

Bradford Park Newsletter



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

January/February 2025

Annual Meeting scheduled for January 21, 2025.

There is one Board member seat open and will be voted on at the Annual meeting. If you would like to run for the Board, please send a message to Joe Gains at: ABFPmanager@goodwintx.com or call him at: (512) 502-2118. Board member terms are for three years so once elected in 2025, the elected member would be up for re-election in January 2028.

Update on Crumbling Wall on High Country:

The Board discussed this at the last Board meeting on November 20, 2024. Details are in the minutes of the meeting on bphoa.info under the 2024 tab then under the BOD tab.

The Board received another bid for the repair of the existing masonry wall which was for \$22,910.00. There are questions about the footer and also the materials that would be used in the repair. The Board was made aware that some of the existing cinder block would be used in the repair in order to save money on the repair.

Also, a clarification: Previously this newsletter published that if the Association accepted a conveyance from the affected homeowners that would effectively end any effort towards dissolution. Subsequent discussions with the Association attorney have shed light that any such conveyance that is accepted by the Association could include a provision that would revert the ownership of the masonry wall back to the homeowners upon a dissolution vote. So, if the Association wanted to preserve the possibility of dissolution and to accept responsibility for paying for the masonry wall, the conveyances required for such a condition could stipulate that if there is a successful dissolution vote that the ownership of that masonry wall would then revert back to the homeowners. Again, this is all hypothetical, but that's the legality of the situation.

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 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.

{Modify the Right-of-Way (Common Area) on High Country Blvd. Article}

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

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.

The Board received a bid of \$350 per area that has the metal border and the rocks on that area. There is approximately 25 areas all the way up past Andres Way to be removed before the City of Round Rock will assume maintenance of the area.

The Board is still gathering information before making a final decision.

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:

Next Board Meeting:
January 1, 2025



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

Curb House Number Painting:

Almost all the curbs that requested curb house number painting have been completed. At last count, there were five left to complete. A combination of weather (wind and/or rain) and volunteer time has been the issue in getting this fully completed. If you have requested your curb to be painted prior to this newsletter publication, then know you are on our list and we will get it done. The volunteers have asked that anyone who wishes their curb painted to contact Jamie Lodes via 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 this done, please send an email with "volunteer curb painting" to changebphoa@gmail.com.

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.



New Year's Resolutions Every Homeowner Should Make

Your home is probably your greatest asset and investment. Pledge to take good care of it in the new year.

1. Conduct a Home Assessment

Your home has a lot of different facets. A good way to organize yourself for 2024 and know which items need to be addressed first is to do a thorough home assessment. Walk through your home room by room and make a list of the problems you're seeing. Then, group them into different categories. Mechanical and structural issues should be grouped into one bucket, cosmetic issues into another and wish list items into a third. That way, if you're on a limited budget, you can prioritize where your money should go.

2. Build an Emergency Fund for Home Repairs

When you own a home, a lot can go wrong. And it's important to prepare for that financially. Expect to spend 1% to 3% of your home's value on annual maintenance and repairs. You don't want home to be stressful. Knowing you're equipped to pay for repairs can help you get more enjoyment out of your home.

3. Have Your Heating and Cooling Systems Maintained

HVAC is one of those things you should not ignore because a minor issue could escalate into a major one with these complex systems.

4. Change Your HVAC Filters Regularly

Dirty HVAC filters can compromise the quality of your indoor air and make your heating and cooling systems work less efficiently.

5. Have Your Dryer Vent Cleaned Out

A clogged dryer vent can make your dryer work less efficiently. Besides having your dryer vent cleaned regularly by a professional, you can take proactive steps to prevent debris buildup and keep your dryer working efficiently while reducing the risk of it catching fire.

6. Test Your Smoke Alarms and Carbon Monoxide Detectors

7. Clean Out Your Gutters

8. Make Sure Your Home Is Sealed Well

It's pretty easy to add insulation around doors and windows. Doing so could not only make for a more comfortable indoor environment, but also, save you money on heating and cooling bills. Take a lit candle and walk by your window indoors. If it starts to flicker, you know you have too much draft coming through.

9. Clean Your Appliances

Debris that accumulates under, on top of and around your appliances could cause them to work less efficiently.

10. Inspect Your Roof

A solid roof can protect your home from weather events and keep water out. Walk around and look out for things like curling shingles, which will tell you that your roof needs work.

11. Have Your Fireplace and Chimney Cleaned and Inspected

Your fireplace and chimney can be a huge fire hazard if you don't maintain them properly. Have yours cleaned and inspected at least once a year – and possibly twice if you use your fireplace often.

12. Trim Your Trees

Trimming your trees is a good thing to do at least once a year. Winter is your best time to do it. Trees tend to be bare during the winter months, so it's easier to spot hanging limbs you should cut down.

2024 Christmas Decorating Contest Winners

This year, many homeowners put out Christmas or Holiday light displays on or in front of their home. It was difficult to choose just three winners, and several were so close, we had to drive by them several times before we were able to make a decision. However, decisions were made and these homes were the winners of the 2024 Christmas Decorating Contest:



3235 Elizabeth Anne Lane



3205 Elizabeth Anne Lane

Each received a \$100 Visa gift card and a sign in their yard that stating that their display was the best of Bradford Park Holiday Displays.

Pictures of their display is now on bphoa.info on the front page in the center area that rotates between all of the previous Holiday winners.


Also, we photographed every display, not just the winners, and all of them are viewable on bphoa.info in the photo gallery.

Thanks and congratulations to all the winners!




3306 High Cotton Cove

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Time Dated

Happy New Year!



Events & Holidays 2025 Calendar

January 19, 2025	Confederate Heroes' Day
January 20, 2025	Martin Luther King Jr. Day/ Inauguration Day
January 29, 2025	Lunar New Year
February 1, 2025	National Freedom Day/First day of Black History Month
February 2, 2025	Groundhog Day
February 5, 2025	National Girls and Women in Sports Day
February 9, 2025	Super Bowl
February 14, 2025	Valentine's Day
February 17, 2025	President's Day
March 1, 2025	First Day of Irish American Heritage Month
March 2, 2025	Texas Independence Day
March 3, 2025	Read Across America Day
March 5, 2025	Ash Wednesday
March 9, 2025	Daylight Savings Time starts
March 17, 2025	St. Patrick's Day
March 20, 2025	March Equinox
March 29, 2025	National Vietnam War Veterans Day
March 30, 2025	Doctor's Day
March 31, 2025	Cesar Chavez Day



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!

2025 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



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emailSales@NeighborhoodNews.com

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