

Bradford Park Newsletter

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



January/February 2026

ANNUAL MEETING COMING UP

The 2026 Annual Meeting will be on January 21, 2026 at 7:00pm. It'll also be completely online and accessible via Zoom. **We need 28 homes present or represented by proxy in order to quorum at the Annual Meeting.** Last year, we fell short of the required votes. Please, **if you're not going to be there, fill out a proxy and send it to me or to Joe so we can count you as being represented.** The proxy form is available online at bphoa.info under the 2026 tab and then under the AM (Annual Meeting) tab.

If you'd like to run for the Board, you can download the form to submit to Joe Gaines our property manager on bphoa.info. Joe can be reached at ABFPMManager@goodwintx.com or call him at: (512) 502-2118. The form is in the same folder on bphoa.info as the proxy form.

Also, if you'd like to volunteer to be on the Architectural Control Committee (ACC), you can find that form in the same place on bphoa.info.

Our current Vice President, Paul Goldfine has decided to not run for re-election to the Board. I'd like to take a moment to thank Paul for stepping up and for his service to Bradford Park. It's been a very quick three years and I will miss working with him on the Board. Paul, you helped make my job easier. Thank you!

Thanks and I look forward to seeing you there!

Best Regards,

Keith A. Lindsey, MBA

President,

Owners Association of Bradford Park, Inc.

MASONRY WALL UPDATE

The Masonry wall has mostly been torn down and rebuilt. The final touches will be done by the time you read this. The contractor told us that the finished wall should last between 15 – 20 years. They have added expansion joints every so many feet so that should this happen again, it'll be easier and less costly to repair.



CURB HOUSE NUMBER PAINTING:

If you wish to borrow the stencils to paint 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.

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

CHRISTMAS DECORATIONS CONTEST

We had our Christmas decorating contest. The three winners each won a \$100.00 Visa gift card. There was a lot of people decorating their homes this year and the competition was fierce. Indeed, for the first time, we have three "Honorable Mentions" in addition to our regular three winners this year. The difference between the winners and honorable mentions were very close, so judging was tough this year. All of them are featured in the center box on bphoa.info. The picture changes every 30 seconds.

Here are the 2025 Christmas Decoration Contest Winners:



3036 John Wilson Lane



3235 Elizabeth Anne Lane



3230 Elizabeth Anne Lane

These are the 2025 Christmas Decoration
Contest Honorable Mentions:



1009 Howell Terrace Court



1008 Howell Terrace Court 2941 Donnell Drive



3323 High Cotton Way

PLEASE PAY YOUR DUES

Annual Dues are now due and will be considered late February 1, 2026.

Annual Dues are the same as they have been for the last five years: \$170.00 for 2026.

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.

SPECIAL THANKS

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

Congratulations to all of the 2025 Christmas Decorating Contest winners and also to the Honorable Mentions!

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Events & Holidays 2025-26 Calendar

Thursday Jan 1	New Year's Day
Tuesday Jan 6	Epiphany (Christian Holiday)
Wednesday Jan 7	Orthodox Christmas Day
Tuesday Jan 13	Stephen Foster Memorial Day
Wednesday Jan 14	Orthodox New Year
Monday Jan 19	Martin Luther King Jr. Day
Monday Jan 19	Confederate Heroes' Day
Sunday Feb 1	National Freedom Day
Sunday Feb 1	First Day of Black History Month
Monday Feb 2	Tu Bishvat (Jewish holiday)
Monday Feb 2	Groundhog Day
Wednesday Feb 4	National Girls and Women in Sports Day
Friday Feb 6	National Wear Red Day
Sunday Feb 8	Super Bowl
Saturday Feb 14	Valentine's Day
Monday Feb 16	President's Day
Tuesday Feb 17	Shrove Tuesday/Mardi Gras
Tuesday Feb 17	Lunar New Year
Wednesday Feb 18	Ash Wednesday
Sunday Mar 1	St. David's Day (Christian holiday observance)
Sunday Mar 1	First Day of Women's History Month
Sunday Mar 1	First Day of Irish American Heritage Month
Monday Mar 2	Texas Independence Day
Monday Mar 2	Read Across America Day
Monday Mar 3	Purim (Jewish holiday)
Sunday Mar 8	Clock Change/Daylight Savings Time starts
Tuesday Mar 17	St. Patrick's Day (Christian observance)

Upcoming Board Meeting Tentative Dates:



Wednesday January 28, 2026 at 7:00pm

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 QRcode 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

WHAT DO YOU THINK?

As usual, please let us know what you think of anything pertaining to the Association by sending an email to: changebphoa@gmail.com. We welcome all comments.

2025/2026 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