

Bradford Park Newsletter



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

May/June 2025

OOPS!

In the last newsletter (March/April), 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 is 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 isn'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.

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

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

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 it all of that removed. The City only wanted grass and trees left in the area and that's just what we delivered.

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.

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.

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.

There is still a small area on Bradford Park Drive that JLS is taking care of for us on a monthly/as needed basis for \$45. I'm looking into who actually owns that area and will ask that party to assume maintenance responsibilities for that area. Once that is done, the Association landscaping costs will be reduced to \$0.

Still, getting this right of way area 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 that property. It should also put at ease those who were concerned with what would happen to the area 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. I 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.

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.

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

Trust us because we are FAMILY,
use us because we are GREAT!



**A-PLUS AIR CONDITIONING
& HOME SOLUTIONS**

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



\$25 OFF

Any A/C repair or
handyman service
over \$250

May not be combined with
other offers. Expires
June 30, 2025

CHECK OUR WEBSITE FOR ADDITIONAL
OFFERS AND COUPONS

www.APlusAC.com

512-450-1980

Angi



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



Events & Holidays 2025 Calendar

May 8, 2025	VE Day (Victory in Europe, World War II)
May 9, 2025	Military Spouses Appreciation Day
May 11, 2025	Mother's Day
May 13, 2025	Children of Fallen Patriots Day
May 17, 2025	Armed Forces Day
May 21, 2025	Emergency Medical Services for Children Day
May 22, 2025	National Maritime Day
May 25, 2025	National Missing Children's Day
May 26, 2025	Memorial Day
May 29, 2025	Ascension Day
June 6, 2025	D-Day
June 8, 2025	Pentecost
June 14, 2025	U.S. Army Birthday
June 14, 2025	Flag Day
June 15, 2025	Trinity Sunday
June 15, 2025	Father's Day
June 19, 2025	Juneteenth
June 20, 2025	Emancipation Day
June 20, 2025	Summer Solstice
June 20, 2025	American Eagle Day
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

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.