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## CONTACT

### BOARD EMAIL

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### WEBSITE

[www.bedford-parc.com](http://www.bedford-parc.com)

### NEWSLETTER

For comments or suggestions on this newsletter please contact communications chair at [candace.e.azevedo@gmail.com](mailto:candace.e.azevedo@gmail.com)

# Bedford Parc Newsletter

THIRD QUARTER - 2024



*INSIDE*

PRESIDENT'S CORNER  
UPCOMING EVENTS  
NATIONAL NIGHT OUT PHOTOS

# President's Corner

WITH DOUG GOODE

Bedford Parc HOA Members,

Fall is the season, warm is the weather, hope you all are doing well. I would like to review with you some of the events that have occurred since our last newsletter:

1. The cycle of life continues at our HOA with its full range of emotions. We will miss Bud Merwin as he has gone on to be with our Lord and we welcome our newest member, Ava Reese Armenta, a beautiful baby girl!
2. Our social committee has brought new ideas that have resulted in a number of great opportunities for us to get to know each other, our Bedford mayor, and our city's First Responders.
3. To help us keep our street corners a little safer, we have painted the four curbs to serve as a reminder for our members and guests to be considerate where they park in case a large fire truck is called in to help with an emergency. The painted curbs will hopefully limit parking around our narrow corners, making it safer for passing cars and pedestrians.



4. We are close to upgrading our security cameras so that can actually identify the license plates of cars that enter and exit our HOA. A remote camera has been installed at our back gate pointed along the wall that will face Bedford Commons. We will need volunteers to help monitor the recordings and be familiar with how to retrieve footage in case it is needed.
5. We have complied with the 2024 Texas state law requiring how HOAs communicate and implement fines. There is confusion about the ballot that we asked our members to sign enabling liens on any unpaid assessments at the time a member decides to sale their house. Why the liens? For example, a member has over the past 5+ years refused to maintain their fence to the point that his dogs have escaped out of the broken parts of the fence multiple times and attacked.

We have children and older members who cannot defend themselves from pit bulls. The Board is faced with doing nothing or paying to have the fence repaired. If we have the ability to attach a lien, the HOA "may" be able to recoup the costs of repairing the fence, or else we all pay for the fence out of our dues and the exiting owner gets a free fence. The lien only applies to dues not paid and the assessment for repairs paid by the HOA, never for fines. We only need a few more signatures from our members.

Please read the marquee at the main gate for the times and dates for the remaining Board meetings and social events. Participate in the events as well as contribute to making Bedford Parc HOA a safe, beautiful, and affordable place to live.

Doug Goode

President, Bedford Parc HOA

# Get Connected.

The Nextdoor logo is displayed in white lowercase letters on a bright green rectangular background.

Join us on Nextdoor to stay informed and unite our Bedford Parc community. It's a great way to keep up with ongoing events, seek recommendations for services, poll neighbors or provide safety alerts.



Sign up today by scanning this QR Code with your mobile phone, or if viewing on a desktop, [clicking this link.](#)

*Note:* If you don't already have an account on Nextdoor, you will first need to register for one. To simplify the process, you can sign-up using your existing Apple or Google Email. Once you are logged into the website or app, you may have to click the link again to request to join our community.

# Upcoming Events

## 10.27 NEIGHBORHOOD TRICK-OR-TREAT

DAY Sunday, October 27

PLACE Bedford Parc

TIME 5:00pm - 6:00pm

DETAILS See note -->

## 12.7 CHRISTMAS PARTY

DAY Saturday, December 7th

PLACE Harley Davidson

TIME 5:00pm - 6:45pm

DETAILS More information to come soon!

Contact

[Questions or Ideas?](#)

Sarah Weaver

Social Chair

ou.alumn@yahoo.com



## Trick-or-Treating This Sunday!

We are excited to host the neighborhood trick-or-treat event on Sunday, October 27th from 5pm-6pm.

Please invite your kids/grandkids to participate! If you plan to handout candy, please [click here](#) to sign up.

Each home participating will have a pumpkin sign next to their walkway!



# NATIONAL NIGHT OUT

Thank you to all the neighbors who came out to support our local fire and police departments at the recent National Night Out event! We had a great time seeing everyone!





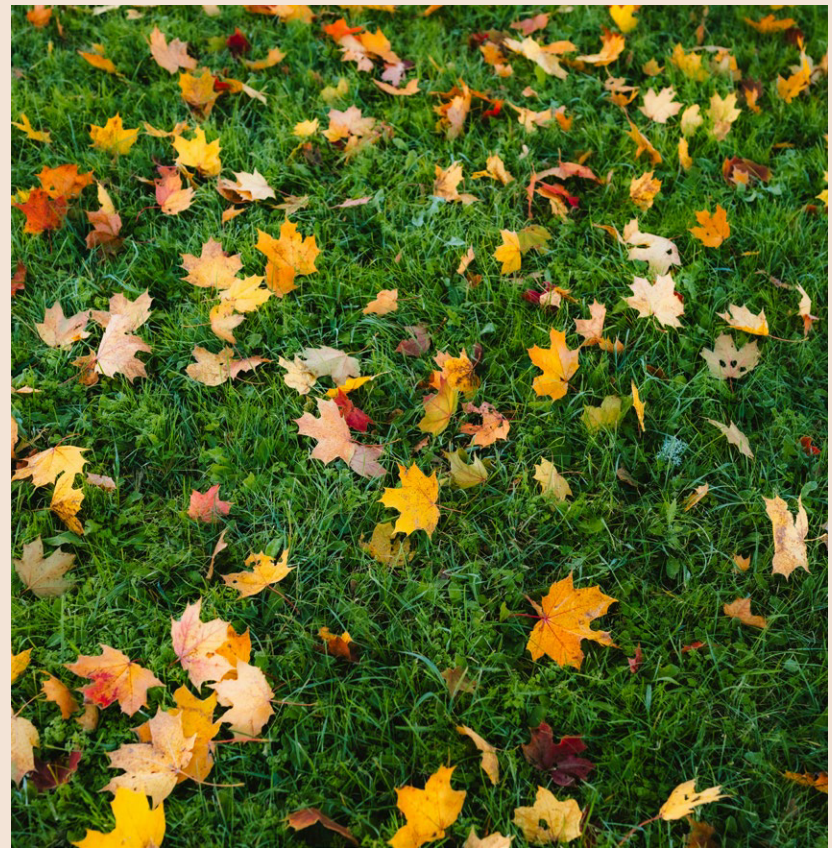
# ACC Fall Update

The 2024 climate has had a positive impact on yards in Bedford. Lawns have recovered from the extreme temperatures of the past two years and are beautiful. This climate change had a positive effect on home-owner maintenance and the overall appearance of Bedford Parc.

However, the Architectural Control Committee (ACC) has one concern that needs to be addressed. While rocks are used to enhance flower beds and as ground cover at the back of many properties, weeds present a challenge. A weed prevention treatment is needed at least two times a year to prevent weeds in these beds. Using products like Round-Up to kill the growing weeds only leaves unattractive dead weeds. Many residents hire a service to maintain their property which the HOA Smith Lawn and Trees HOA do not cover. As a way to assist those who do not prefer to maintain their rock-covered areas, the HOA will request Smith Lawn to give a cost for applying a weed control treatment two times a year.

At this time, many shrubs will only need one additional trimming to remain groomed until spring 2025. Residents should address their needs soon.

Please remember a Home Improvement Application is required for property changes that are visible from the front of the property. The application is posted on the website or can be obtained from any of the ACC members. The ACC appreciates their support in making Bedford Parc the preferred place to live.





WELCOME

# Ava Reese

BORN ON

## SEPTEMBER 24<sup>TH</sup> 2024

Welcome to the Armenta's baby girl!

2464 Bedford Cir

[Sign up to bring a meal to the new parents](#)



## Get Out and Vote!

### EARLY VOTING

**MONDAY 10/21 - FRIDAY 11/1**

The early voting period for the November 5, 2024 election is Monday, October 21 through Friday, November 1. The Bedford Public Library at 2424 Forest Ridge Drive will serve as an early voting polling location; however registered voters can vote at any Tarrant County early voting location.

[Early Voting Schedule and Locations](#)

### ELECTION DAY

**TUESDAY 11/5**

Election Day will be from 7:00 a.m. to 7:00 p.m. Tuesday, November 5, 2024. Registered voters can vote at any Tarrant County Vote Center location.

[Vote Center Locations](#)

# HOA Contact Information

## BOARD OF DIRECTORS

### PRESIDENT

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## ELECTION COMMITTEE

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## COMMITTEE CHAIRPERSONS

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**Lila Schwemer**

## FREQUENTLY USED LINKS AND INFORMATION

### Bedford Parc HOA Website

[www.bedford-parc.com](http://www.bedford-parc.com)  
**Login:** Your last name OR email  
**Password:** Your gate code plus  
"0" (xxxx0) or the password you  
registered.

### City of Bedford Website

[www.bedfordtx.gov](http://www.bedfordtx.gov)

### Trash pickup information

[https://www.bedfordtx.gov/199/  
Trash-Recycling-Services](https://www.bedfordtx.gov/199/Trash-Recycling-Services)

### Regular Trash Pickup

**Mondays & Thursdays** (except  
Thanksgiving, Christmas and New  
Years, when service will run one  
day behind schedule);  
**Place on curb after 6:00 PM**

### Recycle Pickup Thursdays.

**Bulk trash pickup:** Republic  
Services will also collect, at no  
additional charge, kitchen items,  
household/bedroom furniture,  
household appliances, hot water  
heaters, etc. Brush and limbs will  
be picked up when securely tied in  
small bundles not exceeding four  
(4) feet in length or 50 pounds in  
weight and placed at curbside with  
regular garbage. For non-bundled  
items stacked curbside, call Republic  
Services for the fee.