

Bradford Park Newsletter



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

November / December 2023

Newsletter Preferences

Some homeowners have asked if they could get this newsletter by email instead of by postal mail. Until now, there wasn't a mechanism in place to allow this. However, that has changed.

We now have three options for homeowners:

- Receive newsletter by postal mail (as now)
- Receive newsletter by email
- Receive newsletter by both email and postal mail

If you would like to change how you receive the newsletter, please send an email to: changebphoa@gmail.com with "Newsletter Preference" in the subject line. Please include your name, address, email address and preference (postal mail, email or both) in the body of the email.



As we receive your emails, we'll update our database and send Neighborhood News the updated mailing list prior to each newsletter being sent.

Please note: Newsletters are sent every other month and the newsletter deadline to Neighborhood News falls between Board meetings. For instance, the deadline for Neighborhood News is November 1, 2023 and our next Board meeting is scheduled for November 15, 2023. Also, there is about a fifteen to twenty day processing time from submission until publication of the newsletter. If you send us a change after our deadline, then the change will not occur until the following newsletter.

Some homeowners requested a change on the sign-in sheet for National Night Out, however, some email addresses and/or preferences were illegible. If you requested a change and it hasn't occurred with this newsletter, please submit an email to the above email address and we'll get that done for you.

Finally, if you've missed a newsletter, previous editions of the newsletters are available online at bphoa.info. Click on the year tab (2022 or 2023), then the Newsletter tab to see the PDF files.

HOA Dues rate stays the same for 2024!

The Board, at their September 27, 2023 meeting voted to keep the dues the same for 2024, \$170 per year.

When our team took over in September 2021, we lowered the dues from \$180 per year to \$170 per year. 2024 will mark the third year in a row that we've been able to keep the same dues rate in spite of rampant inflation. This is due to the Board being very diligent in cutting costs, primarily due to changes in landscaping and property management.

For instance, the Association was paying approximately \$13,970.52 in 2021. Once we changed the landscaping company, we paid from May of 2022 through April of 2023, only \$6,167.95. That's almost a 56% decrease in cost for landscaping! Similarly, we changed the property management company in January 2022. The previous year, we paid \$28,095.08. Last year we paid \$11,885.35. That's almost a 58% decrease in cost for property management!

It's because of changes like these, and the diligence of the Board, that the dues didn't have to be increased.



Christmas Decorating Contest

Because of the drought, we haven't had the Yard of the Month awards as we usually do because almost all of the yards were brown and look like straw. Instead, we are expanding our annual Christmas decorating contest. There will be four (4) awards this year, so get your Christmas decorations out and may the best decorated homes win!



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,
January 31, 2024
at 7:00pm

National Night Out: *Low turn-out, but a lot of fun!*

Tuesday, October 3, 2023 was Round Rock’s annual Neighbor’s Night Out celebration. Attendance was low, but the fun was high! Everyone who attended seemed to have a good time and there was ample food and drink for everyone.

Here’s some statistics:

Street	Number of Homes	*Homes Represented	Adults	Kids	% Represented of each street
Adelen Lane	19	0	0	0	0.00%
Andres Way	42	5	9	6	11.90%
Bradford Park Drive	3	0	0	0	0.00%
Donnell Drive	64	3	5	0	4.69%
Elizabeth Anne Lane	64	1	2	3	1.56%
Hailey Lane	12	1	1	3	8.33%
High Cotton Cove	7	0	0	0	0.00%
High Cotton Way	17	1	2	1	5.88%
Howell Terrace Place	10	0	0	0	0.00%
John Wilson Lane	21	1	2	0	4.76%
Vinson Court	19	2	6	5	10.53%
Total	278	14	27	18	5.04%

*Note: Homes that only had kids representing it were not counted in the Homes Represented calculation.

Only 5.04% of the Association attended 2023 NNO. That’s not a lot. We had enough boxed food and tea for 100 people. As a result, an entire box of brisket and turkey boxed lunch/dinners were donated to the Round Rock Police Department as there was no way those in attendance at the end of the event could eat all of that before it spoiled.

Here are the costs of the event:

- Smokey Mo’s.....\$1,440.00
- Moonwalk Round Rock.....\$330.16
- H-E-B Gift Cards.....\$190.85
- Swag for the kids from Amazon.com....\$175.07
- Total:..... \$2,136.08**

If you divide \$2,136.08 by the fourteen homes that attended, the total cost per household attending was about \$152.58.

We plan on doing NNO again next year, however, based on these statistics we’ll pare this down considerably unless we hear from y’all and you confirm that you’ll attend. NNO is always the first Tuesday in October here in Texas because of the summer heat. (Colder climates have the event on the first

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Tuesday in August.) We’d like to see the cost per household well under \$50.

Still, a good time was had by all and here are some pictures of the event. More pictures will be posted to bphoa.info.



Homeowners enjoying NNO



Round Rock EMS



Round Rock Fire Department



Cynthia Hargis and some kids at the Round Rock EMS Ambulance



Paul & Kathy Goldfine talk with homeowners and hand out food and drinks



Raffle Winners: (from left to right) Daniel Berezin (\$50 Visa Gift Card), Jamie Lodes (\$25 Visa Gift Card) & Mary Pham (\$100 Visa Gift Card)

Special Thanks to:

- Jamie & LaRae Lodes for the loan of their coolers. We needed those for the ice that Smokey Mo’s brought.
- Lee & Dee Dee Stalnaker for the use of their tables. The food and tea from Smokey Mo’s was put on those tables.
- Vice President Paul Goldfine and his lovely wife, Kathy Goldfine for bringing a table, signing people in and handing out food and drinks.
- Tanya Lindsey and Cynthia Hargis for helping out with the popcorn and cotton candy machines.
- Tanya Lindsey for making up and distributing the swag for the kids.
- Smokey Mo’s Texas BBQ for the boxed meals, ice, cups & tea.
- Moonwalk Round Rock for their bouncy house, generator, table and popcorn and cotton candy machines.
- Goodwin & Co. for the use of their tickets for the raffle.
- Round Rock Police Department.
- Round Rock Fire Department.
- Round Rock EMS.
- Round Rock City Councilwoman Michelle Lee.

Annual Meeting in January

The Annual Meeting of the members will be scheduled at the next Board meeting which is **November 15, 2023 at 7:00pm**. The Board meeting link will be available via bphoa.info. For the Annual Meeting, the plan is having both in-person and a remote option via Zoom. For those who attend remotely, in order to vote you'll have to complete a proxy and give that to someone who attends in-person.

Notice of the Annual Meeting will go out to all owners via postal mail at least 15 days prior to the meeting. We will make every effort to put the Annual Meeting notice in this newsletter however because of publication deadlines and processing, it's possible the Annual Meeting will have taken place prior to the publication of the next newsletter.

Follow-up: Collection Policy

In the last two newsletters, (July – August, 2023 Page 3 & 4, September – October, 2023 Page 2. Note: Past newsletters are available on bphoa.info. Click on 2023 and then the Newsletter tab.) I updated everyone on the new collection policy the Board approved at our July 26, 2023 Board Meeting. Since then, the Texas Legislature has changed the law that adds two letters, and additional cost, to the collections process:

“House Bill 866 – Additional Notices Prior to Filing a Lien – Requires that two specific notices be sent to homeowners before a lien can be filed. The first notice can be sent via first-class mail or email. A second notice, to be sent at least 30 days after the first, must be sent via certified mail.”

Credit: Goodwin & Company Legislative update, email dated 2023-09-06.

The additional costs for this will be incurred by the delinquent homeowner. Specific costs were not available at the time of publication.

The bottom line is, if you owe a balance, please either pay it off or get on a payment plan. If you've paid off your balance and your statement shows that you still owe a balance, please provide Goodwin & Co. a bank statement or cancelled check and Goodwin will credit you. The same goes for payment plans prior to Goodwin & Co. taking over: if you were on a payment plan prior to Goodwin & Company taking over in January 2022, please provide a canceled check or bank statement and Goodwin will credit you. Please keep in mind that January 1, 2024 is around the corner and with it, another \$170 assessment that needs to be paid. Although the Board doesn't want to enforce the collections policy, chronic non-payment leaves the Board little choice. **Everyone** has to pay their dues as long as the Association exists.

Crime in and around the neighborhood



Please be aware of an increase in crime in and around our neighborhood. One of our fellow homeowners has notified me that she had \$4,000 stolen from her while at the bank near H-E-B on Gattis School Road. She had just withdrawn the money and put it in her purse when the thief grabbed her purse from the passenger side of her vehicle and ran off. Her key fob was also in her purse so she was unable to start her car, as were the keys to her home. She has since had all of those keys and key systems replaced. She said the thief had a gun, but it was holstered and was never brandished.

Halloween Decorating Contest:

Each street within Bradford Park was viewed and the best three properties were then judged for awards.

This year's Halloween Decorating Contest had TWO First Place winners: 3012 John Wilson Lane and 3230 Elizabeth Anne Lane. The effort and results for both winners were amazing! 3012's fog machine, and how it was used, was the determinant in it's Co-First Place standing. 3230's Amazing Cauldron with lights that looked like actual fire, was also amazing! Both were so good, we couldn't discern either one to be Second Place.

3212 Elizabeth Anne Lane brings up Third Place. Their grave site with headstones and life-like characters was really well done! We particularly liked the Beetle Juice headstone and the Jason life-like character from "Friday the 13th".

Congratulations to the Halloween Decorating Contest winners! It was a pleasure to view and judge this contest. Well done!



3012 John Wilson Lane – Tied for First Place



3230 Elizabeth Anne Lane – Tied for First Place



3212 Elizabeth Anne Lane – Third Place

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Maintain your property:

We've had a lot of rain lately and most lawns are looking a bit overgrown and shabby. At your earliest opportunity, please mow your lawn. If you have pickets missing from your fence, please replace them. If your home needs repair, please repair it. You only need an ACC request if what you replace is different in color or design. ACC requests can be obtained via bphoa.info (Click on Req. Docs, and then the ACC tab, then click on the pdf icon.) or through Town Square.

If you need assistance in mowing your lawn due to illness or infirmity, please let us know by sending an email to changebphoa@gmail.com with "Mowing Help" in the subject line. We're not making any promises, but we'll do what we can to help as time and manpower permits.

Holiday Greetings:

Happy Thanksgiving to everyone!

Merry Christmas and Happy New Year to everyone! We will be having our annual Christmas decorating contest just as we did with Halloween. Because of the drought this past summer, we didn't have the yard-of-the-month awards. In lieu of that, there will be four (4) Christmas decorations winners for 2023.

So, deck the halls and decorate your property and may the (four) best decorated homes win!

As always, please remember the less fortunate at the holidays and all year long. God bless you all!



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

Secretary - Vacant

Term ends after the annual meeting in 2025

Joe Gains – Property Manager, Goodwin & Co.

Team Member: Jamie Lodes, ACC Chairperson

Contact the Board at ChangeBPHOA@gmail.com

Special Thanks:



Dee Dee Stalnaker for editing this newsletter.

Neighborhood News for publishing this newsletter.

Curb house number painting

We continue to receive requests to paint house numbers on homeowner's driveway aprons. If you would like to have that done for your home, please send an email to: changebphoa@gmail.com with the subject "Curb Painting" and we'll get that done.



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