

Bradford Park Homeowners Association
 c/o Goodwin & Company
 11950 Jollyville Rd.
 Austin, TX 78759

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Bradford Park Newsletter



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

July/August 2024

Important Announcements

Maintain Your Property:

Please maintain your property. Goodwin & Co. has someone who drives through the neighborhood twice a month and notes noncompliance with our deed restrictions. I also report violations of city ordinances to the City, too. A lot of the time those overlap with our deed restrictions. I wish I didn't have to do this. It's not a part of the job that I like, but it is a part of the job and I take it seriously. So does Paul.

I've noticed while driving around that there are a number of homes that need their yard mowed and/or their fence(s) maintained (broken pickets, part of the fence leaning, etc), debris in front of the home, various items like lawn mowers or trash/recycle cans visible from the road in the front yard, storage containers in the driveway, and trailers and/or abandoned/disabled cars left parked on the street or in the driveway. All of these are actionable by the Association.

The Board doesn't like to have to assert it's authority because we believe that we're all adults here and everyone should maintain our respective properties. However, if a homeowner chooses not to maintain their property, we will assert our authority and make sure that maintenance is done in accordance with our deed restrictions. Note, if we have to do it, it'll likely cost you more money than if you did it yourself, so it's in your best interest to either do it yourself or have it done for you.

For yard maintenance that falls within the City of Round Rock's Ordinances, I will report those to the City who are reported to me or that I notice are not in compliance with those Ordinances.

So please, maintain your property!

Pay your dues!

The Board has set a threshold of \$1,000 for sending a delinquent homeowner (one who has not paid their dues) to the Association attorney for collections. Please know, we don't like seeing this happen, but it's not fair to those who do pay their dues on time. So, please pay your dues!

I was reviewing the most recent Accounts Receivable report and there are 68 homeowners who owe a balance to the Association. The lowest amount is \$5.41. The greatest amount is \$6,728.10, though that amount will almost certainly be reduced per Texas law. Current amount outstanding is: \$40,696.30!

Please understand, the Association documents mandates that the Association charge interest at the rate of 10% per annum. In addition to that, Goodwin charges \$4 per month for the reminder notices. These are added to your account monthly.

Last summer, the Board approved a new collections policy. That policy is available on bphoa.info.

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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

Upcoming Board Meeting tentative dates:

- Wednesday, July 31, 2024
- Wednesday, September 25, 2024
- Wednesday, November 20, 2024
- Wednesday, January 29, 2025



Events & Holidays 2024 Calendar

JULY 2024

Dog Days of Summer-	July 3 – August 11
Bastille Day	July 14
Summer Olympics -	July 26, 2024 Through August 11
National Day of the Cowboy	July 27, the 4th Saturday in July
Parent's Day-	July 28, 4th Sunday in July
Father-in-Law Day-	July 30
Labor Day:	Monday, September 2

2024 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 ends after the annual meeting in 2025

Joe Gaines, Property Manager, Goodwin & Co.
 Team Member: Jamie Lodes, ACC Chairperson

Contact the Board at: changebphoa@gmail.com

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Update on Dissolution

By: Keith A. Lindsey



The last update I gave, we had yet to have the City of Round Rock take over the right-of-way (the common area) on High Country Blvd. We thought we had that done and the City even gave us a start date of August 1, 2024 for them to start maintaining that area. However, there are a number of places that have been "cordoned off" for plants that also have gravel in those areas. The City told us that they want

all of that removed. In addition, the plants we had removed were only cut near the bottom. The City wants those dug up so that they won't grow back

Examples of the rocks and stuff that needs to be removed before the City of Round Rock will start maintaining the Right-of-Way area on High Country Blvd:

I've asked the landscaper what it would cost to have all of that removed. We haven't yet received an answer.



Once all of that is done, the City will likely approve taking over the maintenance of that area and we can move forward toward a vote on dissolution.

Best Regards,
Keith A. Lindsey, MBA
President,
Owners Association of Bradford Park, Inc.

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 QR-code 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

Crumbling Wall on High Country

The Board met at our last Board meeting on May 29, 2024. The Board discussed the Crumbling Wall on High Country.

Another homeowner, Michelle Risko, stated that she thought that the Association should pay to have the wall replaced as it's the "face" of the subdivision. She volunteered to get more bids for the wall and to report back to the Board at their next Board meeting on July 31, 2024. The Board tabled the issue until they hear back from Michelle.

Your Pets in High Temperatures

Your furry-loved-ones require special attention to ensure their safety and well-being.

Here are some essential tips:

Hydration: Ensure your pet has access to fresh water at all times. On hot days, they may need more water than usual. Carry water with you if you're going for a walk or spending time outdoors.

Shade: Provide ample shade for your pet to rest in if they are outdoors. Direct sunlight can quickly overheat them, leading to heatstroke.

Avoid hot surfaces: Pavement, asphalt, and sand can get very hot in the sun and burn your pet's paw pads. Walk your pet on grass or use protective booties.

Limit exercise: Avoid vigorous exercise during the hottest parts of the day. Instead, walk your pet early in the morning or late in the evening when it's cooler.

Cooling options: Provide ways for your pet to cool down, such as a shallow pool or a damp towel for them to lie on. You can also use pet-specific cooling mats or vests.

Signs of heatstroke: Be aware of the signs of heatstroke, including excessive panting, drooling, rapid heartbeat, lethargy, and vomiting. If you suspect heatstroke, move your pet to a cooler area immediately, offer water, and seek veterinary attention.



Continued from page 1...

I've written a couple of articles in this newsletter before about what can happen if you don't pay your dues.

After the first few months, the charges start to add up and by September of the same year a homeowner that doesn't pay their dues, will owe over \$1,000! The Board has deemed that \$1,000 is the threshold that they will send an account to the Association attorney for collections. It's at that point that things get very expensive and also it's possible that the homeowner could lose their home. The Board does not like to do these things; we're all neighbors. But also, it's unfair for some to pay their dues and other to not pay their dues and the Board has to be fair and impartial to everyone.

So, if you haven't paid your dues, please do. If you can't afford to pay your dues in-full, please contact Joe Gains at: (512) 502-2118 or by email at: ABFPmanager@goodwintx.com. He'll put you in touch with the right people to get you on a payment plan to aid you in paying your dues.

Also, once on a payment plan, stay on that payment plan and make your payments! You can lose any benefit of the payment plan if you miss a payment and could be sent to the Association attorney for collections.

The Board does not want to see anyone lose their home or pay more than the annual dues amount, so please, pay your dues!

National Night Out (NNO) '24



National Night Out will be on October 1, 2024.

The Association is already registered for the event with the National Organization and will register with the City of Round Rock soon. If you would like to volunteer, your efforts would be greatly appreciated!



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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. changebphoa@gmail.com. Note: you will have to provide your own paint.



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