

# Bradford Park Newsletter



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

November/December 2024

## Letter from the President

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

### Like A Good Neighbor...

Keith Lindsey, our HOA President, has written previously about both the crumbling wall along High Country Blvd and the past due accounts. I would like to take this opportunity to speak about them as one and make an appeal to the community.

As most people know, the Board has been struggling for quite some time about the repairs to the wall along High Country Blvd, between Donnell Drive and Bradford Park Drive. The Board has previously received one bid for the removal and replacement of the wall, which came to approximately \$81,000 dollars. We are actively seeking other bids and exploring less expensive options but, at that rate, each homeowner would need to pay around \$13,500 for the section of wall on their property.

Currently, the HOA has nearly \$138,000 in the bank, which may make some people think, "If the HOA has more than the replacement cost, why don't they just pay 100%?" There are several factors making that option a difficult decision. First is the operating costs of the HOA, which total approximately \$40,000, second is the need for the HOA to keep some funds in reserve to handle any unexpected costs that affect the entire neighborhood. That reserve is recommended to be 70%-100% of the operating costs. So, at the low end of that scale, the HOA needs around \$70,000 in reserve to operate. That leaves only \$68,000 to spend.

Again, it seems like an easy thing to say, "Let's just apply everything we can to helping those homeowners out." The problem with that is, there's another length of wall between Bradford Park Dr and Andres Way that was built at the same time, using the same materials, and is twice as long as the section currently needing repair. The safe course is to assume that section will suffer a similar failure and, if the HOA spends all it's funds on the small section, the homeowners adjacent to the longer section would be left to pay 100% of the replacement cost.

This is where I shift to Keith's other topic, the past due HOA dues. Currently, the delinquent dues, including non-payment penalties, totals over \$37,000. Payment of that money would allow the HOA the split the cost of the wall replacement with each homeowner, keep the reserve cash for operating, and have a fund available to assist the homeowners who have property along the longer section of the wall when inevitable problems occur.

I'm appealing to the homeowners who have delinquent HOA dues to, please, bring your account up to date. I know there have been numerous questions and complaints about the HOA. Typically what we hear is, "The HOA does nothing for the community except write violations." This situation is why the HOA exists, to support the community but it only works if the community supports the HOA.

Paul Goldfine, Vice President  
Owners Association of Bradford Park, Inc.

### *Where Did Our Signs Go?*

Before our last Board meeting, my sweet wife put out the HOA signs at each entrance of Bradford Park announcing our Board meeting. (Much thanks to my sweet wife, Tanya Lindsey for doing that!) However, when I went to pick up the signs a day or two after our Board meeting, all but one was gone!

We put out signs because we were under the impression that it was Texas state law for an association to put out signs at least six days before a Board meeting. It is required, IF you don't also do one of the following two things: announce it on your website or send out

(Continued on back cover)

## 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  
11950 Jollyville Rd.  
Austin, TX 78759

Upcoming Board  
Meeting Tentative Dates:

Next Board Meeting:  
November 20, 2024





## National Night Out (NNO) '24: A dismal turnout.

National Night Out was on October 1, 2024. There were few attendees especially from the Association. Round Rock Police were there as was Round Rock Fire Department. We had the bouncy house, the cotton candy machine, the popcorn machine, a generator and two tables all provided by Moonwalk Round Rock and food, boxed turkey sandwiches, provided by Smokey Mo's BBQ. Jamie & LaRae Lodes provided an ice chest for the ice to keep the bottled water cold. Thanks to you all!

Rebecca Saucedo volunteered to operate the popcorn and cotton candy machines along with Tanya Lindsey. Thanks to both for helping out! Your assistance is appreciated more than you know!

Paul Goldfine handled the sign-in sheet for the event. Thank you Paul!!

There were a few attendees that were not a part of the Association. One was a resident of Bradford Park, two others were from a neighboring subdivision. We welcomed them as they are our neighbors.

As you can see, the numbers were dismal. There were only eight homeowners that were represented at NNO. Towards the end of the event, one of our homeowners came up to me because she thought that NNO went to 9:00pm. I told her that it only went to 7:00pm. I also told her that NNO had been in the newsletter all year long as well as on bphoa.info. I went back and looked. Yes, NNO had been in the newsletter all year long, but there was no mention about what time it began and ended. The start and end times were on bphoa.info all year, though. Still, that's my error about the newsletter, so I apologize for that.

Considering the low turnout the last two NNOs as well as the cost of putting on the event, unless someone else is willing to coordinate and help advertise the event for 2025, I'm disinclined to put money toward NNO 2025. I'll help, for sure, but one thing has been made abundantly clear is that I'm not very good at party planning. Nearly \$1,200 for something that only eight homeowners will benefit from is not nearly a good enough reason to put on the event.

If you think that the event is worth having for 2025, please send an email to [changebphoa@gmail.com](mailto:changebphoa@gmail.com) with the subject "NNO 2025". Please include if you are willing to coordinate the event and/or serve for the event.

There are pictures in our photo gallery on [bphoa.info](http://bphoa.info).

### 2024 NNO Statistics

Street	Number of Homes	Number Represented	Number of Adults	Number of Children	Percentage Homes Rep. represented
Adelen Lane	19				0.000%
Andres Way	42	3	6	1	1.079%
Bradford Park Drive	3				0.000%
Donnell Drive	64	1	1		0.360%
Elizabeth Anne Lane	64				0.000%
Hailey Lane	12				0.000%
High Cotton Cove	7				0.000%
High Cotton Way	17				0.000%
Howell Terrace Place	10				0.000%
John Wilson Lane	21	2	6	6	0.719%
Vinson Court	19	2	3	4	0.719%
	278	8	16	11	2.878%

Non-HOA (Bradford Park)	1	1	1	2
Non-HOA, (Non Bradford Park)	2	2	3	2
	11	20	15	

Costs:	Budget:
Bouncy House, Cotton Candy & Popcorn Machines with generator and tables	\$1,200.00
Food	\$549.37
Gift Cards	\$175.00
<b>Total:</b>	<b>\$1,054.37</b>
<b>Amount Under Budget</b>	<b>\$145.63</b>
Cost Per Homeowner Attended	\$131.80
Food Cost per Homeowner Attd.	\$68.67
Cost Per Person Attended	\$52.72
Food Cost per Person Attended	\$15.70



Round Rock Fire Department



Round Rock PD with Keith Lindsey



Battalion Fire Chief



Raffle Winners!

For the 2nd year in a row, 3012 John Wilson Lane and 3230 Elizabeth Anne Lane won the Halloween Decorating Contest. Each winner receives a \$100 Visa gift card and their yard display will be on [bphoa.info](http://bphoa.info) and in the photo gallery along with past winners.



3230 Elizabeth Anne Lane Has won for the 2nd year in a row.

3012 John Wilson Lane Has won for the 2nd year in a row.



3235 Elizabeth Anne Lane

### Christmas Decorating Contest

We will be judging and award three \$100 Visa gift cards for the Christmas Decorating Contest. Winners will have their display in the next newsletter and on [bphoa.info](http://bphoa.info) including the photo gallery. So, decorate your home and lawn and may the best display win!





## Crumbling Wall on High Country

The Board discussed this at the last Board meeting on September 25, 2024. Details are in the minutes of the meeting on bphoa.info.

There are six homes that are affected:

- 2901 Donnell Drive
- 3215 Elizabeth Anne Lane
- 3217 Elizabeth Anne Lane
- 3219 Elizabeth Anne Lane
- 3221 Elizabeth Anne Lane
- 3223 Elizabeth Anne Lane

These homeowners were unaware that the masonry wall belonged to them. They believed that the masonry wall either belonged to the City of Round Rock or the Association. Indeed, previous Boards have also believed that. It was not until Keith Lindsey researching dissolution discovered that the masonry wall is in fact owned by the homeowners whose property abuts that masonry wall.

The problem that the Board is wrangling with is the cost of replacement of the masonry wall versus the amount of money in the Association reserve account and the legality of the Association paying for this project in whole or in part. The last communication that was received from the Association attorney stated that Article 12 of the Declaration puts the maintenance of that masonry wall on the homeowner and Article 17 of the Declaration allows the Association to dictate the materials and exterior look of the masonry wall.

Vice President Paul Goldfine has written an article, found elsewhere in this newsletter, to those who owe a balance to the Association to bring their accounts current to possibly help offset the cost to these affected homeowners in the event the Association ends up paying for this project.

From a homeowner's point of view, \$81,500 divided by six equals approximately \$13,583.33 per homeowner to replace that crumbling wall. An amount that high could very easily cost one or more of these homeowners their home especially in this economy.

Another aspect of this is the other homes that have a masonry wall that abuts the rear of their property. If the Association pays for even a part of this project, then it may be expected to do the same for those others provided the Association does not dissolve.

Speaking of dissolution, in order to be fully compliant with the Declaration according to the Association attorney, the Association would have to accept a conveyance by each of these homeowners to the Association. If that happens, then the Association would be responsible for and own the masonry wall. If the Association owns any property, or is responsible for any property, that property would have to be disposed of in order for the Association to dissolve. In essence, accepting a conveyance by one or more homeowners would effectively permanently halt any effort toward dissolution. Currently the Association does not own and is not responsible for any property.

This is a very tough decision and will likely anger homeowners regardless of what the Board does. Some homeowners have stated that the masonry wall is the "face" of the community. Others have objected to paying for what in essence is someone else's back fence with Association money. It has been suggested that this decision be left to the homeowners themselves at the upcoming Annual Meeting in January or at a Special meeting after the Annual Meeting.

If you would like to let your opinion be heard about this subject whether you are for the Association replacing the masonry wall in whole or in part or if you believe that the homeowners whose properties abut the masonry wall should have to pay for the masonry wall that they own, please send an email to: [changebphoa@gmail.com](mailto:changebphoa@gmail.com) with the subject "Masonry Wall Project". Please include if you would like your comments published in the newsletter. All received emails will be shared with the Board and Property Manager, Joe Gains as well as ACC Chairman Jamie Lodes. They may also be shared with the Association attorney.

The Board continues to gather information before making a final decision.

## Right-of-Way (Common Area) on High Country Blvd.

If anyone wants to dig up the rocks and/or the border that's around the rocks that are around the plants that are in the common area on High Country Blvd. for your own garden, please feel free to go and dig them up. The City of Round Rock wants that stuff removed before they will take over maintenance of that area, so the sooner that stuff is removed, the better!

This is the current barrier to having a dissolution vote. There are many homeowners who want reassurances that the area will be maintained in case the members vote for dissolution.

Whatever rocks and border that's left will have be removed by the Association. The Association has received a bid of over \$14,000 by our landscaper for the removal of the rocks, metal border and digging up/removing the remaining bushes. The Board is asking the landscaper for a discount because previous work was not done according to Board directive. The Board is also looking for other bids that may be less expensive before making a decision.

## Mia Culpa

When I make a mistake, I do my best to admit my mistake and take responsibility for that mistake. The last newsletter is no exception.

There were three things that were omitted from the last newsletter: the time of National Night Out, the Halloween Decorating Contest and our semiannual garage sale. When doing this newsletter, you have to think about what time period it will cover and what events will occur during that time period. I'm not always successful in remembering what needs to go into the newsletter. For these omissions, I am very sorry.

Having said that, all of the above items were on bphoa.info. In the future, check there first just in case I miss something here.

Keith A. Lindsey, MBA  
President

Owners Association of Bradford Park, Inc.

## Dues stay the same for 2025

On September 25, 2024 at the last Board meeting, the Board kept the assessment (dues) rate at \$170 per year. This is the fourth year in a row that the assessment rate has been kept at the same rate. The Board has done it's best to keep the dues low in spite of rampant inflation. This has been done by aggressively cutting costs and looking for bargains for the services that we contract on behalf of the Association.

Though 2025's assessment rate stays the same, it likely won't be the case for 2026, primarily because of inflation and possibly funding or partially funding the masonry wall project.



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Time Dated

(Continued from front cover)

email blasts about the date and time of the meeting. I have all of the Board meetings in a database and bphoa.info displays the information about each Board meeting fourteen days prior to the Board meeting. Joe Gains also sends out notification a week or so before each Board meeting. Jamie Lodes also sends out email notification. Because we do those two things, we're not legally required to put out signs anymore.

So, starting with the November 20, 2024 Board meeting, there won't be any signs put out. We don't have enough signs to put out anyway because someone keeps taking them.

## 2024 Board of Directors

Keith A. Lindsey, MBA, President  
Term ends after the annual meeting in 2027

Paul Goldfine, Vice President  
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)



## Events & Holidays 2024 Calendar

### November 2024

November 11, 2024 Veterans Day  
November 28, 2024 Thanksgiving Day  
November 29, 2024 Black Friday

### December 2024

December 2, 2024 Cyber Monday  
December 7, 2024 Pearl Harbor Remembrance Day (fly flag at half staff until noon, then at full staff for rest of the day)  
December 13, 2024 National Guard Day  
December 15, 2024 Bill of Rights Day  
December 21, 2024 December Solstice  
December 24, 2024 Christmas Eve  
December 25, 2024 Christmas Day  
December 26, 2024 Chanukah/Hanukkah (first day)  
December 31, 2024 New Years Eve  
January 1, 2024 New Years Day  
January 2, 2024 Last Day of Chanukah  
January 19, 2024 Confederate Heroes' Day  
January 20, 2024 Martin Luther King Jr. Day/  
Inauguration Day



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