

Bradford Park Newsletter



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

September / October 2023



2023 National Neighborhood Night Out (NNO)

Please keep **Tuesday, October 3, 2023 from 5:00pm to 7:00pm** open on your calendars! We will be having our annual NNO celebration.

Returning from last year, Moonwalk Round Rock will be providing a generator, bouncy house, cotton candy machine with everything needed to make cotton candy, and a popcorn machine with everything needed to make popcorn. In addition there will be food, water and raffled gift cards given out to the adults and swag for the kiddos. We contacted Round Rock to get Round Rock Police Department, Round Rock Fire Department and hopefully a City Councilperson or two out to see us.



If you'd like to help out, we could sure use your help! Things that would greatly help: Taking attendance/sign-in sheet, handing out raffle tickets, or making and handing out popcorn and/or cotton candy. All of these are needed and it's difficult for one or two people to do it all. If you'd like to help out, please let us know by sending an email to: changebphoa@gmail.com with NNO in the subject line.

Last year, about 80 people came and we all had a good time. We're hoping for a larger crowd this year, so please tell your neighbors and come out to meet our local first responders, political leaders and hang out with your neighbors. It'll be at the park (Bradford Park) on Andres Way. The address is 2615 Andres Way. Although there are some "seats" around the park, it is probably a good idea to bring a folding chair with you. We're looking forward to seeing you!

FALL Neighborhood Garage Sale!

Please keep **Saturday, October 21, 2023** on your calendar, especially if you are looking to sell some unwanted items via a garage sale. We will be putting new signs out promoting the garage sale. It'll also be email blasted and on the bphoa.info website.



THANK YOU!

Special thanks to:

- Moonwalk Round Rock for the use of their logo for this newsletter.
- National Association of Town Watch (NATW) for the use of their 2023 NNO logo.
- Dee Dee Stalnaker for editing this newsletter.

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

Follow-up: Collection Policy

The Board approved the new collection policy at their last meeting on July 26, 2023 unmodified as I described it in the last newsletter. In case you didn't get the last newsletter, it can be found on bphoa, click 2023, then Newsletter and then 2023 July - August Newsletter. The new Collection policy can also be found at bphoa, click 2023, then Collection Policy.

If you owe a balance, **please** either pay off your balance or contact our property manager, Joe Gains at joe.gains@goodwintx.com or call him at: (512) 734-4113 to get on a payment plan. It costs nothing to get on a payment plan. (Paul Goldfine and I negotiated this with Goodwin as they normally charge for payment plans.) The most current numbers have 36 homeowners owing a balance. Of those, six have balances greater than \$1,000 and another four are getting close to that amount. The total owed to the Association is: \$26,823.25.

In addition, Goodwin is in the process of sending out notices to everyone about the new collections policy. As part of this, the Board has asked Goodwin to attach a letter to those who owe a balance and let them know that the Board is extending one last bit of benevolence through December 31, 2023 to those who owe a balance, especially those who owe more than \$1,000. If they get on a payment plan, then serious procedures and the associated costs will not be implemented per the collection policy. However, the homeowner **MUST** complete the payment plan successfully or the lenience will end and serious collection procedures will immediately begin to the maximum allowable by Texas law.

Curb house number painting

We've received a couple of 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.



NOTE: This will likely get done this fall when the heat breaks. As of the writing of this newsletter (June 30, 2023), it's too hot to do this especially with heat advisories happening nearly everyday.

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Vacant Board member position

Just after the last Board meeting, the Board declared the Director position held by Vincent Falcon vacant in accordance with Article VII, Section 1.(d) of the By Laws of the Owners Association of Bradford Park, Inc. Mr. Falcon has been absent from three consecutive Board meetings: March 29, 2023, May 31, 2023 and July 26, 2023. He was also absent from the Annual Meeting on February 21, 2023. The Board will appoint a new Director in accordance with Section 209.00593 of Texas Law as well as Article IV, Section 4. of the By Laws of the Owners Association of Bradford Park, Inc. (Note: Texas Law supercedes our By Laws.)

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.

Please keep these rules of thumb in mind:

1. **Keep your valuables CLOSE at all times.** Keep your cell phone on your person, NOT in your purse! You can't call for help if you have no phone! Robbers are opportunists, so don't give them the opportunity.
2. **Be aware of your surroundings at all times.** This is known as "situational awareness". If you see something hinky, divert from your intended route or hurry to get to a safe area. Don't confront a bad guy on your own!
3. **ALWAYS notify the police and file a police report!!** I can't say this enough!
4. **Keep an eye out.** If you see something hinky, call the police. That's why they are there!

Please, be safe out there!

HALLOWEEN DECORATING CONTEST

Because of the drought, we haven't had the Yard of the Month awards we usually have because almost all the yards are brown. Instead, we are having our annual holiday decorating contest this year. The first holiday we're awarding is Halloween, so get your All Hallows Eve decorations out and may the best decorated home(s) win!

School Bus Safety Tips

Now that students are back in school please be aware of school bus rules, respect the speed limits posted while children are waiting at bus stops, crossing the roads, and walking to and from school. Please take extra precaution.



Traffic laws of stopping for school buses 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.



Here are some friendly autumn activities and things to do for fun!



- **Drink apple cider.** Apple cider is a classic beverage that practically screams fall. And a hot, steamy drink on a cold day hits the spot.
- **Visit a corn or hay maze.** This is one of those fun fall activities that everyone can enjoy, no matter your age!
- **Make pumpkin pie from scratch.** Learn grandmas recipe, it's bonding time and baking time.
- **Enjoy hot chocolate under the stars.** A yummy fall drink out in the crisp cool air, it just feels right.
- **Eat & drink all the pumpkin flavored things you can.** Pumpkin spice and everything nice~!
- **Curl up under a blanket with a book on a rainy day.** Who doesn't love a good overcast day!
- **Visit a pumpkin patch.** This is kind of a fall must-do!
- **Step on crunchy leaves.** Stepping on crunchy leaves is just one of those things where you can't exactly explain why it's fun, it just is.
- **Carve a jack-o-lantern.** Is it really ever fall if you DON'T decorate at least one pumpkin?



- **Make a fall wreath.** Go all out and really decorate your place this year. There's no need to spend a lot, you can make one with items sourced from your local Dollar Store!

Fall Tips for Gardening

- To minimize the likelihood of weeds this fall, do not allow weeds to go to seed.
- Plant shade trees now to take advantage of the mild fall and winter weather for root growth.
- Prepare beds to plant cool season flowers. Add compost as needed to your flowerbeds.
- Deadhead flowering plants to stimulate more blooms.
- This is the last time to fertilize roses for the winter months. Wait until January or February to fertilize again.
- With the mild weather, it's a perfect time to plant landscapes. The cooling temperatures allow for more root growth, which will establish the plant before winter cold snaps.
- Take advantage of the weather and dig, divide and plant your spring/summer blooming perennials.
- Begin to back off on watering. With the cooler temperatures, soils stay moist longer than they did this summer. You do not want to overwater your plants.
- Mulch all new plantings to reduce weeds, maintain soil moisture and regular soil temperatures.
- This will be the last time to do any pruning on your rose bushes until February.
- Sow bluebonnets and other wildflowers.
- Make preparation to protect tropical plants or move them to a greenhouse.
- Prepare exposed pipes for winter.
- After last use of your lawn mower or other power equipment, make the machines ready for winter storage. Don't leave gasoline in the machine over winter.
- Start thinking about purchasing fall planting/spring blooming bulbs. Don't plant until hot weather is over.
- Prune trees when they are dormant.



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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

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



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