

Bradford Park Newsletter



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

March / April 2024

Letter from the Board

Correction:

The last newsletter, January/February Newsletter, stated that the Annual Meeting was going to be January 24, 2024 at 7:00pm at Faith Baptist Church. This was an error. That was the original date, however, the Church had a Wednesday night meeting on January 24, 2024 and we booked the Annual Meeting on January 23, 2024 at 7:00pm. The signs, the email blasts, Town Square and bphoa.info all had the correct date and time, but the date and time in the newsletter got overlooked. For anyone who tried to attend the Annual Meeting on the 24th, please accept my sincerest apology and I will do my best to not make that mistake in the future.

Also, the audio and video of the Annual Meeting is on bphoa.info. Just click on the 2024 tab and the "AM" tab (for Annual Meeting), then choose the file you wish to listen to or watch. If for some reason the file gets "stuck" while playing, just right-click on the icon and download it to your device and play it there. The minutes are there too if you prefer to just read about it.

Keith A. Lindsey, MBA
President,

Owners Association of Bradford Park, Inc.



Annual Meeting:

The Annual Meeting was held at Faith Baptist Church on Gattis School Road on January 23, 2024 at 7:00pm. A quorum was represented and Keith Lindsey was re-elected by acclamation as no one else ran against him. There was a second Board member seat that was open, however, no one chose to run for that seat and that seat remains vacant. Keith Lindsey and Paul Goldfine may appoint someone to that position in the future. Details about the 2024 Annual Meeting are on bphoa.info.

2024-01-31 Board Meeting - Highlights from the Board meeting:

The Board approved the November 15, 2023 Board meeting minutes and the 2024 Annual Meeting Minutes the latter of which will be presented at the 2025 Annual Meeting for the members to approve.

Keith Lindsey contacted the City of Round Rock about the right-of-way area that the Association currently maintains (mows and edges). The City of Round Rock stated that they do indeed own that area and that they will maintain that area going forward, however, the trees and bushes that the Association planted (under the erroneous assumption over the years that the Association owned that area) will likely have to be removed. It's not clear who would remove those, the Association or the City and Keith is going to check on that prior to the next Board meeting. In addition, the City also told Keith that they will not assist with the crumbling masonry wall that's adjacent to the right-of-way area.

- ◇ Keith Lindsey and Jamie Lodes finished painting the home addresses on the driveway aprons of those who requested the service.
- ◇ The junk car at 3321 High Cotton Way was removed.

(Continued on page 2)

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, March 27, 2024 &
Wednesday, May 29, 2024
at 7:00pm

(Continued from page 1)

- ◇ The Board set the calendar for the year. Here are the Garage Sales dates for 2024:
 - Saturday, April 20, 2024
 - Saturday, October 19, 2024
- ◇ National Night Out (NNO) will be on October 1, 2024. The Board set the budget for NNO at \$1,200.
- ◇ Board Meetings for the rest of 2024 and the first of 2025 will tentatively be:
 - Wednesday, March 27, 2024
 - Wednesday, May 29, 2024
 - Wednesday, July 31, 2024
 - Wednesday, September 25, 2024
 - Wednesday, November 20, 2024
 - Wednesday, January 29, 2025

All of this information is on bphoa.info.

WARNING 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 around H-E-B. Things like robberies, stolen cars, carjackings and

the like. We've also noticed broken glass both at the entrance of Bradford Park & Gattis School Road and at the exit at Donnell Drive & High Country Blvd. Be careful where you drive and please be aware of your surroundings and the people around you as you go about your daily activities!

Solar Eclipse April 8

This spectacular celestial event is visible in Round Rock,. It will pass thru starting at 12:17pm. Totality begins at 1:36pm and ends at 1:38pm. Four planets, Jupiter, Saturn, Venus and Mars will all be visible during the eclipse. Remember to use proper eye protection when observing this awe-inspiring event! Not doing so could cost a person their sight.



New Project? Now reach our full listing of vetted and reliable service providers ONLINE

NeighborsWeb.com
Online Business Directory

Yes, the businesses that you have come to know and love in your newsletter are now available in our NEW Online Service Directory.



National Night Out (NNO) '24

National Night Out will be on October 1, 2024. The Association is already registered for the event with the National Organization and will register with the City of Round Rock soon. If you would like to volunteer, your efforts would be **greatly** appreciated!



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.

Curb house number painting

If you wish to borrow the stencils to paint your driveway apron with your house number please contact Jamie Lodes via changebphoa@gmail.com with "Stencils" in the subject line and he will get with you to provide you with the stencils. changebphoa@gmail.com. Note: you will have to provide your own paint.



Farewell and Tribute to Ariel Due of Neighborhood News

It is with a very heavy heart that I announce the sad news that Ariel Due of Neighborhood News has passed away suddenly from an inoperable brain aneurysm. I am in complete shock and saddened as I just sent Ariel an email earlier this week (I wrote this article February 24, 2024) for which she responded.

Ariel was our contact with Neighborhood News and she was very easy and pleasant to work with. She would send out reminder emails before the newsletter article due date, which was very helpful. She would put in some of the nice graphics in the newsletter and also put in the “filler” articles to round-out the newsletter. Though I only communicated with Ariel through email, I feel as though I’ve lost a friend. I’ve asked the Neighborhood News team to publish the email announcing Ariel’s passing in this newsletter. I’ve also asked Joe Gains, our property manager to send out an email blast about Ariel’s passing, so you may see this more than once.

Ariel leaves behind her husband Danny, her son Logan and two daughters, Ariana and Noelani. Please join me in praying for Ariel’s family, friends and the Neighborhood News team during this very tough time.

*Ariel, you are missed! Godspeed!
With a very heavy heart,*

*Keith A. Lindsey, MBA
President, Owners Association of Bradford Park, Inc.*



A Tribute To Production Manager, Ariel Due

We bid farewell to our long-time and dearly cherished Production Manager, Ariel Due. This week Ariel passed away from an inoperable brain aneurysm. We are all still in shock and disbelief at how a woman so full of life and love could leave us so suddenly. Over the past three days, we’ve been in a whirlwind, grappling with the void her absence leaves behind.

Ariel has been an integral part of the Neighborhood News family for an astounding 21 years. Undoubtedly, she held the utmost importance within our team. Her capabilities surpass those of any of us, yet none of us could ever replicate her role.

I recall when we first welcomed Ariel into our fold. At 22, fresh from San Diego, she arrived in San Antonio with aspirations to establish roots while pursuing her education at UTSA. Initially hesitant about her young age, I was struck by her persistence and undeniable talent, ultimately leading to her rightful place on our team. (In other words, she wouldn’t stop calling until we gave her the job!)

Ariel’s quiet determination, coupled with her exceptional organizational skills, made her an invaluable asset to our company. Throughout her tenure, she seamlessly juggled her professional responsibilities with the joys of motherhood, welcoming her son Logan and two daughters, Ariana and Noelani, into the world. Her husband Danny, who joined us during the challenges of Covid-19 in 2020, further enriched our workplace.

We’ve shared countless happy moments, like the summers when we’d bring our children to the office. One year stands out when we had twelve kids here, creating paper box houses and selling snacks around the desks – it was quite the lively scene!

With most of us being working moms, we adhered to “mom hours” from 9-3, dropping off and picking up our kids from school. As the youngest and with younger children, Ariel still followed this schedule every day. Seeing her daughters brightened our office, reminding us of the joy of motherhood. Those days are deeply missed.

Now, as we navigate the void left by her departure, we are overcome with sorrow. Ariel’s serene presence, coupled with her ability to navigate through chaos with grace, will be sorely missed. Our hearts ache for her beloved family, who have been a special part of our family.

Ariel’s impact extended far beyond our office walls, touching the lives of countless community leaders across San Antonio, Austin, and Dallas. Her creativity and professionalism garnered admiration and respect from all who had the privilege of working with her.

In this time of grief, we invite you to join us in keeping Ariel and her family in your thoughts and prayers. Your support means the world to us as we navigate this difficult chapter.

We extend our deepest gratitude to each of you for being part of our Neighborhood News family. Together, let us honor Ariel’s legacy by upholding the values of dedication, compassion, and excellence that she embodied. Heaven has truly gained another angel.

With heartfelt sincerity,
Faye Babbitt, Amy Greer, Paul Ehrlich, John Schopp, Susan Schopp

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.

**REAL ESTATE AGENT
WANTED TO
ADVERTISE HERE**

**Call 210-558-3160
or Sales@NeighborhoodNews.com**

Multiple Ad Sizes Available

Bradford Park Homeowners Association
c/o Goodwin & Company
11950 Jollyville Rd.
Austin, TX 78759

PRSRT STD
U.S. POSTAGE
PAID
SAN ANTONIO, TX
PERMIT NO. 1568

Time Dated



SCAN ME
To view this
newsletter online.

BUGCO
We Make the Bugs Go®
Pest Control
is
Now Open!
Austin, TX

CALL TODAY! FREE Termite & Rodent Inspection! NO CONTRACTS!

20% Off General Pest Control

**RODENTS • ANTS • FLEAS • TICKS • FLIES • SPIDERS
MOSQUITOES • ROACHES • TERMITES • BED BUGS**

512.201.2055 BUGCO.ORG

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

HAPPY EASTER

Special Thanks:
Neighborhood News
Dee Dee Stalnaker for proofreading these articles and
to Amy Greer of Neighborhood News for publishing
and distributing this newsletter.



ADVERTISE WITH US!
For information, call (210) 558-3160 or
email Sales@NeighborhoodNews.com

Published and distributed by: **Neighborhood News, Inc.**
3740 Colony Drive Suite LL100, San Antonio, TX 78230 • www.NeighborhoodNews.com

Articles that appear in the Bradford Park newsletter do not necessarily reflect the official position of Neighborhood News, Inc. and their publication does not constitute an endorsement therein. The appearance of any advertisement in the Bradford Park newsletter does not constitute an endorsement by Neighborhood News, Inc. of the goods or services advertised. Neighborhood News, Inc. is not responsible for errors beyond the cost of the actual ad space. Any publication of Neighborhood News, Inc., whether draft or final is the sole property of Neighborhood News, Inc. and cannot be reproduced or distributed in any way, whether in print or electronically, without the express written consent of Neighborhood News, Inc. ©Neighborhood News, Inc.