

Bradford Park Newsletter



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

May/June 2026

Quarterly Board Meetings Instead Of Board Meetings Every 60ish Days

The new Board decided that since things are relatively quiet, that having a Board meeting every 60 days or so is no longer needed. The By Laws require the Board to meet every quarter. The last Board meeting was one week after the Annual Meeting in January. That served as the Board meeting for the first quarter. The Board also set the calendar for the year and going into next year. A list of upcoming Board meetings is elsewhere in this newsletter and also under Important Information on bphoa.info. Bphoa.info will always have the most current, accurate information.

A reminder: Board meetings are open to the public, so any homeowner or renter may attend a Board meeting. However, only Board members may vote at a Board meeting.

No Community Garage Sales Were Set By The Board

At the first Board meeting in January, the Board declined to set any community garage sales for the year. The reasoning was that the Board would like to hear from homeowners and renters in Bradford Park on what dates and times they'd like to see for any future community garage sales. So, if you'd like to let the Board know when and how many community garage sales you'd like to see, please send an email to changebphoa@gmail.com with "Community Garage Sales" in the subject line. The Board will review those emails and address it at a future Board meeting.

I haven't had the time recently to speak with the Police about the incident. That's still on my To Do list. I was told that one person was shot during the incident. I'll see if I can get any information from Round Rock Police Department (RRPD) as to what happened to that individual as well as the official police report if I can get it and/or an official statement from RRPD.

Stay tuned and be safe!

Best Regards,

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

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.

Upcoming Board Meeting Tentative Dates:



Wednesday May 13, 2026 at 7:00pm

Wednesday August 19, 2026 at 7:00pm

Wednesday October 28, 2026 at 7:00pm

Wednesday January 27, 2027 at 7:00pm

PLEASE PAY YOUR DUES

Annual Dues have been considered late since February 1, 2026. If you haven't paid your dues, please do to avoid interest, collection fees and possible referral to the Association Attorney.

Annual Dues are the same as they have been for the last five years: \$170.00 for 2026.

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.

How to Protect Against Mosquito Bites

Mosquitoes are active day and night, so protecting your family takes a few simple habits.

- Use an EPA-registered insect repellent with DEET, picaridin, or oil of lemon eucalyptus, and always follow label directions. If using sunscreen, apply sunscreen first and repellent second.
- Wear long sleeves, pants, and socks when outdoors, especially at dawn and dusk. Permethrin-treated clothing and gear can add extra protection, but should never be applied directly to skin.
- For babies and children, use lightweight clothing that covers arms and legs, and place mosquito netting over strollers or carriers.
- The best way to reduce mosquitoes at home is to eliminate standing water. Once a week, empty flowerpot saucers, buckets, birdbaths, and other containers.
- Keep doors and windows screened, and treat shady, humid outdoor areas where mosquitoes like to rest.



Tips For Introducing Yourself to New Neighbors

Introducing yourself to new neighbors sets the tone for a positive, comfortable relationship from the start. Keep it simple, friendly, and low-pressure. A quick wave when you see them outside or a short walk over to say hello is often all it takes. You don't need a big speech, just your name, how long you've lived there (or that you're new), and a warm "nice to meet you."

Timing matters. Try to catch neighbors when they're already outside and walking a dog, checking the mail, or doing yard work. It feels more natural and less intrusive than knocking unexpectedly. If you do knock, keep it brief and be mindful of their schedule.

A small gesture can go a long way. Bringing a simple item like cookies, a plant, or even a handwritten note adds a thoughtful touch without being over the top. If you're not comfortable knocking, leaving a short note with your name and contact information is perfectly acceptable.

Conversation doesn't need to be complicated. Ask easy, open-ended questions like how long they've lived in the neighborhood, what they like about it, or if they have any recommendations for local services. Listen more than you talk—people appreciate being heard.

It's also helpful to offer something of value. Let them know you're happy to keep an eye on things when they're away, accept a package, or share information about neighborhood updates. This builds trust early on.

- Keep your introduction brief and genuine; no need to overshare
- Smile and use their name to make the interaction more personal
- Respect boundaries and read cues if they seem busy or reserved
- Follow up with a wave or short chat the next time you see them
- Consider exchanging phone numbers for emergencies or helpful updates

Most importantly, be yourself. You're not trying to impress; you're simply creating a connection. Even a short, genuine introduction can open the door to a supportive, friendly neighborhood where people feel comfortable looking out for one another.



Events & Holidays 2026 Calendar

Friday May 1	Yom Ha'atzmaut (Jewish Holiday)
	Law Day
	Loyalty Day
	First Day of Military Appreciation Month
	First Day of Asian Pacific American Heritage Month
	First Day of Jewish American Heritage Month
Saturday May 2	Kentucky Oaks (Sporting Event)
	Kentucky Derby (Sporting Event)
	National Explosive Ordnance Disposal (EOD) Day
Monday May 4	Star Wars Day – "May The Fourth Be With You!"
Tuesday May 5	Cinco de Mayo
Wednesday May 6	National Nurses Day
	National Teacher Appreciation Day
Thursday May 7	National Day of Prayer
Friday May 8	Victory in Europe Day (VE Day – WW II)
	Military Spouse Appreciation Day
Sunday May 10	Mother's Day
Wednesday May 13	Board Meeting, 7:00pm
Thursday May 14	Ascension Day
Friday May 15	Peace Officers Memorial Day
	National Defense Transportation Day
	Armed Forces Day
	Preakness Stakes
Wednesday May 16	Emergency Medical Services for Children Day
Friday May 22	Shavuot (Jewish Holiday)
	National Maritime Day
Sunday May 24	Pentecost (Christian Holiday)
Monday May 25	Whit Monday (Christian Holiday)
	Memorial Day
	National Missing Children's Day
Sunday May 31	Trinity Sunday (Christian Holiday)
Thursday June 4	Corpus Christi (Christian Holiday)
Saturday June 6	D-Day (WW II)
	Belmont Stakes
Friday June 12	Loving Day
Sunday June 14	Army Birthday (251st) Flag Day
Friday June 19	Juneteenth Emancipation Day
Saturday June 20	American Eagle Day
Sunday June 21	Father's Day
	June Solstice
Friday July 3	Independence Day (Substitute)
Saturday July 4	Independence Day
Tuesday July 14	Bastille Day
Thursday July 16	Rural Transit Day

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

Dissent online and in email. Here's the facts.

The Board has received several emails and been notified by individual homeowners of some information pertaining to dissolution that's been put out by an individual homeowner that's factually incorrect. We intend to set the record straight.

I ran on the platform of dissolution in 2021. That was and still is my intention. I want to have a dissolution vote to legally dissolve this Association. Once this association is legally dissolved, it cannot be brought back in it's current form without the OK of each homeowner.

There have been other "methods" suggested to me and my team about getting rid of the Association, but the one I hear about mostly involves the Board spending all of the HOA's money and then all of the Board members quitting. The problem with that is that Texas Law allows a group of homeowners to get together and then elect a new Board who then can do whatever they want as long as it's in compliance with our documents. I call that a "zombie HOA" because it's come back after being "dead". I don't want any zombie HOA's in Bradford Park!

First, some wonder why a dissolution vote has been taking so long. That's a great question. To answer that, I'd like to give a history of how I got involved and what we've been doing since.

2020

November - I'm approached by Vincent Falcon about some possible impropriety on the Board pertaining to Board members profiting from their position. I contact Molly Salzwedel and she in-turn invites Jamie Lodes to investigate this. We form a team which we call "The Team." We decide that I should run for the Board because I know the documents better than those present. I reluctantly agree.

2021

February - The Team notifies the neighborhood via fliers. We collect proxies during both the Covid-19 pandemic and "Snowmeggedon" here in Texas. I win, 73 -3. I'm a Board member. I get sick with Covid-19 immediately after winning. I recover in four days. My sweet wife catches it from me. She's sick for over a month and ends up in the hospital twice. I thought she was dying. She recovers, but is forced to go on

short-term disability to fully recover. While she was in the hospital, I ask the other two directors for a Board meeting. They ignore me.

March - We get enough votes to have a special election to remove the other two directors for cause after they ignore my email asking them to resign with honor.

June - We finally have a Board meeting. I'm voted in as Secretary. The guy that runs the property management company and that I defeated in February presides over the meeting. I ask very pointed questions that they don't answer. Most everything I asked was discounted or ignored. It was a bad meeting in my opinion. It only spurs me and The Team on to get these guys off the Board!

September - We finally have the Special Meeting to remove the other two directors. We end up needing at least 127 votes to remove them because of the way our documents are (badly!) written. After 14 days of knocking on doors in the heat, we turn in 138 votes. You can see the results here: [2021 Special Meeting Map](#). We're successful in ousting them from the Board.

September Board Meeting - I appoint Molly Salzwedel and Vincent Falcon to the Board. I start adding documents to bphoa.info.

October - I start researching property management companies to replace the one we have now. Vincent Falcon and I start writing a new collections policy. October Board Meeting.

November - We notify the current property management company we are moving forward with Goodwin & Co.

December - The property manager tried to say he had a six-year contract that also allowed him to set the collections policy. We notify our attorney. We end up taking control of the bank accounts and disallowing checks that the property manager was writing, even to himself. Vincent Falcon and the team have a falling out. Vincent is no longer on The Team. December Board Meeting.

2022

January – Goodwin Takes over. Accounts were not forwarded to Goodwin from previous property management company. This causes faulty notices to go out. It takes me a full six months of late nights reconstructing payment records from Association bank records. Vincent Falcon is elected to a three-year term. Paul Goldfine notifies the Board about crumbling wall on High Country Blvd.

March – Keith & Molly vote at March Board Meeting to forgive all collection fees prior to July 1, 2022. Vincent Falcon doesn't agree with this decision. There were issues with the former property management company's records management with delinquent accounts. We found incorrect charges that had charges upon charges, sometimes a \$82.50 fee for a demand letter was charged on an account with a balance as low as \$4.69. Total amount forgiven was: \$21,262.25. Amount was legally approved by Association Attorney. Newsletter is restarted. Molly Salzwedel is in-charge of newsletter.

May - In the May/June Newsletter, I publish an article that discusses the steps needed to dissolve the Association. That newsletter can be seen here: May/June 2022 Newsletter. I find out it's not as simple as just having a vote to dissolve, something I did not know prior to talking with the Association Attorney. May Board Meeting.

July – Newsletter goes out.
July Board Meeting.

September – Newsletter goes out.
September Board Meeting.

October – We had our first Neighborhood Night Out in years! Molly Salzwedel did the planning and the event had a pretty good turn out!
We also restarted our Holiday Decorating Contests. October had the Halloween Decorating Contest.
November Board Meeting.

December – First Christmas Decorating Contest in years. The Team started having more internal issues. Molly Salzwedel leaves The Team. The Team only has two members now, Jamie Lodes and myself. Molly turns the newsletter over to me.

2023

January – Molly Salzwedel decides not to run for election. Paul Goldfine is elected to a three-year term. After nine months and contacting Congressman Pete Session, a broken mailbox cluster on Bradford Park Drive is repaired by the United States Postal Service. We are then informed that if another one breaks or is vandalized, the Association will have to buy and have it installed at Association cost.

March – Paul Goldfine and I start discussing the crumbling masonry wall on High Country Blvd at the March Board Meeting.

May – We have lighting put in at all but one of the mailbox clusters in Bradford Park.
May Board Meeting.

July – The Board approves a new collections policy that Paul Goldfine and myself wrote at the July Board Meeting. It's still in effect today. You can view it here: [Collections Policy](#).

Vincent Falcon's Board seat is declared vacant by the Board because Vincent missed three consecutive Board meetings. His seat will remain vacant until January 2026.

September Board Meeting.

October – Second National Night Out. Attendance was dismal. I planned the event. Statistics of costs and attendance were published in the [November/December 2023 Newsletter](#).

Second Halloween Decorating Contest

I create a [photo gallery](#) on [bphoa.info](#). I add the photos from previous NNOs, Halloween and Christmas Decorating Contests.
November Board Meeting.

December – Second Christmas Decorating Contest.

2024

January – I'm re-elected to a 2nd three-year term by acclamation. Details are in the Annual Meeting Minutes here: 2024 Annual Meeting Minutes.

January Board Meeting.

Jamie Lodes and myself finish driveway apron house number painting. We decide that it's easier to make

the materials available for individual homeowners and that Jamie would be in-charge of them.

I start discussions with the City of Round Rock about the City taking over the right-of-way area on High Country Blvd., part of the first item on the list that the Association Attorney gave me in order to dissolve the Association.

March Board Meeting.

May – I update the Board at the May Board Meeting that the City of Round Rock will require the Association to get rid of any plants that the Association has placed on the right-of-way area. Paul Goldfine and myself approve the initial \$3,500.00 cost to have this done by the Association Landscaper.

July – Round Rock appears to have mowed the right-of-way area, but now requires any rocks or metal border also be removed. The City only wants to mow grass. Existing trees do not need to be removed. The Association Landscaper states he can't do this work until winter.

July Board Meeting.

September Board Meeting.

November – Start receiving bids for the removal of stones and metal border on the right-of-way area. The Association Landscaper wanted too much money to do the work.

November Board Meeting.

2025

January – Board approves removal of stones and metal border on the right-of-way area by Overall Solutions for \$10,400.00 at January Board Meeting.

March Board Meeting.

May – In the May/June newsletter, I publish an article confirming that the right-of-way area on High Country Blvd. has been handed over to the City of Round Rock! This reduces the Association's landscaping costs to just \$40 per mow for an area on Bradford Park Drive.

July Board Meeting.

September Board Meeting.
November Board Meeting.

2026

January – 2026 Annual Meeting. Jamie Lodes is elected by acclamation to a 3-year term on the Board. Allen Stock is elected by acclamation to a 2-year term on the Board. Jamie Lodes is both on the Board and is ACC Chairman due to a change in Texas Law. The Association has complied with all provisions of this change.

January Board Meeting. The Board agrees to move to quarterly Board meetings instead of 60-day Board meetings.

February – I add a statistics tab to bphoa.info that's tied to a database that I maintain. It shows the number of renters overall and by each street. It also shows the percentage overall and per each street. As I maintain the database, this will automatically be updated.

March – Contacted the City of Round Rock and asked them to mow the area on Bradford Park drive directly adjacent to the backyards of the properties on John Wilson Lane. The man I talked with came out to look at it and confirmed that particular area of land belongs to the City of Round Rock and that they will be taking care of it from now on. This reduces our landscaping responsibilities to \$0. It also is the last piece of property for which the Association was responsible. The Association now has zero areas or property for which it is responsible.

As you can see, we've been quite busy. I'm not a multi-tasker: I can only focus on one thing at a time. Because my entire first term was one battle after another, those were the things that I had to focus on. I like to think of it as stabilizing the patient before doing surgery. You can't do surgery on a person who has other catastrophic illnesses or injuries. You first have to fix those before you can plan the surgery. That's what's been happening with this Association. If it wasn't fighting to get rid of those two corrupt directors, it was fighting with the previous property manager. If it wasn't that it was rebuilding payment records from bank records for six months. If it wasn't that, it was personality issues with The Team.

Then there were the two big issues: Rebuilding the crumbling masonry wall and getting rid of the maintenance of the right-of-way area on High Country Blvd and Bradford Park Drive. After two and a half years of debate and research, we finally got that crumbling masonry wall rebuilt in December 2025/January 2026. The right-of-way area on High Country was taken over by the City of Round Rock in October of 2024, but I didn't get confirmation of that from the City until May of 2025. The very last piece, the area on Bradford Park Drive was just taken over by the City of Round Rock in February of 2026.

Lastly, there's just the regular operations of the Association: Board meetings where I've been doing the minutes and editing video and audio for every meeting and making them available on bphoa.info. There's maintaining the website, maintaining and updating the Association database. I've added things to the website over the years including the photo gallery, the statistics tab and a problem homeowners page that's available to the City of Round Rock's Code Enforcement people to get things done more quickly than the Association can. Also, there's the fun things like the Holiday Decorating Contests where I go out and take pictures of every home that decorated and post them in the photo gallery.

So, when I see someone who's disgruntled about how things are running, yet that same person hasn't lifted a finger to help make things better with the Association, I tend to get a bit discouraged about the amount of time and effort I've put into this Association. My entire reason for doing so has been and continues to be with an eye toward keeping my promise to the homeowners that first elected me: To have a dissolution vote and hopefully legally dissolve this Association once and for all!

So, what's next? Well, there are no major projects or team issues. Indeed, the Board we currently have is one of the best of which I've been a part! In addition, the Board recently changed Association Attorneys. He has read our documents and will be helping the Board toward having a dissolution vote. Barring any other legal requirements of which we may be unaware, we believe we may be able to finally have a dissolution vote in the fall of 2026 or spring 2027. In addition, our Property Management Company, Goodwin &

Co. has volunteered to reduce their monthly fee from \$1,022 per month to \$800 per month, the amount we started with when we contracted with them back in 2022. Even as we move toward a dissolution vote we continue to cut costs!

Finally, when you see things online, please contact us at: changebphoa@gmail.com so we can address any concerns you may have. Also, if you'd like to help out, you can contact us at the same email address. I know that when we do have the dissolution vote we will need people to help get signatures to get it done. It's A LOT of work for one or two people to get those signatures by themselves. Though we've done it before, we're not anxious to do it alone again!

I also ask you to feel free to send us what you think of the job we've done to this point. We value your opinion and it does shape how we do our job. If we don't hear from you, we assume you approve of the job that we're doing and continue to do that job.

I hope that this long article helps everyone understand what we've been doing, why things have taken so long and where we plan on going in the near future. Thank you for your patience and understanding.

Wishing all of you blessings and success!

Best Regards,

Keith A. Lindsey, MBA

President,

Owners Association of Bradford Park, Inc.



New Statistics Tab on bphoa.info

For years one of the most consistent things that's been asked of me is, "How many renters are there in Bradford Park?" Well, now you don't have to ask, it's available to you through the new Statistics Tab on bphoa.info.

Simply click on the Statistics Tab and you'll see the exact number, according to the data on wcad.org from which I update my database. In addition, I break it down by street and percentages.

The New Statistics Tab on bphoa.info

Statistics Req.Docs Perm Docs 2026 2025 2024 2023 2022 2021 2020 2019 2018 2016 2015 2014 2013 2012 2010 2002 2001											
All Streets	Adelen Streets	Andres Streets	Bradford Park Drive	Donnell Drive	Andres Streets	Andres Streets	Andres Streets	Andres Streets	Andres Streets	Andres Streets	Andres Streets
Homes	Homes	Homes	Homes	Streets	Homes	Homes	Homes	Homes	Homes	Homes	Homes
278	19	42	3	64	64	12	7	17	10	21	19
Renters	Renters	Renters	Renters	Renters	Renters	Renters	Renters	Renters	Renters	Renters	Renters
76	7	11	2	14	20	2	1	2	4	5	8
% Renters	% Renters	% Renters	% Renters	% Renters	% Renters	% Renters	% Renters	% Renters	% Renters	% Renters	% Renters
27.34%	36.84%	27.34%	66.67%	21.88%	31.25%	16.67%	14.29%	11.76%	40%	23.81%	42.11%

Let me know what you think and any changes you'd like to see.

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

