

Bradford Park Newsletter



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

July/August 2026

PLEASE PAY YOUR DUES

Annual Dues have been considered late since February 1, 2026. Goodwin & Co. follows our [Collections Policy](#) for those homeowners that haven't paid their dues by February 1, 2026. I've consistently stated in this newsletter that if you don't pay your dues, which we've kept at \$170.00 per year since we took over the Board in September 2021, it starts getting very expensive as of June of that year and by September of that year, your account likely will be over \$1,000.00 on annual dues of \$170.00. This is just the cost of collecting dues. Some want to know why this happens. Well, a lot of it is the laws that are in place and the constraints that are placed on HOAs. Because of these constraints, HOAs tend to aggressively go after those who haven't paid their dues. In that, we haven't been as aggressive as we could be, but we do follow our [Collections Policy](#).

Still, if someone doesn't pay their dues consistently over time, the Board has to make a decision of what to do about it. Some say do nothing. That's not practical because we've had homeowners tell us that if we don't go after those who don't pay their dues then they won't pay their dues. Their point is that it's not fair to those who do pay to carry those who don't pay. In that, the Board agrees, myself included.

So, what do we do? Well, our [Collections Policy](#) states that we send you a series of reminder letters that cost you about \$4 each and we start charging you interest at 10% per annum or, assuming this is your first year of non-payment, \$1.42 per month. The interest is only paid on dues and the more years you haven't paid your dues, the more interest you are charged.

After that, a letter is sent stating that we're intending to put a lien on your home for non-payment of annual assessments (dues). That letter costs about \$175.00. Already you've more than doubled the original cost of the \$170.00 annual assessments.

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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



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.

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Then, if the homeowner doesn't pay, the lien is filed. That costs the homeowner \$275.00. more.

Then if they still don't pay their dues, an intent to foreclose letter is sent. The cost of that letter is \$395.00.

If after all of this the homeowner doesn't pay their overdue dues, then the Board has to make the decision to send the account to the Association Attorney for collections. Unfortunately, we've had to do that for about ten accounts. It's not something that the Board wants to do. It's not an easy decision, but we are bound by our documents. Collecting assessments (dues) is part of our job. If we don't do it, we're not doing our job. I've had friends here within the Association that I've had to vote to send to the attorney because of habitual non-payment of dues. These kinds of decisions make for sleepless nights and I've had many sleepless nights over this subject.

It should also be noted that there are laws including The Fair Debt Collections Practices Act that keeps Board members from contacting homeowners about their dues. Indeed, we have been told by our Property Manager that we should have as little contact as possible with those who owe money to the Association as it could be held against us in court. That includes email contact. We cannot discuss these things with these homeowners because it's very easy to violate the law. Instead, we either direct the homeowner to the Association Attorney or we allow the Association Attorney to handle the situation.

Just recently I've had an instance of a homeowner directly contacting me about their account that we sent to the Association Attorney. Rather than contacting this homeowner, who also is a friend, I forwarded the email to the Association Attorney and their office is handling the situation. Did I want to respond directly to that homeowner? Yes, absolutely. But I also didn't want to violate any laws. That led to more sleepless nights for me.

The course of last resort is foreclosing on someone's home for non-payment of dues. We've had to vote on and I had to sign the order to authorize the Association Attorney to foreclose on a homeowner's property. We didn't like it, and I didn't like signing the authorization. But that's only happened once so far. Interestingly, that homeowner has paid a significant portion of their dues since I signed that authorization.

So, are our efforts in collecting dues panning out? Well, yes. Just this year we've collected almost \$10,000.00 in past due dues and collection fees. There is still more to do and with our [Collections Policy](#) we have a blueprint on how to do that.

Our current Account Receivable report as of May 31, 2026 shows that there are 56 accounts that are past due. Of those, 5 owe for the masonry wall that we repaired, so they have two years to pay that back at 0% interest, so we won't count them. Also, Goodwin & Co. doesn't go after anyone who owes less than \$25 and we have 11 of those. That leaves 40 accounts left. Of those, we've sent 15 to the Attorney for collections. One of those now has a credit balance, so they've paid their dues and collection fees. Four accounts have paid a large portion or all of their balance. One now has a credit balance. Thank you for paying your dues!

That leaves 25 accounts that are "percolating" and are under the \$1,000.00 threshold to send them to the Association Attorney. If this is you, I implore you to just pay what's owed. Because if you don't, you can lose your home! We don't want to see that happen to anyone!

I often tell people that my name is Keith and I spell it C-H-E-A-P! If you pay your dues when they are due or even a little before, it'll only cost you what the dues are. No interest, no collection or attorney fees. We've done what we can to keep the dues low in spite of all the inflation of the past five years and we'll continue to do our best to keep them low. After all, we have to pay them, too.

There are two ways to pay your dues:

1. The first is through Town Square. You'll have to login or create an account and there will be a convenience fee charged for using Town Square.
2. The second is 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

(Please be sure to include your account number from Goodwin & Co. and the code "ABFP" on the memo line of your check.)

Although I state this in every newsletter, please pay

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Events & Holidays 2026 Calendar

Friday July 3	Independence Day (Substitute)
Saturday July 4	Independence Day
Tuesday July 14	Bastille Day
Thursday July 16	Rural Transit Day
Thursday July 23	Tisha B'Av (Jewish Holiday)
Sunday July 26	Parents' Day
Monday July 27	National Korean War Veterans Armistice Day
Tuesday Aug 4	Coast Guard Birthday
	Purple Heart Day
Saturday Aug 15	Assumption of Mary (Christian Holiday)
Wednesday Aug 19	Board Meeting
Wednesday Aug 26	Women's Equality Day
Thursday Aug 27	Lyndon Baines Johnson Day
Monday Sep 7	Labor Day
Friday Sep 11	Patriot Day
Saturday Sep 12	Rosh Hashana (Jewish Holiday)
Tuesday Sep 15	First Day of National Hispanic Heritage Month

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.

**"Just a minute"
is too long**



**Dogs die in hot cars
EVERY summer.**

Let others know that it's not okay to leave your dog in a hot car and find out your city's non-emergency police services number and animal services number so you can report it if you see it.



Source: spca.bc.ca/pet-care/health-safety/dogs-in-hot-cars.html

It only takes 10 minutes for the inside of your car to reach a temperature that can cause heatstroke.

Heatstroke symptoms

- hard panting, red tongue/lips
- rapid pulse
- lack of coordination
- weakness & tremors
- convulsions & vomiting
- collapse, coma & death

2026/2027 Board of Directors

Keith A. Lindsey, MBA, President

Term ends after the annual meeting in 2027

Jamie Lodes, Vice President

Term ends after the annual meeting in 2029

Allen Stock, MBA, PhD, Secretary

Term ends after the annual meeting in 2028

ACC Chairperson, Jamie Lodes

Note: Due to a change in Texas Law, Jamie is now able to serve as both a Board Member and also as ACC Chairperson.

Joe Gains, Property Manager, Goodwin & Co.

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

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your dues! We don't want to send your account to the Association Attorney.

I hope that this article gives more insight as to what's been happening and how it's handled. We try to respond to every person who contacts us, but on this subject we're just not able to. We also are trying to be as transparent as possible without disclosing personal information.

As always, please feel free to contact us and let us know how we're doing overall or if you have a specific complaint or compliment. You can contact us 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. Although I state this in every newsletter, please pay your dues! We don't want to send your account to the Association Attorney.



Upcoming Board Meeting Tentative Dates:



Wednesday August 19, 2026 at 7:00pm

Wednesday October 28, 2026 at 7:00pm

Wednesday January 27, 2027 at 7:00pm

How Residents Can Help Prevent Mosquitoes

Mosquito control starts at home. Because mosquitoes breed in standing water, even a small amount left for a few days can become a problem. Residents can make a big difference by checking their yards regularly, especially after rain or irrigation.

Keeping a neighborhood comfortable and safe takes everyone doing a few simple things around their own property.

Here are some helpful tips:

- **Empty standing water** from flowerpots, buckets, birdbaths, toys, tarps, plant saucers, and outdoor furniture.
- **Clean gutters** so water does not collect in leaves and debris.
- **Change birdbath and pet bowl water often**, preferably every few days.
- **Keep pools and fountains maintained** and circulating properly.
- **Repair leaky outdoor faucets or sprinkler heads** that create damp areas.
- **Keep grass and shrubs trimmed**, since mosquitoes like shaded, overgrown areas.
- **Use screens on windows and doors** and repair any holes or tears.
- **Wear mosquito repellent** when outside, especially at dawn and dusk.
- **Use fans on patios**, since mosquitoes are weak flyers.
- **Encourage neighbors to do the same**, because one neglected yard can affect the whole block.

A mosquito-free neighborhood is not created by one household alone. It happens when residents work together and stay consistent.

