

Welcome to Bedford Parc!

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Contact

BOARD EMAIL

directors@bedford-parc.com

WEBSITE

www.bedford-parc.com

HELPFUL INFORMATION

ABOUT OUR NEIGHBORHOOD

- WHO to contact
- WHAT to do
- WHEN it happens
- WHERE to go



WELCOME TO BEDFORD PARC!

Hopefully you'll find this information helpful as you settle into your new home. More in-depth information is found on the following pages but here is a quick overview of things you might need to know immediately.

TRASH AND RECYCLING SERVICES

<https://www.bedfordtx.gov/199/Trash-Recycling-Services>

Regular Trash Pickup: Mondays and Thursdays (except Thanksgiving, Christmas and New Years, when service will run one day behind schedule); place trash on front curb after 7:00 PM the evening before the scheduled pickup (City of Bedford Ordinance).

Recycle Pickup: Thursdays; place recycle containers at the end of your driveway (not front curb) the day of pickup; recycle containers must be located behind fences, walls, shrubbery or vegetation to be screened from public view at all times other than the day of pickup.

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.

LAWN SERVICE

Smith Lawn and Tree provides front yard maintenance. A list of all services covered by your HOA dues can be found in the Landscape Committee section on Page 5 of this document. Mowing is done on Thursdays so please do not water your lawn before 7:00 PM on that day. Backyard maintenance and other services are available through Smith Lawn and Tree at an additional charge, please contact Laura McLarry directly at laura@smithdfw.com or 817-921-2222 if you're interested.

WATERING RESTRICTIONS

Residential addresses ending in even numbers are only allowed to water on Wednesdays & Saturdays. Residential addresses ending in odd numbers are only allowed to water on Thursdays & Sundays. No watering between 10:00AM - 6:00PM is allowed at any time. For addresses ending in odd numbers, the HOA Board requests no watering between midnight and 7:00 PM on Thursdays to accommodate the mowing crew.

PET ORDINANCES

Pets may not run loose and must be walked with a leash (City of Bedford Ordinance). People walking animals are required to pick up, remove and properly dispose of the waste their pets leave.

BEDFORD PARC SPEED LIMITS

Please observe neighborhood speed limits of 20 MPH streets and 10 MPH alleys. Please also see Street Parking section on Page 4 of this document.

GATE CODES

All residents are required to have a permanent gate code. If you need help with gate codes, please contact Irene Wierzbicki at irenemili@mac.com. Adherence to the gate code policy provides an extra level of security.

Pedestrian Gate Code:

The universal pedestrian gate code is: 4283

Costs for Gate Codes:

New Resident Gate Codes:

FREE - included with closing costs

Temporary Gate Codes*: FREE

Estate Sale Gate Codes: \$75 fee

Realtor Gate Codes: \$25 fee

Permanent Gate Codes Must be Requested in the Following Instances:

- Compromised codes
- Board of Director request
- Resident request

***Temporary Gate Codes are Required in the Following Instances:**

- Remodeling requiring contractor access
- Resident parties
- Realtors showing homes
- Open houses
- Health aides

Residents Should NEVER Give Out Their Permanent Gate Code in any of the Above Instances.

Doing so compromises security by allowing multiple individuals access to our neighborhood for as long as the permanent code is active. Thank you for your cooperation in this regard!

NO DELIVERY TRUCKS IN ALLEYS

Please note that delivery vehicles larger than a pickup are not permitted in the alleys. Alleys must be kept open for emergency vehicles as well as other resident's vehicles. All large commercial vehicles must make deliveries to the front of the house only to prevent damage of irrigation lines or personal property in narrow alleyways.

STREET PARKING

For safety and aesthetics, please park your cars in your garage or driveway. Firetrucks require 26' street clearance and navigating around parked cars would slow their response time in an emergency. Also, cars parked on the curves and near the alleys are a hazard. Our streets are narrow, so cars are forced to pull to the center of the street to get by, exposing them to oncoming traffic as they come around the corner. Please park at least 15 feet away from the curves for traffic safety and don't obstruct the mailboxes out of courtesy for the mailman.



ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control committee is responsible for ensuring the guidelines found in the HOA's Covenants, Conditions & Restrictions are followed.

Any change visible to the street or alley requires that an application be made and approval granted before work commences. This includes, but is not limited to changes to home exterior features, painting or staining of fencing, modifications to landscaping, etc.

If you are planning an exterior home improvement project, please complete a Home Improvement Approval Application form and submit your request to Faye Murphy at joefayemurphy@att.net.

LANDSCAPE COMMITTEE

The Landscape Committee oversees and works with Smith Lawn and Tree, our landscape maintenance provider, as well as any other special projects regarding maintenance of the neighborhood.

They keep our community beautifully maintained, and are contracted to provide the following services for our residents:

- Mow, edge, trim and blow all common areas and front yards
- Mowing is done on Thursdays, weekly in the Summer with abbreviated schedules in the Spring, Fall and Winter
- Application of fire ant control on all common areas and front yards twice per year
- Fertilization of common areas and front yards twice per year
- Application of pre/post emergent treatments of common areas and front yards three times per year

If you have questions please contact Jerry Jarrett at jerry.jarrett1@gmail.com. Should you want to schedule additional services through Smith Lawn and Tree (like back yard mowing, etc.), contact Laura McLarry directly at laura@smithdfw.com.



SOCIAL COMMITTEE

Bedford Parc is actively involved in Social Events. If you are not acquainted with your neighbors, this is one of the best ways to get acquainted. We host a ladies' night out each quarter at a local restaurant so the ladies can get together and meet each other. Our men meet regularly for coffee and donuts on Wednesday morning. Another great opportunity for the men. You can call John Bales at 817-354-6397 if interested in the coffees.

We also have a group of ladies who like to play games twice a month on Tuesdays from 1:00pm-4:00pm. If interested, please call Tricia Miller at 817-565-2802 to obtain dates and addresses. In the Spring we are planning Patio Tours which make it fun to see what everyone creates within their patio areas.

On the 4th of July we're planning to do something new and exciting this year.

Our men love the Chili Cookoff and this year we're adding a football game plus desserts sometime in September.

We traditionally participate with National Night Out (first Tuesday in October, in the Park). Our Police and Fire Department do so much for us. This is one small way to show them our support and thanks. We love seeing all the kids and parents dress up for Trick or Treating and will continue with Sunday afternoon this year.

Our Christmas party allows all the ladies to bring their favorite recipes as we eat and fellowship and may get a treat with some delightful entertainment.

If you have additional thoughts for our community, please contact either Beverly Roberts at 713-828-0180 who chairs, or Sarah Weaver at 817-874-1975, who assists with Social Events.



BEDFORD PARC WEBSITE

If you would like to visit our website for the Bedford Parc Home Owners Association, please go to: www.bedford-parc.com

INSTRUCTIONS FOR ACCESSING THE WEBSITE

1. You will enter your last name where it shows a small person. Under your name is a small lock where you enter your password.
2. Your password is your Gate Code number, followed by a 0 (zero).
3. Click **LOG IN** and this will open our website.

Username or E-mail

Password

Keep me signed in

Login

Register

[Forgot your password?](#)

INSTRUCTIONS CONTINUED...

1. Along the upper section are several headers;
HOME
HOA BOARD
RESIDENT INFO
COVENANTS
ACC
POLICIES
HELPFUL LINKS
CONTACT US
2. You may click on any of the Headers and a list of attachments will appear under each Header.
3. If you click on the **New Residents** section, it will lead you to the Site Map (which will alphabetically list different topics, forms, and information as well).
4. We do our best to keep all residents informed and make this information updated and available to you.

HOA CONTACTS

BOARD OF DIRECTORS

PRESIDENT

Wayne Ward

817-247-4197

wayneward@sbcglobal.net

VICE PRESIDENT

Lee Schwemer

817-307-2875

schwemer@uta.edu

TREASURER

Jake Hart

817-897-8877

jakehart1st@gmail.com

SECRETARY

Sharon Merwin

817-291-1321

sharonannmerwin@gmail.com

DIRECTOR

Jerry Jarrett

817-994-3631

jerry.jarrett1@gmail.com

DIRECTOR

Mel Crosier

682-300-7571

melirmacros@aol.com

DIRECTOR

Beverly Roberts

713-828-0180

bjroberts08@gmail.com

COMMITTEE CHAIRPERSONS

ARCHITECTURAL CONTROL

Faye Murphy

817-229-4873

joefayemurphy@att.net

Margaret Eldridge, Ricki Wilson,

Nancy Kaspar, Trisha Henderson

GATE CODES

Irene Wierzbicki

817-456-0596

irenemili@mac.com

Blake Weaver

817-223-4440

blakeweaver10@gmail.com

COMMUNICATIONS

Candace Azevedo

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candace.e.azevedo@gmail.com

Lisa Carter

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FINANCE

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LANDSCAPE & PROPERTY

Jerry Jarrett

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SOCIAL

Beverly Roberts

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WELCOME/HOSPITALITY

Trisha Henderson

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Lila Schwemer

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Nancy Kaspar

832-439-1820

nkaspar@hotmail.com

Tricia Miller

817-565-2802

triciamiller7@yahoo.com



FREQUENTLY USED LINKS AND INFORMATION

Bedford Parc HOA Website

www.bedford-parc.com

Login: Your last name

Password: Your gate code plus "0" (xxxx0)

City of Bedford Website

www.bedfordtx.gov

Regular Trash Pickup: Mondays & Thursdays

(except Thanksgiving, Christmas, and New Years when service will run one day behind schedule); **Place on curb after 7:00PM**

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.

Trash Pickup Information

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Thank you, and
welcome to the
neighborhood!

- Bedford Parc Board of Directors

