

# Bradford Park Newsletter



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

November / December 2025

## ANNUAL MEETING COMING UP

Please keep an eye out for a notification about the Annual Meeting. The Board has an upcoming meeting on Wednesday November 19, 2025 at 7:00pm. At that meeting the Board will decide on a date for the Annual Meeting. Once that date is set, look for a mailing about it and also notification on [bphoa.info](http://bphoa.info) about it. Our current Vice President, Paul Goldfine's term is expiring and he hasn't definitively expressed what his intention is, whether to bow out or to run for another term. Hint: I keep nudging him to run for another term. Also, there is already a vacancy on the Board, so if you would like to be on the Board, please contact our Property Manager, Joe Gaines at [ABFPManager@goodwintx.com](mailto:ABFPManager@goodwintx.com) or call him at: (512) 502-2118. Joe will get you the required forms and get you started.

Just for clarification: Paul's current term ends at this coming Annual Meeting. My second term ends at the 2027 Annual Meeting and the vacant position's term would end at the 2028 Annual Meeting.

We need 28 homes present or represented by proxy in order to actually have 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.**

Thanks and I look forward to seeing you there!

Best Regards,

Keith A. Lindsey, MBA

President,

Owners Association of Bradford Park, Inc.

## CHRISTMAS DECORATIONS CONTEST

We are having our annual Christmas Decorations Contest. The top three winners will be awarded a \$100 Visa Gift Card and will be featured in the middle "pane" on [bphoa.info](http://bphoa.info) along with past winners. So, put forth your best effort and decorate your home and yard for Christmas.



### 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](mailto:changebphoa@gmail.com).

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](http://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](mailto:joe.gaines@goodwintx.com)  
11950 Jollyville Rd.  
Austin, TX 78759

## HALLOWEEN DECORATIONS CONTEST WINNERS

On this page are the pictures of the winners of the 2025 Halloween Decorations Contest. The top three homes chosen are all featured on bphoa.info in the center window and win a \$100 Visa Gift Card. There is no first, second or third place and the same homes can win year after year, though more scrutiny is given to past winners. Having said that, for the third time straight, 3012 John Wilson Lane and 3230 Elizabeth Anne Lane have won this contest. Most others were not even close! Both are elaborate featuring music, strobe lights and string lights as well as spot lights, and in the case of 3012 John Wilson Lane, dry ice used as the smoke coming from a cauldron!

Earlier this year, I was asked who judges and for what exactly are the judges looking. Generally, it's me, my sweet wife and Jamie Lodes and sometimes his wife, LaRay. We are looking for a group of three homeowners who would be interested in judging these contests. Please note, if you're a judge, you're exempt from winning a prize. Also, as a matter of course, my sweet wife and I exempt ourselves from all of these contests even if we decide to decorate. We believe that I'm here to serve you, not receive from you.

What we're looking for is: how much effort has been expended in the display, the elegance of the display – how pretty it is, the use of lighting, themes and how well those are done. It is subjective and in the opinion of those judging. Good examples are on bphoa.info in the center "pane" of the site. It changes every 30 seconds and shows past winners and a picture of their display. To be fair, those pictures don't really do justice to the beauty of those displays or how elaborate they were, but it's the best we could do to present it to the public on the site.

Also, a note: I do forget things from time to time. The newsletter is one of those places where I forget things the most. The Halloween Decorations Contest was the latest thing. I forgot to put it in the last newsletter. Please accept my apologies.

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.



3012 John Wilson Lane



3230 Elizabeth Anne Lane



3221 Elizabeth Anne Lane

## PLEASE PAY YOUR DUES

Annual Dues were due on January 1, 2025 and have been considered late since February 1, 2025. If you haven't paid your dues, please do. If you don't you will end up paying a lot more and could possibly lose your home. Annual Dues are the same as they have been for the last four years: \$170.00 for 2025.

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.



## Events & Holidays 2025-26 Calendar

|                         |                                                                                  |
|-------------------------|----------------------------------------------------------------------------------|
| <b>Saturday, Nov 1</b>  | All Saints' Day (Christian holiday)/ First Day of Native American Heritage Month |
| <b>Sunday, Nov 2</b>    | New York City Marathon/ Daylight Saving Time ends                                |
| <b>Tuesday, Nov 4</b>   | Election Day                                                                     |
| <b>Monday, Nov 10</b>   | Marine Corps Birthday                                                            |
| <b>Tuesday, Nov 11</b>  | Veterans Day                                                                     |
| <b>Thursday Nov 27</b>  | Thanksgiving Day                                                                 |
| <b>Friday Nov 28</b>    | Black Friday / Native American Heritage Day                                      |
| <b>Sunday Nov 30</b>    | First Sunday of Advent                                                           |
| <b>Monday Dec 1</b>     | Cyber Monday                                                                     |
| <b>Saturday Dec 6</b>   | St. Nicholas Day                                                                 |
| <b>Sunday Dec 7</b>     | Pearl Harbor Remembrance Day                                                     |
| <b>Friday Dec 12</b>    | Feast of Our Lady of Guadalupe                                                   |
| <b>Saturday Dec 13</b>  | National Guard Birthday                                                          |
| <b>Monday Dec 15</b>    | Chanukah/Hanukkah (first day)/ Bill of Rights Day                                |
| <b>Wednesday Dec 17</b> | Pan American Aviation Day / Wright Brothers Day                                  |
| <b>Sunday Dec 21</b>    | December Solstice                                                                |
| <b>Monday Dec 22</b>    | Last Day of Chanukah                                                             |
| <b>Thursday Dec 25</b>  | Christmas Day                                                                    |
| <b>Friday Dec 26</b>    | Boxing Day                                                                       |
| <b>Tuesday Dec 30</b>   | Asarah B'Tevet (Jewish Holiday)                                                  |
| <b>Wednesday Dec 31</b> | New Year's Eve                                                                   |
| <b>Thursday Jan 1</b>   | New Year's Day                                                                   |
| <b>Tuesday Jan 6</b>    | Epiphany (Christian Holiday)                                                     |
| <b>Wednesday Jan 7</b>  | Orthodox Christmas Day                                                           |
| <b>Tuesday Jan 13</b>   | Stephen Foster Memorial Day                                                      |
| <b>Wednesday Jan 14</b> | Orthodox New Year                                                                |
| <b>Monday Jan 19</b>    | Martin Luther King Jr. Day / Confederate Heroes' Day                             |

### Upcoming Board Meeting Tentative Dates:

Wednesday November 19, 2025 at 7:00pm  
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](http://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](http://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](http://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](mailto:changebphoa@gmail.com). We welcome all comments.

## 2025 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](mailto:changebphoa@gmail.com)