

# Bradford Park Newsletter



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

September/ October 2025

## NEWSLETTER FORMAT CHANGE

In the past few months, we've had issues with the distribution of the newsletter. We created and sent the newsletter articles to Neighborhood News and they did create a newsletter for us, but for whatever reason the post office didn't send them out. We did receive a pdf copy of those newsletters from Neighborhood News, so if you'd like to go and read them, you can go to [bphoa.info](http://bphoa.info), click on 2025, then click on Newsletter and you can read all the newsletters for this year.

The cost of producing those newsletters has been borne primarily by the advertising in the newsletter. However, with the post office not delivering the last two newsletters, we have been paying for something that we're not getting. It's not the fault of Neighborhood News, it's the fault of the post office.

After some discussion, we on the Board decided to ask Neighborhood News how much it would cost for a completely digital pdf version of the newsletter that is devoid of advertising and filler articles. Neighborhood News quoted us a \$50 per page and based that on a four-page newsletter. We were paying \$310.49 every other month for the mailed copy of the newsletter. With this model, we will be paying \$50 per page. Most months, we don't have enough content for four pages but even if we did, it would cost us \$200 every other month. That would save the Association \$110.49 every other month for an annual savings of \$662.94. The benefit of this is we completely avoid the post office and their non-delivery. Neither Paul nor I are big fans of paying for something that we don't receive.

In addition to this, our property manager, Joe Gaines, told us at the last Board meeting that Goodwin & Co. will email blast anything that we want including a newsletter. So, the plan is to have Neighborhood News do the newsletter for us and then have a digital pdf copy that Goodwin & Co. will email blast to those who've subscribed to Town Square, Goodwin & Co.'s online presence. Of course, it'll also be available on [bphoa.info](http://bphoa.info).

The only downside to this new format is that those who are not subscribed to Town Square or who don't go to [bphoa.info](http://bphoa.info) will not receive the newsletter. That is unfortunate, but easily remedied by either subscribing to Town Square or going to [bphoa.info](http://bphoa.info) and either reading it in your browser or downloading it and reading at your leisure.

As always, please let us know what you think of this or anything else pertaining to the Association by sending an email to: [changebphoa@gmail.com](mailto:changebphoa@gmail.com). We welcome all comments.

Special Thanks

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

## 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](mailto:joe.gaines@goodwintx.com)  
11950 Jollyville Rd.  
Austin, TX 78759

## 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](mailto: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](http://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](http://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](http://townsq.io)

## 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.



## 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.

### Upcoming Board Meeting Tentative Dates:



Wednesday September 17, 2025 at 7:00pm  
Wednesday November 19, 2025 at 7:00pm  
Wednesday January 28, 2026 at 7:00pm

## 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](mailto:changebphoa@gmail.com)



## Events & Holidays 2025 Calendar

<b>Saturday, Sep 6</b>	Carl Garner Federal Lands Clean up Day
<b>Sunday, Sep 7</b>	National Grandparents Day
<b>Thursday, Sep 11</b>	Patriot Day/ 9-11
<b>Monday, Sep 15</b>	First Day of National Hispanic Heritage Month
<b>Wednesday, Sep 17</b>	Constitution Day and Citizenship Day
<b>Thursday, Sep 18</b>	Air Force Birthday
<b>Friday, Sep 19</b>	National POW/MIA Recognition Day
<b>Monday, Sep 22</b>	September Equinox
<b>Tuesday, Sep 23</b>	Rosh Hashana (Jewish holiday)
<b>Friday, Sep 26</b>	American Indian Heritage Day
<b>Saturday, Sep 27</b>	National Public Lands Day
<b>Sunday, Sep 28</b>	Gold Star Mother's Day
<b>Thursday, Oct 2</b>	Yom Kippur (Jewish holiday)
<b>Saturday, Oct 4</b>	Feast of St Francis of Assisi (Christian Observance)
<b>Monday, Oct 6</b>	American Indian Heritage Day/ Child Health Day
<b>Tuesday, Oct 7</b>	First Day of Sukkot (Jewish holiday)
<b>Thursday, Oct 9</b>	Leif Erikson Day
<b>Sunday, Oct 12</b>	Chicago Marathon (Tentative Date)
<b>Monday, Oct 13</b>	Last Day of Sukkot (Jewish holiday)/ U.S. Navy Birthday/ Columbus Day
<b>Tuesday, Oct 14</b>	Shmini Atzeret (Jewish holiday)
<b>Wednesday, Oct 15</b>	Simchat Torah (Jewish holiday)/ White Cane Safety Day
<b>Thursday, Oct 16</b>	Boss's Day
<b>Saturday, Oct 18</b>	Sweetest Day
<b>Friday, Oct 31</b>	Halloween
<b>Saturday, Nov 1</b>	All Saints' Day (Christian holiday)/ First Day of Native American Heritage Month
<b>Sunday, Nov 2</b>	New York City Marathon/ Daylight Saving Time ends
<b>Tuesday, Nov 4</b>	Election Day
<b>Monday, Nov 10</b>	Marine Corps Birthday
<b>Tuesday, Nov 11</b>	Veterans Day

## Recipe Corner

### GRILLED HATCH STUFFED PEPPERS

Courtesy of HEB



Hatch chile season typically runs from early August through the end of September in San Antonio. However, depending on weather conditions, the harvest can sometimes start as early as mid-July or extend into October.

During this time, you can find fresh Hatch chiles at local grocery stores, which often host special events and promotions to celebrate the season.

#### Ingredients:

- 8 Fresh mild hatch pepper, sliced lengthwise & seeds removed
- 2 Seasoned boneless skinless chicken breasts for fajitas
- 16 oz Canned refried beans
- 1 cup Shredded Monterey jack with jalapenos cheese
- 12 oz Fresh salsa

#### Directions:

1. Prepare grill & heat to 375°F. Spray grill with a non-stick cooking spray. Place peppers skin side down on grill, 2-3 minutes until skin is charred. Remove from grill; set aside.
2. Grill chicken breast until fully cooked, about 8 minutes per side.
3. While chicken is cooking, peel blackened skins off pepper halves and rinse under cold water; pat dry. Spread 2 tablespoons of refried beans on each pepper half and set aside.
4. Chop chicken and combine with shredded cheese in a bowl. Stuff 8 pepper halves with 1/3 cup chicken-cheese mixture (press chicken mixture into pepper), top with matching pepper half and press together.
5. Arrange stuffed peppers on a sheet of heavy-duty aluminum foil and place on grill. Cover grill and cook for 6-8 minutes, until cheese melts. Top with 2 tablespoons salsa and enjoy.