Bradford Park Newsletter

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

November/December 2026

PLESE 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 by 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. Once that happens, the Board will send your account to the Association Attorney for collections and then it gets really expensive. It's better and much cheaper to just pay your dues on time.

There are two ways to pay your dues:

1. The first is through Town Square. You'll have to login or create and 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 your dues! We don't want to send your account to the Association Attorney.



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.

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

Dues stay the same for 2027!

The Board voted at the August 18, 2026 Board meeting to keep the Annual Assessments (the dues) the same rate as last year: $170 per year. This is the sixth year in a row that the dues have remained the same in spite of inflation. This is due to aggressive cost cutting measures and collection efforts on the part of the Board. To date, we've collected nearly $15,000 in back Annual Assessments and fees from delinquent homeowners just this year. These efforts help keep the Annual Assessment low.

Key Takeaways from the last Board meeting

- The Board had a meeting on October 28, 2026 at 7:00pm via Zoom. Here are the key takeaways:
- The board voted unanimously to approve the August 19, 2026 Board Meeting Minutes.
- HOA dissolution remains the primary strategic goal; the board agreed to pursue a straightforward dissolution vote without complicating it with deed restriction changes.
- The board voted to reduce compliance inspection drives from twice monthly to once monthly, projected to save approximately $1,200 annually.
- The annual meeting was set for January 13, 2027 at 7:00 PM via Zoom.
- The HOA is in strong financial health, with $111,557 total across checking and reserve accounts, and has collected approximately $65,955 in dues through September 2026 — well above the expected annual collection of ~$47,000.
- The reserve fund transfer will be adjusted from ~13% to 15% of revenue to align with Fannie Mae/Freddie Mac guidelines.

More detailed information can be obtained by reading the unapproved minutes ('approval' occurs at the next board meeting), or listening to the board meeting or viewing the board meeting. All board meetings are recorded and available on bphoa.info. Both video and audio files are available. It's best to right-click and download the files before listening to them.

Upcoming Board Meeting Tentative Dates:



Wednesday January 27, 2027 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.

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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Events & Holidays 2026 Calendar

Sunday Nov 1	All Saints' Day (Christian Holiday)
	Native American Heritage Month
	New York City Marathon
	Daylight Savings Time Ends
Monday Nov 2	All Souls' Day (Christian Holiday)
Tuesday Nov 3	Election Day
Tuesday Nov 10	U.S. Marine Corps Birthday
Wednesday Nov 11	Veterans Day
Thursday Nov 26	Thanksgiving Day
Friday Nov 27	Black Friday
	Native American Heritage Day
Sunday Nov 29	First Sunday of Advent (Christian Holiday)
Monday Nov 30	Cyber Monday
Tuesday Dec 1	Giving Tuesday
Saturday Dec 5	Chanukah/Hanukkah (first day – Jewish Holiday)
Sunday Dec 6	St. Nicholas Day
Monday Dec 7	Pearl Harbor Remembrance Day
Tuesday Dec 8	Feast of the Immaculate Conception (Christian Holiday)
Saturday Dec 12	Last Day of Chanukah (Jewish Holiday)
	Feast of Our Lady of Guadalupe (Christian Holiday)
Sunday Dec 13	National Guard Birthday
Tuesday Dec 15	Bill of Rights Day
Thursday Dec 17	Pan American Aviation Day
	Wright Brothers Day
Sunday Dec 20	Asarah B'Tevet (Jewish Holiday)
Monday Dec 21	December Solstice
Thursday Dec 24	Christmas Eve (Christian Holiday)
Friday Dec 25	Christmas Day (Christian Holiday)
Saturday Dec 26	Day After Christmas Day (Boxing Day)
Thursday Dec 31	New Year's Eve
Friday Jan 1	New Year's Day
Wednesday Jan 6	Epiphany (Christian Holiday)
Thursday Jan 7	Orthodox Christmas Day
Wednesday Jan 13	Stephen Foster Memorial Day
	Annual Meeting
Thursday Jan 14	Orthodox New Year
Monday Jan 18	Martin Luther King Jr. Day
Tuesday Jan 19	Confederate Heroes' Day
Saturday Jan 23	Tu Bishvat (Jewish Holiday)

2027 Annual Meeting set for January 13, 2027

The board voted to set the 2027 Annual Meeting for January 13, 2027 at 7:00pm. It will be conducted via Zoom. Goodwin & Co. will send out notifications prior to the meeting including proxies and voting rules. **We need 28 homes represented in order to officially conduct the meeting.** If you can't make it, please fill out a proxy and send it in so we can count you towards quorum. *See you there!*

Halloween Decorations Contest Winners

The 2027 Halloween Decorations Contest Winners have been chosen! The winners are:


3221 Elizabeth Anne Lane


3230 Elizabeth Anne Lane


3012 John Wilson Lane

Each of these homeowners has won a $100.00 Visa Gift Card. We'll be doing the same thing for Christmas, so decorate your homes for Christmas. You could win one of three $100.00 Visa Gift Cards.

We also had one honorable mention:


3235 John Wilson Lane

All of these pictures are featured in the Center pane of bphoa.info. You can see all the pictures in our gallery on bphoa.info

Congratulations to all the winners and our honorable mention! We love your spirit!

Special Thanks

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

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