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### 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

**FOURTH QUARTER 2024** RELEASED JANUARY 2025



*INSIDE*

**ANNUAL MEETING REMINDER  
IMPORTANT DATES  
2024 ACCOMPLISHMENTS**

# President's Corner

WITH DOUG GOODE

Dear Bedford Parc HOA Residents,

Hope you enjoyed the change in weather even if it only lasted for a few days. It seems that snow staying on the ground for any length of time in our Metroplex is becoming rare.



I hope this newsletter finds you well. As we reflect on the events of the past year, I want to express my sincere gratitude to those members of our HOA who dedicated their time and efforts to help make these accomplishments possible. Your contributions have played a pivotal role in strengthening our community, and I deeply appreciate your involvement.

## Here are some key achievements from 2024:

- **Updated Covenants and Bylaws:** We successfully revised our covenants and bylaws to comply with new state laws governing HOAs, ensuring we remain in full legal compliance.
- **Enhanced Security:** Our security cameras were upgraded to enable the recording of vehicle license plates, improving safety and security within our community.
- **Curb Markings on Bedford Circle:** The four corners of Bedford Circle were repainted to prevent parking that could obstruct First Responders and to ensure pedestrians have safe passage, particularly near the narrow corners.
- **Front Gate Kiosk Upgrade:** We are moving forward with replacing the front gate kiosk with a more user-friendly version, which will be installed in early 2025.
- **Inflation Adjustment to Dues:** To preserve the HOA's purchasing power and maintain our property effectively, the dues for 2025 will be adjusted for inflation based on the CPI index.

Looking ahead, I would like to address an important matter that requires your re-consideration. **Specifically, I encourage members to revisit the Consent Ballot for Enforcement Rights that was sent out earlier this year.** Some members have expressed concerns that the ballot would grant the Board too much power; however, this is a misunderstanding. The intent of

this ballot is not to increase the Board's authority, but to protect homeowners from having to cover costs incurred due to another member's neglect. For instance, if a homeowner allows their property to deteriorate—such as neglecting a fence—the HOA could replace the fence and, with the consent from this ballot, potentially recoup the costs from the responsible party. This ensures that the entire community is not financially burdened by one individual's lack of upkeep.

Lastly, **I want to remind everyone that our Board elections will take place in February.** I encourage you to vote, as our HOA is self-managed by the Board members elected by you, the homeowners. **Members in good standing have the right to run for office and serve on the Board or committees, and if you wish to make a difference in our community, I encourage you to get involved.**

Thank you once again for your ongoing support and engagement in our HOA. I look forward to another successful year working together to maintain and improve our neighborhood.

**Doug Goode**

**President of Bedford Parc HOA**



## Dues Reminder

Thanks to all who have responded promptly and submitted the Semi-Annual dues for January - June. Letters regarding the Semi-Annual dues went out via email on December 16, 2024. With all the holiday hustle and bustle and loads of emails, if you missed seeing the email please check your spam folder or call me to confirm we have a current and correct email address for you.

In summary the **Dues for Jan - Jun 2025 is \$835 and considered late after January 31, 2025.** Please reach out if you did not receive the letter and would like one sent to you.

**Beverly Roberts**

**Treasurer of Bedford Parc HOA**

# Important Dates

## 1.31 JAN-JUNE DUES ARE DUE!

**DAY** Friday, January 31 at latest

**PLACE** PO Box 231  
Bedford, Texas 76095-0231

**DETAILS** (See letter emailed December 2024)

## 2.13 ANNUAL MEETING & ELECTION

**DAY** Thursday, February 13

**PLACE** Bedford Library, 2424 Forest Ridge Drive

**TIME** 6:00pm

**DETAILS** See email for voting information.

## 2.17 MONTHLY BOARD MEETING

**DAY** Monday, February 17

**PLACE** 2217 Cabelle Court

**TIME** 6:00pm

**DETAILS** All residents welcome to attend.

The Nextdoor logo is displayed in white lowercase letters on a solid 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.



## Featured Pet of The Quarter



*in memory of*

**OSCAR WARD**

11/15/2016 to 1/7/2025

**OWNERS:** Judy and Wayne

I moved to Bedford Parc 5 1/2 years ago and loved living here. I met a lot of neighbors on my daily walks and will miss you. See you on the other side of the Rainbow Bridge!



## HOA Annual Meeting

### **DATE & TIME:**

Thursday, February 13th  
6:00PM

### **LOCATION:**

Bedford Library  
2424 Forest Ridge Drive,  
Bedford, Texas 76021

Keep an eye out for the physical printed copy of the **Annual Report**, due to arrive very soon at your homes. Inside includes all instructions about the election including candidates, as well as how to vote early if unable to attend the meeting.

# Landscape Update

2024 has come and gone and we are looking forward to a great 2025. Below I have outlined services we all enjoy as residents of Bedford Parc. Sometimes we take for granted what we receive for the dues we pay for, including upkeep of not only our homes, but the common areas of our community as well. The beauty of our community remains a focus for the Board of Directors and we hope each individual household feels the same.

- **Mowing, weeding, trimming and clean up, 37 times per year for residents and common areas.**
- **Turf fertilization, 3 times per year for residents and common areas.**
- **Turf pre-emergent, 4 times per year for residents and common areas.**
- **Seasonal color in the park and outside our gates, fall and spring.**
- **Spring mulch for common areas.**
- **Irrigation inspection and repair in common areas.**
- **Tree lifting of trees in common areas.**
- **Leaf removal, 6 times per year for residents and common areas.**

- **Fire ant treatment, 1 time per year for residents and common areas.**
- **Chinch bug treatment, 1 time per year for residents and common areas.**
- **Cleaning and maintaining the park fountain.**
- **Maintaining the perimeter walls of our community.**
- **Maintaining the operation of the front gates.**
- **Maintaining the security camera and entry gate box.**
- **Street light maintenance.**
- **Maintenance of all the electrical in the common areas.**
- **Christmas decorations for the park and outside the gates along with annual storage.**

Happy New Year!

**Jerry Jarrett**

**Landscape & Property Committee Chair**



# 2024 Bedford Parc Accomplishments

A SUMMARY BY SECRETARY SHARON MERWIN

- We bought 2 new cameras for the 2 front gates and 1 camera for the back gate. Blake Weaver did the installation and saved us all a lot of money.
- Replaced several sections of the outer walls that had deteriorated, part of our Reserve Study.
- Repaired/painted the fountain.
- Painted the inside curves of Bedford Circle, Do Not Park, to help maintain a street area large enough for the firetrucks to enter and turn without hitting automobiles.
- Repaired sprinkler system in Northwest Corner (permit \$2230, installation \$3983)
- Replaced dead trees on Don Dodson.
- Repaired the electrical system in the Park area in order to have Christmas lights available.
- Anticipate replacing the screen in our Gate Box.
- Created a private community on the Next Door app for Bedford Parc homeowners.
- Bedford City removed all the Bradford Pear Trees along Parkwood, saving our association \$40,000.
- Updated our Bylaws to be compliant with Texas Legislation Act No 614 effective Jan. 1, 2024. " A property owner's association board shall adopt an enforcement policy regarding the levying of fines by the property owner's association." Filed Third Supplement to the Notice of Filing of Dedicatory Instruments for Bedford Parc and have lower the original fine schedule.
- Tried to get the First Amendment To The (Fourth Amended) Dedicatory of Covenants to be able to add enforcement rights including the Right to Fine. Need 63 signatures from Bedford Parc homeowners, Have 57 signatures so far.
- Board evaluated all expected expenses in 2025 and passed the budget for 2025, which almost balanced with the dues assessment. In other words, we expect our dues to cover all expenses.
- Maintained updates on Bedford Parc Website. Updated "Selling Your Home" and Holding An Estate Sale.
- Met with Mayor Mike Cogan in the Cul-de-sac and had a lengthy discussion on what to expect Bedford City to be involved with this coming year.
- Moved Merrill Lynch funds into CD's gaining 4.75%.
- Architectural Committee was very active in helping maintain all our homes, which helps keep the value of our homes very favorable.
- Social Committee was very active with Women's Night Out, National Night Out, July 4th Trick or Treat, etc.

# ACC Quarterly Update

Bedford Parc Architectural Control Committee supports the importance of resident accountability needed to create a vibrant family-friendly environment in our self-managed community. This community fosters an inviting appearance, with well-groomed lawns, that enhance property values because of timely maintenance and improvement projects. This past year residents demonstrated their commitment to upkeep and improvement by submitting 24 home improvement applications that showed a proactive approach to maintaining high living standards. Residents voiced pride in property ownership in Bedford Parc, our self-managed community.

Most of you recognize Bedford Parc's visual appeal directly results from consistent attention to lawn care, landscaping, and exterior property maintenance. Residents must ensure their homes and yards align with the communities' high standards outlined in the Covenant. These standards were created to help build a unified and welcoming appearance.

In 2024, residents submitted 24 home improvement projects. These projects highlight the neighborhood's dedication to continual enhancement. The projects included:

- Structural Improvements, removal and replacement of rotten siding
- New roofs
- Replacement and repairs of fences including staining and repair of existing fences
- New front landscaping with edging
- Exterior painting
- Replacement of windows
- Removal of problem trees and planting of new trees
- Please review this list of projects completed in 2024 and consider your possible improvement needs for 2025.

Members of the ACC walk around in the Parc and regularly discuss issues that need to be addressed. At this time, one of the greatest concerns is the maintenance of the rock beds behind properties. It is time to spread a preemergent on the beds to prevent the early spring weeds. For a fee, Smith Lawn can provide these services.

The ACC believes that this Parc stands as a model of self-management success. In 2024 residents demonstrated continual property improvements that have resulted in our vibrant, family-friendly community; an aesthetically appealing place to live where property values continue very strong.

Please remember you are responsible for completing a Home Improvement Application for changes that are visible from the street or alley of your property.

**Faye Murphy**

**Architectural Control Committee Chair**



# HOA Contact Information

## BOARD OF DIRECTORS

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## ELECTION COMMITTEE

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## 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.