

Bradford Park Newsletter



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

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

Continued on page 2

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.

Continued from page 1

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.

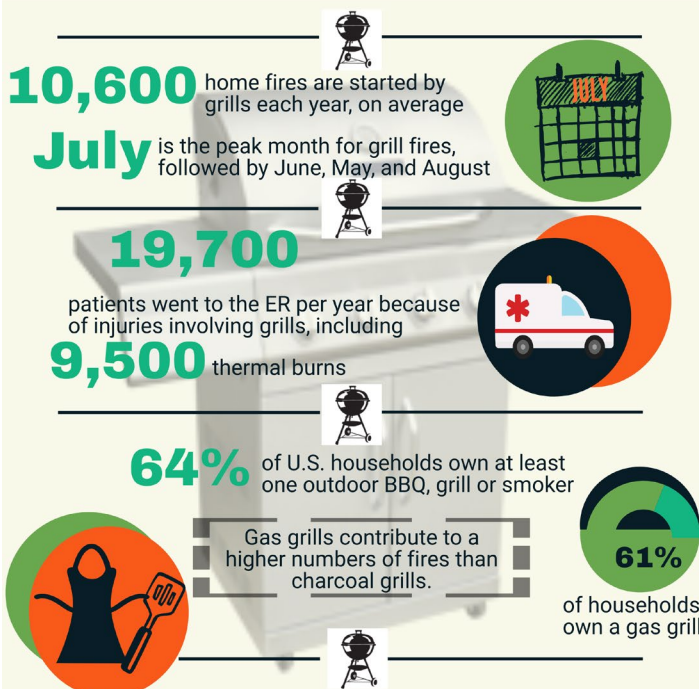
Special Thanks

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

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.

GRILLING STATISTICS from NFPA



Sources:
NFPA Research, Data & Analytics
Hearth, Patio and Barbecue Association
Consumer Product Safety Commission's National Electronic Injury Surveillance System

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



townsq.io

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.

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**



Events & Holidays 2026 Calendar

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
Thursday Sep 17	Constitution Day and Citizenship Day
Friday Sep 18	U.S. Air Force Birthday
Friday Sep 18	National POW/MIA Recognition Day
Monday Sep 21	Yom Kippur (Jewish Holiday)
Tuesday Sep 22	September Equinox
Friday Sep 25	American Indian Heritage Day
Saturday Sep 26	First Day of Sukkot (Jewish Holiday)
Saturday Sep 26	National Public Lands Day
Sunday Sep 27	Gold Star Mother's Day
Friday Oct 2	Last Day of Sukkot (Jewish Holiday)
Saturday Oct 3	Shmini Atzeret (Jewish Holiday)
Monday Oct 5	Child Health Day
Tuesday Oct 6	German American Day
Friday Oct 9	Leif Erikson Day
Sunday Oct 11	Chicago Marathon
Monday Oct 12	Columbus Day
Tuesday Oct 13	U.S. Navy Birthday
Thursday Oct 15	White Cane Safety Day
Friday Oct 16	Boss's Day
Wednesday Oct 28	Board Meeting (Online via Zoom)
Saturday Oct 31	Halloween
Sunday Nov 1	All Saints' Day (Christian Holiday)
Sunday Nov 1	Native American Heritage Month
Sunday Nov 1	New York City Marathon
Sunday Nov 1	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

Simple Fall Gifts for Almost Anyone



Fall is a wonderful time to let someone know you are thinking about them. Whether it is a neighbor, teacher, friend, coworker, volunteer or someone who has been especially helpful, a small seasonal gift can brighten the day without costing very much.

Here are a few easy ideas:

- Mini pumpkin with a handwritten tag
- Apple cider packets and cinnamon sticks
- Small bag of caramel popcorn
- Pumpkin bread, muffins or fall cookies
- Mini jar of local honey
- Pumpkin-spice or maple-flavored coffee
- Tea bags with honey sticks
- Caramel apple kit
- Small bag of roasted pecans
- Fall-scented candle
- Seasonal kitchen towel
- Small mum, succulent or fall plant
- Packet of wildflower seeds
- Cozy socks tied with a ribbon
- Soup mix with a package of crackers
- S'mores kit for a cool evening
- Gift card for coffee or a favorite local restaurant
- New pens, notepad or other desk supplies
- Hand lotion or seasonal hand soap
- Dog treats for someone with a four-legged family member



A simple gift tag makes even the smallest present feel special. Try one of these messages:

- A Little Fall Treat Just for You
- You're the Pick of the Patch!
- Thankful for People Like You
- Hope Your Fall Is Extra Sweet
- You Make Every Season Brighter
- A Little Something to Make You Smile
- Falling Into the Season With Gratitude
- Thanks for Everything You Do
- Autumn Is Sweeter With Good Friends
- Sending a Little Fall Cheer Your Way



The gift does not need to be expensive or elaborate. Place it in a kraft-paper bag, tie it with orange ribbon or add a colorful fall leaf. What matters most is the thought behind it—and the reminder that someone noticed, appreciated and remembered them.

A Hint of Fall Is Already in the Air



The temperature may still say summer, but the changing sunlight is quietly reminding us that cooler days really are on their way.

Have you noticed that sometime around the middle or end of August, the sunlight begins to look different? The afternoons may still be hot, but the light becomes softer and warmer, the shadows grow longer, and everything starts to take on just a hint of fall.

It is not our imagination. After the summer solstice in June, the sun gradually begins traveling lower across the sky. At first, the change is so small that we hardly notice it. By late August, however, the sun is rising a little later and setting a little earlier. Its lower angle creates longer shadows and gives the sunlight that beautiful golden color we often associate with autumn.

The changing light also begins to fall differently across our homes, trees and neighborhood streets. Sunshine may suddenly appear through a window that stayed shaded during the summer, while familiar yards and buildings take on a softer glow in the late afternoon.

Our surroundings add to the feeling. After months of Texas heat, lawns and trees may look a little less intensely green. The evening sky may appear different, and sunset seems to arrive just a little sooner each day.

Of course, cooler temperatures do not always arrive as quickly as we would like. In Texas, summer has a way of holding on well into September—and sometimes beyond. But those longer shadows and golden evenings are a welcome promise that the season is beginning to turn.

Fall may not be here quite yet, but its light has arrived. Before long, we will be enjoying cooler mornings, open windows, evening walks and the first refreshing breeze that lets us know summer is finally loosening its grip.

Upcoming Board Meeting Tentative Dates:



Wednesday October 28, 2026 at 7:00pm
Wednesday January 27, 2027 at 7:00pm

To Rake Leaves or Not to Rake Leaves?

When leaves begin covering the lawn, many homeowners automatically reach for a rake. But is removing every leaf really necessary? The answer depends on how many leaves have fallen and where they have collected.

A light layer of leaves can actually benefit your lawn and landscaping. Leaves contain valuable nutrients that return to the soil as they decompose. Running a mulching mower over them breaks the leaves into small pieces that settle between the blades of grass, helping improve the soil and reducing the need for fertilizer. Shredded leaves can also be placed around trees, flowerbeds and shrubs as natural mulch.

However, a thick blanket of leaves should not be left untouched. Heavy leaf coverage can block sunlight, trap moisture and reduce air circulation, potentially damaging the grass and encouraging mold, fungus and pests. Wet leaves can also become slippery on sidewalks, driveways and neighborhood trails, creating a safety hazard.

Leaves should never be blown or swept into streets, storm drains or drainage channels. They can clog drainage systems, contribute to street flooding and wash pollutants into local waterways. Piles left along curbs can also scatter onto neighboring properties or become dangerous for drivers and bicyclists.

Instead of bagging every leaf, consider mowing over light coverage, composting the excess or using shredded leaves in landscape beds. If your community offers seasonal leaf or brush collection, follow the neighborhood and city guidelines for placement and pickup.

The best solution is usually a combination of raking and recycling. Remove thick piles from lawns and walking areas, but allow a small amount of mulched leaf material to nourish your yard. By managing fallen leaves thoughtfully, homeowners can maintain an attractive neighborhood while reducing waste, protecting drainage systems and giving their landscapes a natural seasonal boost.

