

Bradford Park Newsletter



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

May / June 2023

Letter from the Board

Lights anyone?

We've been discussing mailbox lighting for two years now. Why? Because the mailbox clusters, per the U.S. Postal Service, are our responsibility to replace, are very expensive, and having lighting after dark will help deter mailbox vandalism. Also, it'll help those who get their mail after dark. Well, the talk is over! We have seven mailbox clusters within Bradford Park and we are getting six, solar-powered lights to illuminate all but one mailbox cluster. Why only six? Because the seventh, which is near my home, has a lot of tall trees and would block the sun recharging the solar-powered light. The board will discuss lighting options for that seventh mailbox cluster at our next Board meeting. These lights should either be done and installed or under construction by the time you read this in this newsletter.

So, what kind of lights are we getting? Well, they're on a pole 12 feet tall, solar-powered, and bolted onto the existing cement around the mailbox clusters. The lights are 10W, Solar LED Light Fixtures, 1,000 Lumens, 6,000K color temperature, dusk to dawn operation. They carry a five-year warranty on the solar panel, led light, controller battery and light pole. Installation also carries a five-year warranty with exclusions like accidents and misuse.



When the Board discussed installing these lights at our March 29, 2023 Board meeting, we estimated that these lights would cost about \$7,000 installed. These six lights will cost \$4,806.30 installed. Jorge Sanchez of SAT Energy, Inc. will be installing them.

We would like to thank Jorge and SAT Energy as well as Joe Gains, our Property Manager for pointing us to Jorge and SAT Energy for our lighting needs. Thank you both!

Pay your dues!

If you haven't paid your dues, please do so. If you can't pay them all at once, please call Joe Gains, our Property Manager at (512) 734-4113 to set up a payment plan. You can also contact Joe to just pay your dues in-full. The Board will be rewriting our collections policy by our next Board meeting scheduled for May 31, 2023 at 7:00pm to reign in those who've not paid their HOA dues.

Please take care of your property!

This subdivision has standards called "Declaration of Protective Covenants" or colloquially, the deed restrictions. As a part of the deed restrictions, everyone needs to take care of their property. Little things mean a whole lot, especially things like replacing fence parts that are broken or missing and mowing your lawn. If you can't do these things because of illness or something, let my team know and we'll see if we can help out. We're not making any promises, but we'll do what we can. You can contact my team via email at: changebphoa@gmail.com.



Upcoming Social Events:

Neighborhood Night Out:
Tuesday, October 3, 2023 from 5:00pm – 7:00pm

Fall Garage Sale:
Saturday, October 21, 2023 from 7:00am – noon.

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

Upcoming Board Meeting tentative dates:

- Wednesday May 31, 2023 at 7:00pm.
- Wednesday July 26, 2023 at 7:00pm.
- Wednesday September 27, 2023 at 7:00pm.
- Wednesday November 15, 2023 at 7:00pm.
- Wednesday January 31, 2024 at 7:00pm.



WE WANT
YOUR
FEEDBACK



Questions, Comments, Concerns?

We want to hear from you!

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



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Ridesharing is a service that arranges one-time shared rides on very short notice, usually arranged through a smartphone app such as Uber, Lyft, or Sidecar. Ridesharing services are a very convenient and popular way to get where you're going; they often cost less and are quicker to arrive than a traditional taxi cab.

The popular ridesharing companies have safety guidelines in place, but just like when using a traditional taxi driver, it's a good idea to observe the following safety tips when using a rideshare service.

- **Call and wait for your driver outside.** Avoid spending unnecessary time outside alone with your phone in your hand. Wait indoors until the app shows your driver is arriving.
- **Confirm the name of your driver and make of the vehicle.** Most rideshare mobile apps offer passengers details such as the driver's name, their photo and vehicle type. Before getting inside the vehicle, ask the driver "Who are you here for?"
- **Check the driver's rating on your mobile ridesharing app.** If you are uncomfortable with potential driver's rating, cancel the ride and call for another. Share your trip details with friends or family.
- **Be a backseat rider.** This ensures you can safely exit on either side of the vehicle to avoid moving traffic, and gives you and your driver some personal space.
- **Follow along in your own maps app.** Open up your own maps tool, enter your destination and follow along, noting any odd route shifts.
- **Travel in groups when possible.** There is safety in numbers. Try riding with a friend or consider using the carpool option that some ride-hailing services offer such as Uber Pool or Lyft Line.
- **If you sense that you are in trouble call 911.** If you are able, get out of and away from the vehicle and go to the nearest open business or public area. If a threat seems imminent and people are close by, yell, blow a whistle, or make a commotion in any way that you can to attract attention. Report all crimes (actual, attempted or suspected) to the police.

Gardening for Beginners

By Sharon Reynolds, Neighborhood News Staff Writer

Everyone is a beginner the first time they try something. After all, we all have to start somewhere. This article assists with learning the fundamentals of gardening. Let's get started!

Plant Selection

Gardening boils down to selecting the right place for the right spot. Luckily for us, plants usually come with a plastic spike to let us know how much sun and shade the plant requires to live a full and long life. Plants that require a lot of sun do better when placed in a spot where they will receive mostly sunshine. A little shade will help in the afternoons as the South Texas Sun bears down on them. Plants that require partial sunlight will thrive in a shaded area of your lawn. Make sure there is a watering source nearby to make caring for your plants easier.

Easy to Grow Plants

Gaining confidence in your gardening abilities is an important part of growing your love of gardening. Below are some easy to grow plants that require little care and return year after year.

Sunflowers

- Colors: Yellows, browns, and mixed
- Height: 3-16 feet
- Blooms during summer
- Most varieties are drought and heat tolerant
- Attracts bees, birds, and butterflies
- Thrives in full sun
- Tolerates most soil types

Coneflowers

- Colors: Yellow, orange, white, purple, pink, bi-color
- Height: Up to 6 feet tall
- Blooms for months
- Makes great cut flowers
- Attracts pollinators and birds
- Likes rich, well-drained soil
- Tolerates drought
- Plant in full sun



Zinnias

- Colors: Shades of red, orange, yellow, pink, and white
- Height: 20-24 inches tall
- Blooms during summer
- Varies in shape (daisies, dahlias, spiders, poms)
- Attracts butterflies
- Likes rich, well-drained soil
- Has moderate water requirements
- Grows best in full sun

Marigolds

- Colors: Shades of yellow, red, gold, and mixed
- Height: 6 inches to 3 feet tall
- Blooms spring, summer and fall
- Helps repel mosquitoes
- Prefers well-drained soil, grows well in dry or sandy gardens
- Water well, allow to dry between waterings
- Should be grown in full sun

Digging the Hole

When digging the hole for your new plant, a good rule of thumb is to never dig the hole deeper than the container your plant came in. However, digging a hole wider is crucial to give the plants roots space to grow. Add a little fresh soil into the hole so your plant can get off to a good start. Hand water your plant well. If adding mulch, be sure to leave 2-3 inches of space around your new plant so it can get proper sunlight.

Let's give it a try. You may be pleasantly surprised at your natural ability to grow healthy, beautiful plants.

Resources:

- <https://growinginthegarden.com/gardening-for-beginners-how-to-start-a-garden-in-8-simple-steps/>
- <https://www.gardendesign.com/flowers/easy.html>

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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

