to serve on the Board and help make Bradford Park an even better place to live!

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