

# Bradford Park Newsletter



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

January / February 2024

## Holiday Decorating Contest Winners:

There were a lot of really elegant and colorful displays this past holiday season. It was great to see so many celebrating the Christmas season. We drove every street within Bradford Park and chose the best that we saw. There was no ranking of winners for the Holiday Decorating Contest, only the four best which were:



3230 Elizabeth Anne Lane



3231 Elizabeth Anne Lane



2945 Donnell Drive



2954 Donnell Drive



*Congratulations to all the winners!*



## 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](http://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](mailto:joe.gaines@goodwintx.com)  
11950 Jollyville Rd.  
Austin, TX 78759

## Annual Meeting:

The Annual Meeting will be **January 24, 2024 at 7:00pm** at Faith Baptist Church. Everyone should have received a mailing notifying them of the date. If you would like to run for the Board, a Board Nomination form is available on [bphoa.info](http://bphoa.info) or Town Square. Please complete and submit the form as soon as possible to be considered. The proxy form was sent to everyone but is also on [bphoa.info](http://bphoa.info) and Town Square. There are two options for attending the Annual Meeting: The first is in-person, the second is virtually. If you attend virtually, you will have to fill out a proxy and give it to someone who is attending in-person to vote for you. You cannot vote virtually.

Upcoming Board Meeting tentative dates:



Wednesday,  
January 31, 2024  
at 7:00pm

## Year in Review:

### Here are the notable things that have occurred this year:

- In January, the mailbox cluster on Bradford Park Drive near Elizabeth Anne Lane was finally fixed by the United States Postal Service. The Board had to contact Representative Pete Sessions to get that done. In addition, the U.S. Postal Service notified us that they would not fix these things in the future because non-profit corporations are responsible for fixing their own mailbox clusters.
- In February, we had our Annual Meeting and elected a new Board Member, Paul Goldfine. Paul has attended every Board meeting and was present with his sweet wife, Kathy at National Night Out celebration that we had in October.
- In May, the mailbox lighting project was completed. Most residents have expressed appreciation for the completion of this project. Sadly, the mailbox cluster at Bradford Park Drive near Andres Way wasn't able to receive a mailbox light because of trees that block sunlight for which the solar panels depend. Numerous "solutions" have been discussed but have proved not to be viable solutions.
- Two notable things happened in July: The first was the Board approved a new Collections Policy which is available on [bphoa.info](http://bphoa.info). Second, the Board declared Vincent Falcon's position on the Board vacant because Vincent had missed three consecutive Board meetings. As of this writing, Jan 2, 2024, that position remains vacant.
- In October, we had our National Night Out celebration. Round Rock Police, Fire and a member of City Council were present. Turn out was low, but those who came had fun. Also in October, we had our Halloween Decorating Contest. The three winners of that were: 3212 Elizabeth Anne Lane, 3230 Elizabeth Anne Lane and 3012 John Wilson Lane. Congratulations to those winners!
- In November's Board meeting, we looked at the crumbling wall on High Country and what we could do about it. The entire wall from Bradford Park Drive to Donnell Drive is leaning toward High Country Blvd. The contractor told Keith Lindsey that the entire wall needs to be taken down and Removed. Keith Lindsey met with a contractor and Joe Gains, our property manager received a quote for what it

would take to tear down the and Remove the entire masonry wall: \$81,500.00!! Keith Lindsey also asked the Association attorney if the City partially owns that wall because that entire area from the street to the wall is owned by the City. The Association attorney stated that the masonry wall belongs to the properties that are up against that wall. Keith Lindsey is looking into what can be done to get the City to help with the cost of tear down and possible Removal of that masonry wall. The contractor suggested that a less costly solution would be to tear down the existing masonry wall and Remove it with a uniform wooden fence. That option is being discussed but has been tabled until Keith Lindsey confers with the City of Round Rock.

- Finally, we had our Holiday Decorating Contest of which there were four winners: 3230 Elizabeth Anne Lane, 3231 Elizabeth Anne Lane, 2945 Donnell Drive and 2954 Donnell Drive. Please see the article elsewhere in this newsletter for pictures of each display.

## 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](mailto: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. 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](http://bphoa.info). Click on the year tab (2022 or 2023), then the Newsletter tab to see the PDF files.

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## 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.

## Crime in and around the neighborhood



Please continue to be diligent about an increase in crime around the neighborhood. Stories are still coming around via social media about crime at H-E-B. Things like robberies, stolen cars, carjackings and the like. Please be aware of your surroundings and the people around you.

## Curb house number painting

We have completed the last round of curb house number painting. A combination of weather (wind and/or rain) and volunteer time had been the issue in completing it sooner. The volunteers have asked that anyone who wishes their curb painted going forward please contact Jamie Lodes via [changebphoa@gmail.com](mailto:changebphoa@gmail.com) and he will provide you with the stencils to paint your own curb or driveway apron as the volunteers have had little time to get this done. If you would like to volunteer your time to help get future curb painting done, please send an email with "volunteer for curb painting" to [changebphoa@gmail.com](mailto:changebphoa@gmail.com).



## 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](http://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](mailto: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.

## Protecting Plants from the Freeze

Not all plants need protection from a hard freeze, but those grown in containers are especially susceptible since their roots are directly exposed to extreme temperatures. Smaller pots can be moved inside, but for large containers and baskets move them out of the north wind and under overhead cover.

You can protect some freeze-tender plants with cotton sheets, lightweight blankets or cardboard boxes. But don't rely on plastic, which can worsen cold damage where it touches plants. If you're covering plants, make sure the sheets reach all the way to the ground and weigh down the corners.



Very small recent plantings that haven't developed freeze tolerance can benefit from a wrapping of blankets, newspaper and burlap.

In general, tender plants like cannas will need to be cut back after freeze damage. Best practice is to plant them with this in mind, in combination with evergreen shrubs or other features that can conceal freeze damage.

The best landscape plants for the South Texas climate are freeze-hardy: their roots will survive.

It's always good to complete these tasks before severe weather approaches. If suppliers run out of inventory in the run-up to a cold snap, you may get stuck using very thick cloth and bubble wrap.

# DID YOU KNOW?

Not only do we publish & print your community newsletter, we also design, print, address and mail for your business as well.

- Full service graphic design
- Printing, folding, collating and more!
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## 2024 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](mailto:ChangeBPHOA@gmail.com)



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