

Bradford Park Newsletter



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

May / June 2024

Letter from the President

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

Maintain Your Property:

I've noticed while driving around that there are a number of homes that need their yard mowed and/or their fence(s) maintained (broken pickets, part of the fence leaning, etc), debris in front of the home, various items like lawn mowers or trash/recycle cans visible from the road in the front yard, storage containers in the driveway, and trailers and/or abandoned/disabled cars left parked on the street or in the driveway. All of these are actionable by the Association.

The Board doesn't like to have to assert it's authority because we believe that we're all adults here and everyone should maintain our respective properties. However, if a homeowner chooses not to maintain their property, we will assert our authority and make sure that maintenance is done in accordance with our deed restrictions. Note, if we have to do it, it'll likely cost you more money than if you did it yourself, so it's in your best interest to either do it yourself or have it done for you.

For yard maintenance that falls within the City of Round Rock's Ordinances, I will report those to the City who are reported to me or that I notice are not in compliance with those Ordinances.

So please, maintain your property!



Pay your dues!!

I was reviewing the most recent Accounts Receivable report and there are 68 homeowners who owe a balance to the Association. The lowest amount is \$5.41. The greatest amount is \$6,728.10, though that amount will almost certainly be reduced per Texas law.

Current amount outstanding is: \$40,696.30!

Please understand, the Association documents mandates that the Association charge interest at the rate of 10% per annum. In addition to that, Goodwin charges \$4 per month for the reminder notices. These are added to your account monthly.

Last summer, the Board approved a new collections policy. That policy is available on bphoa.info. You can view it by scanning the QR-code to the right:

I've written a couple of articles in this newsletter before about what can happen if you don't pay your dues. One of those newsletters can be found by scanning the QR-code to the right:

(Continued from page 2)



Current Collections Policy QR-code



July/August 2023 Newsletter QR-code

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 29, 2024
Wednesday, July 31, 2024
Wednesday, September 25, 2024
Wednesday, November 20, 2024
Wednesday, January 29, 2025

(Continued from page 1)

After the first few months, the charges start to add up and by September of the same year a homeowner that doesn't pay their dues, will owe over \$1,000! The Board has deemed that \$1,000 is the threshold that they will send an account to the Association attorney for collections. It's at that point that things get very expensive and also it's possible that the homeowner could lose their home. The Board does not like to do these things; we're all neighbors. But also, it's unfair for some to pay their dues and other to not pay their dues and the Board has to be fair and impartial to everyone.

So, if you haven't paid your dues, please do. If you can't afford to pay your dues in-full, please contact Joe Gains at: (512) 502-2118 or by email at: ABFPmanager@goodwintx.com. He'll put you in touch with the right people to get you on a payment plan to aid you in paying your dues.

Also, once on a payment plan, stay on that payment plan and make your payments! You can lose any benefit of the payment plan if you miss a payment and could be sent to the Association attorney for collections.

The Board does not want to see anyone lose their home or pay more than the annual dues amount, so please, pay your dues!

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!



Bphoa.info & Town square

In case you didn't know, my team and I provide a website for the Association. It's bphoa.info. It has the most current information from the City of Round Rock, Board information, Payment information and video and audio of every Board meeting since we took over in 2021. We even have a photo gallery! You can go there by scanning the QR-code to the right:



bphoa.info

Likewise, Goodwin & Co. has their own site for our use. It's called Town Square. You have to login to view it, but once you do, you can receive email notifications and pay your dues through that site. Goodwin asks all homeowners to register with Town Square so you can receive timely information from them. You can go there by scanning the QR-code to the right:



townsq.io

Crumbling Wall on High Country

The Board discussed the crumbling wall on High Country at the last Board meeting, March 28, 2024, however, no decisions were made.

Keith Lindsey identified four issues with Association intervention in repairing/replacing the crumbling wall:

1. It's a huge project! The current bid we received from November of last year was \$81,500!
2. The HOA does not own that deteriorating wall, individual homeowners own it.
3. IF the Association were to replace it using Association funds, it's likely that the Board would have to get at least two more bids per Texas Law AND/OR get approval from a majority of all the homeowners in the HOA to move forward with the project.
4. It's not in the 2024 budget.

The Board doesn't know what to do about this situation. The cost is enormous, the scope of the work is also enormous and it affects roughly six homeowners directly.

There was discussions about what happens if the entire wall collapses? Could someone be injured or could broken bricks/masonry fall into the roadway at High Country? Would/could it be covered by a homeowner's insurance claim?

A homeowner sent an email to the team and stated that they previously had a car plow through their masonry wall and into their home. Had it not been made of masonry/brick, that the homeowner would have likely been injured or killed in their home. The homeowner insisted that any replacement should be made of the same or similar material.

There was also discussion on how to save money on the project including using steel posts and either masonry/brick paneling that would attach to the steel posts. This would be more repairable than the current masonry wall.

The Board will revisit the topic at the next Board meeting on May 29, 2024 at 7:00pm via Zoom online.

Go Green

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Neighborhood News is pleased to be offering this free service!

Questions: Feel free to contact us at (210) 558-3160 or info@neighborhoodnews.com

Update on dissolution:



It's been a very slow slog going through the process of setting things up for a dissolution vote. One of the primary things that has to be done is that all property that is owned by the Association has to be properly disposed. As it turns out, the Association does not own any property. However there are two things that has to be done before we can cross this item

off of our list:

1. Round Rock has to start maintaining the right-of-way (also known as the common area) on High Country Blvd from Andres Way to Donnell Drive. I've contacted the City and they have confirmed that they do indeed own that property. However, the Association over the years has planted various things on that property including trees. The City has told me that everything that we planted on that property will have to be removed from the property as the City will not maintain any of it. Currently, I'm awaiting word from the City when they will start maintaining that right-of-way area. I plan on contacting the City again if I don't hear back from them by April 30, 2024.
2. The second thing is that the Bradford Park sign at the entrance to Bradford Park Drive and High Country will have to be taken down as the City will not maintain that, either. The previous Board signed a license agreement with the City that makes that sign our maintenance issue. Though, that's not too big of a deal. We just have to have the money to have it taken down should we decide to dissolve the Association. I consider it just an added cost of dissolution.

Once the first thing is resolved, things should start moving forward more quickly. Other things on our list are:

1. Rewriting of the Declaration of Protective Covenants (our deed restrictions) so that all mention of the Association and dues would be removed from them. I'd like to rewrite them to update them as they were written in 1996 and a lot of Round Rock City Ordinances have caught up to what's in our deed restrictions. We could remove unenforceable restrictions and remove anything that the City currently handles.
2. Researching and ensuring that there were no agreements between the City of Round Rock and KB Homes and if there are, getting the City to agree to waive those agreements. I haven't researched this at length, but I don't believe there are any agreements between KB Homes and the City of Round Rock in reference to Bradford Park.
3. Researching our deeds to see if the Association is specifically mentioned on our deeds. If so, ALL of our deeds would have to be re-written and each 1st lien holder would likely have to approve of this as well. I've conferred with Jamie Lodes who is a licensed Realtor and what we've preliminarily found is that our actual deeds don't mention the Association, but there is a rider that does. I don't know the particulars of real estate like

he does, but once we get to this point, I will ask Jamie and our Association attorney, Mr. Brown to talk so we can see what, if anything we need to do to resolve this.

4. Lastly, actually have the dissolution vote.

Note, items 1 & 4 will require 187 "yes" votes out of 278 to get those two things done. I'd like to find a way to combine them so that they could be done simultaneously.

Also, back in 2022, the Association attorney told me that it would cost between \$7,000 - \$10,000 to dissolve the Association. That figure likely has gone up, probably to around \$20,000 considering inflation. That does not include the cost of taking the Bradford Park sign down, either.

I know we've been talking about this for a very long time (over three years!) but we've been working diligently. I ask that you keep praying for us. Once we've got our ducks in a row (or cats herded is a more appropriate euphemism!) we'll need help getting the votes for dissolution. It'll take more than just Jamie & I to go and get those votes. I hope you'll consider, once the time comes, talking to your neighbors and lending a hand.

Thank you for your patience and understanding!

Best Regards,

Keith A. Lindsey, MBA

President,

Owners Association of Bradford Park, Inc.

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.





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Events & Holidays 2024 Calendar

MAY 2024

May 8, 2024 – VE Day (Victory in Europe, World War II)

May 12, 2024 – Mother’s Day

May 27, 2024 – Memorial Day

Please remember the fallen Veterans who, as Abraham Lincoln stated in his Gettysburg Address, “...gave the last ounce of their full measure...” for our freedoms and liberties!

May 28, 2024 – Runoff elections – Please vote!

JUNE 2024

June 6, 2024 – D-Day (Invasion of Normandy, World War II)

June 14, 2024 – Flag Day

June 16, 2024 – Father’s Day

June 19, 2024 – Juneteenth

July 4, 2024 – Independence Day.

Happy 248th Birthday, America!

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



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