

Bradford Park Newsletter



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

July/August 2025



CONGRATULATIONS TO THE CLASS OF 2025!

Whatever plans you have for the future, we wish you every success with fun, challenges, and learning along the way! Congratulations to the Class of 2025! Well done!

WHERE DID THE MAY/JUNE NEWSLETTER GO?

Many of you may have wondered what happened to the May/June newsletter. It's a very good question. We did put one together, it was proofread and was sent to Neighborhood News. They even sent me a copy which is on bphoa.info. However, we never received a mailed copy. So, I posed that same question to Neighborhood News: Where is the May/June newsletter?

Neighborhood News responded that they printed it and sent it to the post office. They said that they'd look into it. They inquired with the post office who said that they were investigating it. That was the last that either Neighborhood News or I heard about it. I'm assuming the post office lost (or threw out) the newsletter. Why? I have no earthly idea.

I also believe what Neighborhood News is saying is true.

Earlier this year, I ordered a blu-ray disc from a private seller on Amazon.com. The disc was sent via the post office. It had a tracking number and everything. Well, the post office said that it was delivered to the parcel box at our mailbox

(Continued on page 2)

Upcoming Board Meeting Tentative Dates:

Wednesday July 30, 2025
at 7:00pm

Wednesday September 17, 2025
at 7:00pm

Wednesday November 19, 2025
at 7:00pm

Wednesday January 28, 2026
at 7:00pm



SHARE YOUR STORY



Have ideas or suggestions for
the newsletter?

Want to share your story?
Need to wish someone a Happy
Birthday or congratulate a
recent graduate?

Email Neighborhood News at:
mahali@neighborhoodnews.com

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

(Continued from page 1)

cluster. However, when I went to get it, nothing was there. They're supposed to leave a key for me (or my sweet wife) to get our parcel. We never received the key.

I complained in-person at the post office on Double Creek Drive three separate times and once online. They said someone would research it and get back to me. That never happened. I did receive a link to an online survey asking how well they did. I trashed them because no one even called me. To this day, I still haven't received that disc and probably never will.

In addition, we constantly have issues with the postal carrier leaving our neighbor's mail in our mailbox and vice-versa. It seems whomever is doing the mail sorting can't read.

So, yes, I believe Neighborhood News. If you want to read the May/June newsletter, it's on bphoa.info. Hopefully we'll get this newsletter. Come on, post office! Do better!!

Also, because of the non-existent May/June newsletter, the articles submitted for that issue are being updated and reprinted for the July/August newsletter.



ADVERTISE HERE

Discounts • Multiple AD Sizes

Ask about other newsletters in your area

210-558-3160 sales@neighborhoodnews.com



OOPS!

In the March/April newsletter, there was an error in the Events & Holidays 2025 Calendar. On the front of the newsletter, there was a blurb stating that the Spring Garage Sale was April 12, 2025. That was correct. However, in the Events & Holidays 2025 Calendar it listed May 12, 2025 as Spring Garage Sale. There was no garage sale planned for May of 2025. We regret the error and any inconvenience this may have caused. As always, the correct date was on bphoa.info.

BOARD MEETING REMOVED FROM CALENDAR

At the last Board meeting March 26, 2025, there was no new business only old business on the agenda. Because of that, the Board decided to remove the next Board meeting, scheduled for May 28, 2025, from the Calendar. The Board has kept a schedule of having meetings approximately every 60 days since 2022. The reasoning behind this schedule was to keep the meetings short while still keeping in touch with the needs of the community. With no new business at the last meeting, the need to have another meeting within 60 days wasn't necessary.

The next Board meeting will be Wednesday July 30, 2025 at 7:00pm. A link to the Zoom meeting will be provided on bphoa.info 14 days prior to the meeting. Board meetings are recorded. Previous Board meetings, both video and audio, are available for download on bphoa.info.

LAWN MAINTENANCE

Please be a responsible neighbor and keep up with the maintenance of your lawn. Help keep the neighborhood looking great by maintaining your yard with weekly mowing and trimming.



CONFIRMED! RIGHT OF WAY MAINTENANCE HANDED OFF TO THE CITY OF ROUND ROCK!

Those who've been following along for the last four and a half years know that I ran for the Board on the premise of dissolving the Association. I contacted the Association attorney three years ago, and he gave me what I believe to be a checklist before we can have a dissolution vote. The highest priority item was disposing of any Association property or areas that the Association maintains. The area on High Country Blvd has been my highest priority item.

Two and a half years ago, we learned that the Association doesn't own any property. This includes the area that the Association had been maintaining on High Country for over 25 years. Previous Boards mistakenly thought that the area belonged to the Association and therefore put plants, rocks and a metal border around the same, up and down that property adjacent to the masonry wall on High Country Blvd.

Once we found out that the Association didn't own that area, it became my personal mission to turn that area back over to the City of Round Rock.

The Board initially thought that just removing the plants would suffice in turning it over to the City and asked our landscaper to do just that. The City, however, informed us last year that the rocks and metal border, as well as the stumps that were left by our landscaper, would also have to go before the City would take over that area.

So, after finding a company willing to do the work for a fairly reasonable fee, the Board had the rocks, metal border around the rocks, and the stumps removed. That took awhile and after a few errors by the contractor, we finally had all of that removed. The City only wanted grass and trees left in the area and that's just what we delivered.

I contacted the City and told them that I was requesting that they assume responsibility for maintenance of that right of way area. They responded that they had already assumed responsibility for that area last October. I didn't question it. After two and a half years of effort, I decided to take the win. We no longer have to worry about that area anymore. It belongs to the City of Round Rock and they are now maintaining that area. They already have a schedule that they follow to maintain that area.

In addition, there was an area on Bradford Park Drive that abuts the properties of 3038 and 3040 John Wilson Lane that the Association has been maintaining. I contacted our Association attorney and asked him who owns that property? He responded that it belongs to the City of Round Rock. So, I contacted the City of Round Rock once more and asked them to assume maintenance responsibilities of that area, too. The City responded and said that they assumed maintenance of that area at the same time that they assumed maintenance of the right-of-way area on High Country Blvd.

The initial cost of removing the bushes and plants from the right of way area on High Country Blvd was \$3,500.00. The removal of rocks, metal border, stumps and brick outlining the signs on Bradford Park Drive cost \$10,400.00 for a grand total of: \$13,900.00. I believe this to be fairly reasonable considering the amount of work involved to remove plants, rocks, metal border, stumps and brick that had been placed on that property over the course of 27+ years (January 1997 – October of 2024).

From a budget standpoint, the previous landscape company charged us \$1,151.36 per month not including any extras like tree trimming. When my team and I took over the Board in September of 2021, we found JLS Lawn Care, and they charged us \$400 initially to mow, edge and blow that area on High Country Blvd. on a monthly/as needed basis and then asked for an increase to \$425 in January 2024. With the maintenance of the area on Bradford Park Drive and High Country Blvd being turned over to the City of Round Rock, our landscaping costs have been reduced to zero!

Getting these right of way areas turned over to the City of Round Rock is a major accomplishment. It's been a source of irritation in the past over landscaping costs and at one time, people stealing plants that the Association planted on the right-of-way area on High Country Blvd. It should also put at ease those who were concerned with what would happen to those areas should the Association dissolve.

We don't often get feedback about what or how we're doing on the Board. I'd love to know what you think about this or anything that's concerning you. We welcome both criticism and praise. Please take a moment and let us know what you think by sending an email to: changebphoa@gmail.com.

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

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

SPECIAL THANKS

Special thanks to Dee Dee Stalnaker for editing and proofreading this newsletter.



PLEASE PAY YOUR DUES

Annual Dues were due on January 1, 2025 and have been considered late since February 1, 2025. If you haven't paid your dues, please do. If you don't you will end up paying a lot more and could possibly lose your home. Annual Dues are the same as they have been for the last four years: \$170.00 for 2025.

There are two ways to pay your dues:

One: Through Town Square. Note: you'll be charged a convenience fee in addition to the dues amount.

Two: By sending either a bill-pay check or a physical check to:

c/o Goodwin Processing Center
P.O. Box 93447
Las Vegas, NV 89193-3447.

Remember to include your account number from Goodwin and the code "ABFP" on the memo line.

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. Note: you will have to provide your own paint.

**Trust us because we are FAMILY,
use us because WE CARE!**

A+ A-PLUS AIR CONDITIONING & HOME SOLUTIONS

- Free Estimates on New A/C Systems
- Fast 7-Day A/C Repairs
- Energy Audits
- Duct Repair and Insulation
- Home & Handyman Repairs
- Remodels & Additions
- Senior Accessibility Upgrades
- Painting & Staining
- Drywall & Popcorn Removal
- Decks & Fences / Install & Repairs

CHECK OUR WEBSITE FOR ADDITIONAL OFFERS AND COUPONS

www.AplusAC.com

512-450-1980

\$25 OFF
Any A/C repair or handyman service over \$250
May not be combined with other offers. Expires December 31, 2025.

TACL B5235C **Angi** **ACCREDITED BUSINESS**

EMAIL SCAMS: WHAT TO WATCH OUT FOR AND HOW TO STAY SAFE

In our increasingly digital world, email scams are becoming more common—and more convincing. These scams, also known as phishing attacks, are designed to trick you into sharing personal information, clicking on malicious links, or downloading harmful attachments. Here are a few common types of email scams and tips on how to protect yourself.

Common Email Scams to Know About:

Fake Account Alerts: Scammers often pose as trusted companies—like your bank, Amazon, or Netflix—claiming there's an issue with your account. These emails might say your password has been compromised or your payment failed, urging you to click a link to “fix” it.

Package Delivery Scams: These emails claim to be from UPS, FedEx, or USPS and say you've missed a delivery or need to confirm your address. The links may lead to fake login pages or install malware on your device.

Urgent Requests from “Friends” or Family: Hackers sometimes gain access to someone's email and send messages claiming they're in trouble and need money fast. Always double-check with the person directly before sending anything.

How to Protect Yourself

Be skeptical of urgency. Scammers rely on panic and pressure. Take a breath and think before clicking.

Check the sender's email address. A suspicious or slightly misspelled domain name is a big red flag.

Don't click links or download attachments from unfamiliar senders.

Use strong passwords and enable two-factor authentication on your accounts.

Report suspicious emails. Most email services have a “Report phishing” option. You can also report scams to the FTC at reportfraud.ftc.gov.



Events & Holidays 2025 Calendar

July 4, 2025	Independence Day
July 27, 2025	National Korean War Veterans Armistice Day
July 30, 2025	Board Meeting
August 4, 2025	U.S. Coast Guard Birthday
August 7, 2025	Purple Heart Day
August 15, 2025	V-J Day – Victory in Japan/End of WW II
August 17, 2025	National Senior Citizens Day
August 19, 2025	National Aviation Day
August 26, 2025	Women's Equality Day
August 27, 2025	Lyndon Baines Johnson Day
September 1, 2025	Labor Day
September 6, 2025	Carl Garner Federal Lands Cleanup Day
September 7, 2025	Grandparents Day
September 11, 2025	9-11/First Responders Day/Patriot Day
September 15, 2025	First Day of National Hispanic Heritage Month
September 17, 2025	Constitution Day/Citizenship Day
September 17, 2025	Board Meeting
September 18, 2025	Air Force Birthday
September 19, 2025	National POW/MIA Recognition Day
September 22, 2025	September Equinox
September 26, 2025	Native American Day
September 27, 2025	National Public Lands Day
September 28, 2025	Gold Star Mother's Day

DID YOU KNOW?

Cleaning your dryer vent can help prevent house fires. Lint buildup in the vent is one of the leading causes of dryer-related fires in homes. When airflow is blocked, heat can build up and ignite the highly flammable lint. To stay safe, it's recommended to have your dryer vent professionally cleaned at least once a year. In addition to preventing fires, a clean vent helps your dryer run more efficiently, saving energy and extending the life of the appliance



Household Hazardous Waste That Should Not Be Placed in Your Trash:

- **Automotive Products:** gasoline, motor oil, antifreeze, lead-acid batteries, brake fluid and transmission fluid.
- **Medical Waste:** biohazards, needles, syringes and lancets
- **Home Improvement Products:** varnish, stain, paint, paint thinner, paint stripper, caulk, adhesives.
- **Household Cleaners:** drain opener, bleach and ammonia.
- **Pesticides:** insecticide and insect repellent, weed killer, rat and mouse poison.
- Propane tanks or compressed gas cylinders
- **Other:** Televisions, tires, pool chemicals, lighter fluid, hot coals from the BBQ or fireplace.

Call your trash vendor to find out the safest way to dispose of your hazardous waste!

Color the
world with
your smile!



erin arnold
ORTHODONTICS

FAR WEST BOULEVARD 512 . 485 . 4110



PLANT YOUR PEST CONTROL

As the weather warms up and we spend more time enjoying our outdoor spaces, there's one thing we could all do without—pesky bugs! While no plant is a magic shield against all pests, there are several beautiful and fragrant options you can add to your garden that naturally help repel mosquitoes, flies, and other common nuisances. Best of all, these plants love the sun and heat, making them perfect for Texas gardens!

Lavender: Not only does lavender add lovely color and fragrance to your garden, but it also helps deter mosquitoes, moths, and flies. Plant it in sunny spots with well-drained soil and enjoy the calming scent all summer long.

Lemon Balm: This citrus-scented herb is a member of the mint family and is known to repel mosquitoes. It grows well in pots or garden beds but can spread quickly, so consider planting it in containers if you want to keep it under control.

Marigolds: Marigolds are a garden favorite—not just for their bright, cheerful blooms, but because they help keep away aphids, whiteflies, and even mosquitoes. Their scent is unpleasant to many garden pests.

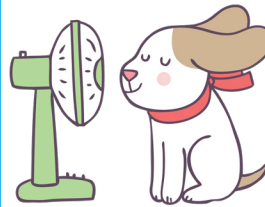
Basil: Great in the kitchen and in the garden, basil helps repel flies and mosquitoes. It grows best in full sun and well-drained soil, and planting it near your patio or outdoor seating area can help keep bugs at bay while offering you fresh herbs all season long.

Citronella Grass: Citronella is a well-known mosquito deterrent, and while the oil is commonly found in candles and sprays, the plant itself is also effective. It prefers full sun and well-drained soil.

Rosemary: This drought-tolerant herb is ideal for Texas gardens and deters mosquitoes and other insects. It also doubles as a flavorful addition to your cooking! Plant it near outdoor gathering areas for both beauty and function.

Using pest-repelling plants is a simple way to support a more enjoyable space. Combine these with good garden habits like eliminating standing water and keeping your landscape tidy for best results.

PET TIPS FOR WARM WEATHER: KEEPING FURRY FRIENDS COOL AND SAFE



As temperatures climb in Texas, it's important to keep our pets safe and comfortable. Just like us, dogs and cats can quickly overheat during warm weather, especially in the Texas sun. Here are a few

simple tips to help your furry friends stay cool:

Keep Them Hydrated: Make sure pets always have access to fresh, cool water. Bring a portable water bowl on walks or outings.

Avoid Hot Pavement: If the ground is too hot for your hand, it's too hot for paws! Walk pets early in the morning or later in the evening when surfaces are cooler.

Provide Shade: Whether in the yard or on the go, make sure your pet has access to a shady spot to rest.

Never Leave Pets in a Parked Car: Even with the windows cracked, cars can heat up dangerously fast—this can be life-threatening within minutes.

Watch for Signs of Overheating: Heavy panting, drooling, weakness, and vomiting can all be signs of heat exhaustion. If you notice these symptoms, move your pet to a cool area and contact your vet.

A little extra care goes a long way in keeping pets safe and happy through the hot months. Here's to a tail-wagging, sun-safe season!

REAL ESTATE AGENT WANTED TO ADVERTISE HERE

Call 210-558-3160 or send an email to sales@neighborhoodnews.com



Time Dated



Crime Prevention Tip

LOCK, TAKE, HIDE

One of the easiest ways to prevent becoming a crime victim is to lock your car doors. Leaving cars unlocked in your driveway allows easy access to see what can be stolen. Please keep the crime tip of LOCK, TAKE, HIDE in mind.

Lock, Take, and Hide is an easy 3-step plan that drastically reduces your chances of becoming a victim:

1. Lock your car doors.
2. Take your keys and valuables with you. (This includes cell phones, wallets/purses, GPS units, computers, weapons, and jewelry).
3. Hide those valuables so they aren't in plain sight.

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 ended after the annual meeting in 2025 As there was no quorum at the Annual Meeting, there was no vote to elect a new director. Of those who did show up on the Zoom call, no one volunteered to serve, either.

**Joe Gains, Property Manager,
Goodwin & Co.**

Team Member: Jamie Lodes, ACC
Chairperson

**Contact the Board at:
*changebphoa@gmail.com***



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.