



Briar Village Newsletter

Houston, Texas August 2019

Serving 768 Homes ~ Since the 1970s

Informational ~ Multicultural ~ Enlightening ~ Entertaining
briarvillage.nabrnetwork.com

Community Association (BPCIA) Meets Regularly on 4th Thursday - Everyone Welcome!



The annual BV 4th of July parade was once again a huge success! A big thank you to everyone who came to drive their decorated cars, ride their bikes, push their strollers and wagons, and line our neighborhood streets with flags.

After parading down Piping Rock and Burgoyne, our young villagers met with local firemen and enjoyed drinks, treats and hot dogs. The kids had a blast getting to see the firetruck in person and being able to spray the firehose. Meanwhile, many of the adults enjoyed being able to view the beautiful classic cars brought to drive in the parade.



A special thank you goes out to Briar Village Board Vice President Stephen Coad for once again volunteering his time to man the BV grill for the residents of the neighborhood and to the parents of the Briar Village swim team for all the work they put into planning and preparing for this event.

An extra thank you goes out to Shona and Jose for all the work they put into help make this event special. Also, thanks to Tim and Eric for volunteering to help set up the canopies and tables prior to the event and to everyone else who helped with serving food to our neighbors and guests!

If there is something you did not see this year in the celebration that you would like to see next year, please let us know so that we can continue to improve on this event. Remember, this is your newsletter and your neighborhood, so let us know what you would like to see, hear, or attend so you can see it here or at your next event!



“How to” for Briar Village

Below paragraphs and the Information Box to the right are valuable resources for all things Briar Village. In addition to contact information for our Board of Directors and our management company, you'll find specifics about trash and recycling, security and police contact information, curfew and amenity hours, clubhouse rental and other things that may help with life in our little village.

Briar Village Youth for Hire

...The Possibilities are Endless

BV young folks who want to work have a special spot on the BV Website. If you need a babysitter, pet sitter, lawn help or general assistance, please check this web page, which is only available to residents, and hire a Village kid! If you would like to add your name to the Youth for Hire list, contact the BV Webmaster; instructions are on the Youth for Hire web page.

Problem Resolution

The Board asks residents not to contact service providers directly for problem resolution; please contact the Director over that area on the BPCIA Board of Directors and let that Director handle the problem.

Diane McConnon, President BPCIA

Community Pool

Access Card required for admittance, see box at right. Pool is open 7:00 am – 8:30 pm through October 25th, 2019.

Rent the BV Clubhouse Great for Parties!

Rent for an event is \$50 weekdays - \$100 weekend days. A \$200 deposit is required and will be returned pending a post-event inspection. Rental Agreement is on the BV Website under *For Residents* tab, or call GMI, phone at right. Remember: YOU own the clubhouse, treat it the way you'd treat your own home.

Board Members, Newsletter Team, Activities Team are Volunteers.

Would you like to volunteer too?

Contact a Board Member.

Briar Village – Things to Do

Website, Monthly Community Assoc. Meeting, Youth for Hire, Scrapbook Club, Moms Club, Garden Club, Swim Team, Yard of the Month, semi-annual garage sales, seasonal events.

Open to all residents, owners & renters.

Briar Village ~ August 2019

Clip and Save for Future Reference!

Board Director's areas of responsibility change periodically, Make sure you have a current Newsletter before contacting a Director.

BPCIA – Briar Park Community Improvement Assoc.

Meetings 7:00 p.m. at BV Clubhouse on 4th Thursday of Month

BPCIA Position, Name, Term Years, Primary Area, Backup Area(s), Contact Info

Pres. Diane McConnon 2019-20 Clubhouse, Deed Restrictions (to rent Clubhouse call GMI) 281-794-6482 dee.briarv@gmail.com	V.P. Stephen Coad 2018-19 Pool 281-935-5440 stephencoad@yahoo.com
Sec. Erin Hardy 2019-20 Socials 832-725-9051 erinbvhoa@gmail.com	Treas. Brian Maguire 2019-20 Tennis 832-659-5913 brianjmag@live.com
Director Eric Newman 2018-19 Common Areas 713-817-2168 ericbvhoa@gmail.com	Director Alvin Olson 2018-19 Security, Webmaster 832-274-7831 alvin@briarview.com
Director Mandi Trumbull [2018]-19 Newsletter 832-540-4949 manditrumbullhoa@gmail.com	Graham Management Inc. (GMI) (BV Mgmt. Co. started 4/1/2016) Attn: Carmen Reyes, Com. Mgr. 2825 Wilcrest, Ste. 600 Houston, TX 77042 PH 713-334-8000 - FAX 713-334-5055

BPCIA has 7 Directors who serve 2 year terms and are elected by homeowners at the Annual Meeting in Feb. each year; 4 are elected in even number years; 3 are elected in odd number years. Directors' years of service are unlimited, but they must be elected at 2-year intervals. Interim vacancies may be filled by appointment via Directors' vote.

Security Patrol – Started October 6, 2014, new name June 2018

Ranger Patrol & Co. Inc. – Dispatch 832-356-3224

Call 911 for Emergencies 24/7 HPD

HPD Non-Emergency - 713-884-3131

Vacation Watch – see Important Phone No's section on BV Website then click on link or Contact Ranger Patrol

Juvenile Curfew – Houston Code of Ordinances

Under 18 years prohibited from being in public from midnight until 6:00 a.m. and from 9:00 a.m. – 2:30 p.m. (M-F Classroom hours)

Common Areas Open 8:00 a. m. – 8:00 p. m. No lingering after hours

(Unless a private party has rented the Clubhouse.) Other Amenities - Hours as Posted

Garbage – VF Waste Services - 713-787-9790 – Questions & Complaints

Pick-up Tues & Fri - Trash can only be put by the curb:

After 6:00 p.m. on Mon & Thurs or by 7:00 a.m. on Tues & Fri

Trash is not allowed in view any other time (see City Ordinance)

Bagged Lawn Debris is NOT to be left curbside except at above times

Up to 8 bags or cans with weight limit 40# ea for one man to handle.

No construction debris, hazardous waste, tires. Bundle/tie limbs 4' long.

Heavy Trash on Fri Only (dishwashers, water heaters, etc.)

Recycle Day is Thursday - use blue recycle bins only on Thursdays

If Tues, Thurs or Fri are Holidays, pick-up is skipped (NOT re-scheduled)

Holidays are: New Years, Memorial Day, July 4th, Labor Day, Thanksgiving, Xmas

Newsletter Team (NLT) Mandi Trumbull - Absent Author's Name = NLT

Briar Village Newsletter

Published Monthly Feb-Dec and sent via U.S. 4th Class Mail to every home in BV; past issues on BV Website. BV residents are welcome to submit articles (450 word max.) However, some editing and/or delay may be required due to space constraints. NLT not responsible for accuracy of submitted articles. Submit articles as an attachment to manditrumbullhoa@gmail.com Articles Monthly Deadline: 3rd Friday

BV Newsletter Monthly Advertising Rates – Everyone Welcome

2 Lines/Residents Only \$5; Bus. Card & 1/4 page \$30; 1/2 page \$60; Full page \$100.

Make checks payable to: BPCIA. Submit payment to:

Briar Village Newsletter, c/o Graham Management Inc. – Address above

Submit artwork/copy to: bvnewsletter2018@gmail.com Ads Monthly Deadline: the 15th

NEW April 2018 - Website/Message Board free to all residents

<https://briarvillage.nabnetwork.com/home.php>

Common Areas - Access Card for Pool & Tennis Courts \$25 - Order from GMI

Must submit completed Order Form to GMI address above, and a check or money order payable to BPCIA. **Order Form on BV Website & some Newsletters**

**Briar Village Real Estate Update
June 16, 2019 - July 15, 2019**

Homes Sold	1
Average Sold Price	\$201,000
Average Sold Price per square foot	\$116
Average Days on Market (sold)	143
Homes Pending	1
Active Homes	23
Months of Inventory	4.4 Months
Active Rental Homes	9
Number of Leased Homes	2
Average Lease Price	\$1770



Summer sales in the neighborhood have been a bit slower than anticipated. Currently, there are 23 great homes for sale in Briar Village ranging from \$189,000 to \$375,000.

The Greater Houston Real Estate Market saw the home inventory level increase to 4.4 months in June. This number has slowly risen most of 2019. Homes sales have dropped 3.4% in June as compared to June of 2018, however, sale prices are up 2%. Cheers!

Paul Holub, Briar Village Resident

Big changes at the Briar Village Pool



This pool season, the neighborhood has had difficulty finding lifeguards to staff the pool which has led to, among other things, confusion surrounding when the pool will be open or closed. In light of this, during the July HOA meeting the Board discussed and voted to switch to a **swim at your own risk** pool arrangement. We will continue to have lifeguards through August 11th, but when the pool reopens the following Tuesday (August 13th) there will be no lifeguards on duty at our pool. This change also

means that residents will have greater access to the pool! Beginning Tuesday August 13th, the pool will now be open from 7:00 a.m. to 8:30 p.m. Additionally, the pool season will now be extended through Friday, October 25th. Please keep in mind that the pool will remain closed Mondays for pool cleaning and maintenance – it is not safe to use the pool during this process.

As this is a big change to our neighborhood, the schedule may need to be adjusted, but for now the Board thinks this will work well.

BPCIA Meeting Highlights – July 25, 2019

The Board reported that the plexiglass was replaced on the library. The board is currently looking at bids for fence replacement behind the clubhouse.

Due to the difficulties staffing the lifeguards for the pool, the board discussed making the change to swim at your own risk. See details below.

After conducting an informal poll on the current website the Board discussed conversion back to the old website. Residents are in favor.

Political signs were discussed in regard to flags and flagpoles – specifically that one pole can be attached to a home, and free-standing poles can have two flags on them. All are subject to ACC approval and wording needs to be added. 14 residents were at meeting and in favor of resolution. Board will wait to approve at next meeting.

A motion to discuss metal roofs was made. Forum was in favor of metal roofs, but no decision was made at this time. All roofs would still be subject to ACC approval.

Violation notices sent since 6/28/19 - 7/25/19 – 112 First Letters, 28 Second Letters, 5 Third Letters.

ACC Applications – 5 Approved, 7 Pending, 1 Denied.

Architectural Control Committee (ACC)

All improvements visible from the street must have ACC approval BEFORE work starts. Get the ACC Approval Form on the BV Website or from GMI.

Deed Restriction Violations (DRV)

Please review your Deed Restrictions, which are on the BV Website. If you receive a DRV Letter, please take it seriously, but please do not take it personally. The best course of action is to simply fix the problem and move on.

If you are uncomfortable in any manner with a letter you received, please feel welcome to contact me or GMI - our management company - to discuss it.

Diane McConnon, DRV - President BPCIA

Community Association Meeting

The best way to learn about and comment on BV business is in person, by regular attendance at Monthly Meetings, which are held in the BV Clubhouse, on the 4th Thursday of each month (*except Nov & Dec*), and start at 7 p.m. Attire is casual, everyone welcome.



Next Meeting: August 22, 2019

➤ BV Security - United Ranger ◀
832-356-3224



It's time for Houston Restaurant weeks! From August 1 to September 2, restaurants throughout the Greater Houston area will be offering special menus to benefit the Houston Food Bank. There are currently more than 200 restaurants participating and more to be added soon making this a great opportunity to try out that new restaurant or stop by an old favorite! Brunch and lunch menus are \$20, and dinner

menus are \$35 or \$45. Participating restaurants will then donate \$3 per brunch or lunch purchased, and \$5 or \$7 per dinner depending on the menu price. These amounts may seem modest, but the Houston Food Bank is able to feed many Houstonians in need with these funds. In fact, the month long event is the largest fundraising event hosted for the Houston Food Bank, and additionally helps to bring in donations to the Galveston County Food Bank as well as the Montgomery County Food Bank. A full up to date list of participating restaurants and their menus can be found on the organizations website: <https://www.houstonrestaurantweeks.com>. There you can also find information on how to win a \$100 giftcard to use during the event. There are multiple ways to win, and lots of giftcards up for grabs!



**The Citizen Patrol
Needs You!**
**For more information
contact
Karen Avery
at jxb1339@att.net**

Citizen Patrol is actively seeking new members. Join this great group of residents who volunteer some of their free time to drive our neighborhood keeping an eye on things on our behalf. No experience is required, but a background check and attendance at a one-night training session are required.



**Local Honey from the Hive to the Jar
\$10 / Pint Call: Diane 281-794-6482**



Xylitol can be more toxic than chocolate for dogs

Many dog owners are aware that chocolate can be a killer, but what they don't realize that xylitol (a sugar alcohol used as a sweetener) is extremely toxic and poses great danger to our dogs. In fact, the minimum amount of chocolate that could cause death in dogs, based on their size, doesn't compare to the minimum number of pieces of xylitol-containing sugar free gum that could have the same devastating effect.

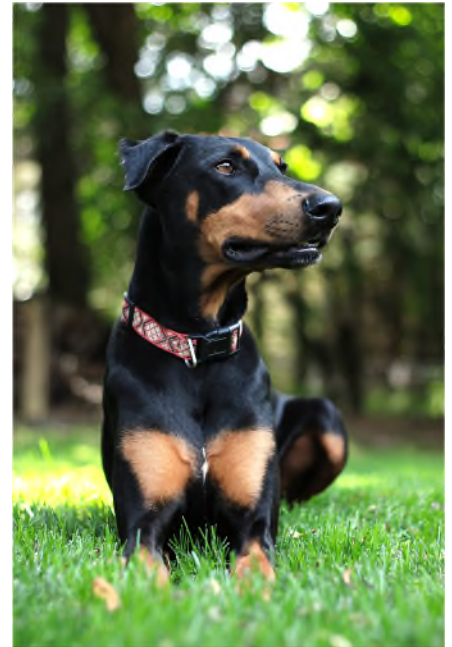


Photo by Creation Hill

Toxicity occurs simply because xylitol cannot be completely digested in the intestines until the digestive system adapts. Xylitol is extremely toxic to dogs and even small amounts can cause hypoglycemia (low blood sugar), seizures, liver failure or even death in dogs.

The general lack of awareness of xylitol and the danger it poses, coupled with the high toxic potency of xylitol in dogs, and presents a huge problem! And the problem is getting bigger every year, as xylitol is gaining in popularity and being added to more and more common products. In fact, odds are you have something containing xylitol in your medicine cabinet, your pantry or your purse right now without even being aware of it.

Xylitol is a natural, sugar-free sweetener commonly found in many chewing gums, mints, foods (e.g. pudding and gelatin snacks, etc.), oral rinses, toothpastes, and OTC supplements (e.g., sugar-free multivitamins, fish oils, etc.) The xylitol content of these products can vary widely depending on brand and flavor. In dogs, smaller ingestions can cause an acute, life threatening low blood sugar within 10-15 minutes. Larger ingestions can result in acute liver necrosis and liver failure. If you suspect your dog ingested xylitol, contact your veterinarian, an emergency veterinary hospital or the Pet Poison Help line immediately for life saving treatment recommendations.

So remember to be diligent with Xylitol as you would with chocolate in your home.

By: Dr. Laura Noaker; VERGI Emergency and Critical Care Hospital, vergi247.com
www.houstonpettalk.com

Will Tomatoes Grow in a Houston Fall Garden?

by long-time organic gardener Karen Avery

You betcha... if you “shake a leg” and get 10” transplants in the ground by mid-August. It’s too late to plant seeds, those should have been planted indoors by late-June for a fall harvest. If you don’t already have a raised garden bed, tomatoes (and other vegetables) can be grown in 5-gallon containers, but they will require more frequent watering than your plants in the ground and more frequent feeding since frequent watering leaches your nutrients.

Houston climate allows us to grow tomatoes twice a year, but varieties with the shortest maturity dates tend to do best in the fall, and those are the smaller fruiting varieties...patio, grape and cherry tomatoes. You could have a bounty of those for Thanksgiving dinner ... if you can find the shorter-maturity transplants (50-65 days) ... or if you took cuttings from your summer plants in mid-June to mid-July.

Maturity dates refer to the time between setting transplants into the ground and harvest time. Getting a seed from germination to transplant-size takes another 4 to 6 weeks., so you are looking at around 125 days to get fruit from seeds – surpassing our average date of first frost. Your independent nurseries are more likely to have the short-maturity varieties of adequate size. A few of the independent nurseries you can check with are: JRN Nursery (Alief-Clodine), Enchanted Gardens (in Richmond), Frank’s Nursery (in Richmond), Texas Growers Nursery (Richmond), Buchanan’s (in the Heights), Joshua’s (in the Heights), Plants for All Seasons (249 area), Arbogate (Tomball), Nelson’s Water Gardens (in Katy) and Cornelius (in Katy). True tomato aficionados will not mind driving 30 minutes for a tasty tomato variety!

The shorter maturity dates for fall planting matter because tomato plants are quite temperature-sensitive...the flowers fruit only when the pollen is fertile, and that is only between 55-70 degree night temperatures and 60-85 degree day temperatures, according to Urban Harvest’s Dr. Bob Randall. So, in our region, timing plants for peak blossoms the last week of September to the last week in October is our strategy. (For Spring planting, we want to aim for peak blossoms generally from the last week of March to the first week of May.)

The Dirt Doctor, Howard Garrett, advises us to plant tomatoes in well-prepared soil with lots of quality compost, and a handful of lava sand or a teaspoon of rock phosphate for added minerals. (Compost manufacturing is not a regulated industry in Texas, so know the source...most of the independent nurseries have trusted local sources.) Tomato plants also benefit from a little calcium and magnesium when you dig the hole (to help prevent blossom-end rot), plus a handful of a slow-release granular fertilizer. Organic gardeners use 1 – 2 teaspoons of soft rock phosphate or finely crushed egg shells, oyster shells, or powdered milk in the hole for the calcium, and a 1 -2 teaspoons of Epsom Salts (16 percent Magnesium and 22 percent Sulphur) to increase fruit production. If planting in the garden, rather than a pot, a handful, or two, of quality compost is adequate in the hole.

If planting in pots, this will require “potting soil” to keep the pots from becoming compacted from more frequent watering. Here’s a soil “recipe” to be used in pots: one part bagged “potting mix”, one part perlite or expanded shale, and one part quality compost.

Only tomato plants should be buried deeper in the hole than in the containers you bought. Your plants will also need staking or caging. Caging is easier and facilitates shading, which is essential for new transplants in summer heat. (You can lay a piece of cardboard or a shingle across the second rung of the cage to protect tender plants from late-summer direct sun. As the plants reach the shingle, they may be strong enough to remove it.) Buchanan’s Nursery advises not to plant fall tomatoes bought in 4” pots directly in the ground as transplants. They will fry. Instead, baby them in two-gallon pots in a shaded area with extra nutrients until they get to be at least 10” tall before transplanting to the garden.

Tomato plants are heavy feeders, but wait for the first liquid feeding until after small fruit has set and started to grow. Garrett says heavy fertilizer applications too early can cause lots of stems and foliage but little fruit. After the first liquid feeding of diluted fish emulsion or seaweed extract, weekly diluted feedings are advised.

Tomatoes don’t like to dry out too long between waterings – they like consistent levels of moisture – without overwatering. You may have to water your new plantings daily for the first couple of weeks until the temperature moderates into the 80’s, but good drainage and proper watering are key. Hand watering gently at the base of the plants helps inhibit fungal growth, and containers will need to be watered daily probably through mid-September. If you must use a sprinkler, water in the morning so the plants will dry out before nightfall. A thick layer of mulch around the plants helps retain moisture in the soil. Pine needles do a fine job, as does a good hardwood mulch.

Tomatoes are wind or vibration pollinated – not pollinated by bees! Each bloom contains both the male (anther and filament) and female (stigma, style and ovary) parts of the flower, so wind action is usually sufficient for pollination. “Tickling” stems with blossoms can’t hurt though...might even help!

Should you miss the window of opportunity for a fall planting, your next opportunity will be in the spring when more varieties will be available and longer maturity dates can be selected. Spring plants need to be in the ground around mid-March to set blooms before the intense heat comes. Serious and competitive tomato growers push that date by setting out transplants by February 15th and wrapping the cages in frost cloth. To meet that schedule, seed growers have to start indoors, using grow lights, at the end of December.

Enjoy the adventure...fresh tomatoes that YOU grow can be transformative!

FULL SERVICE AUTOMOTIVE REPAIR

13670 Westheimer Road
Houston, TX 77077

(281) 920-0099



AUTO TUNE & LUBE

****FAMILY OWNED AND OPERATED****

UNDER NEW
MANAGEMENT SINCE
MAY 2019

Our Technicians have over 50 years combined experience specializing in:

- AIR CONDITIONING
- BRAKES
- ELECTRICAL
- EXHAUST SYSTEMS
- FUEL SYSTEMS
- SUSPENSION

\$14.95 STANDARD OIL CHANGE



Offer includes up to 5 quarts of standard oil and oil filter.

AUTO TUNE & LUBE Expires: August 31, 2019

FREE A/C SERVICE



****FREON NOT INCLUDED W/ OFFER****

AUTO TUNE & LUBE Expires: August 31, 2019

\$24.95 SYNTHETIC BLEND OIL CHANGE & FILTER



Offer includes up to 5 quarts and new filter. Reg \$34.95

AUTO TUNE & LUBE Expires: August 31, 2019

FREE CHARGING SYSTEM INSPECTION



Offer Includes:
*Charging System and Battery Test
*Inspect All Connections

AUTO TUNE & LUBE Expires: August 31, 2019

\$49.95 FULL SYNTHETIC OIL CHANGE & FILTER



Offer includes up to 5 quarts of oil and new filter. Reg. \$69.95

AUTO TUNE & LUBE Expires: August 31, 2019

FREE SHUTTLE SERVICE WITH APPOINTMENT

SHOP HOURS:
MONDAY - FRIDAY: 8AM-6PM
SATURDAY: 9AM-2PM

Yard of the Month – July 2019
Congratulations to the Propps Family
of 14102 Overbrook



The Propps family has made this their home since July 21, 1994, they moved in two weeks before their child was born! Being Yard of the Month is a great way to celebrate their 25 years on Overbrook. The house and yard are always meticulously groomed, with lots of interesting flowers, foliage and tasteful yard art. The pretty flags add to the fun! They were YOTM once before in 2014. Our apologies for not being able to include their info in the previous newsletter. The 'hood thanks you for your unending enthusiasm and support for our neighborhood.

Honorable Mention



Honorable Mention for July goes to Gary Luchak of 2414 Joel Wheaton, here's why: the house was gutted by fire and is uninhabitable, but the lawn continues to be beautifully maintained. Usually when a

house burns, it just sits there, long grass and all. Not many folks are so considerate of their neighbors, especially when they've just lost everything they own to fire. Thanks Gary, and we wish you the best going forward.

Yard of the Month – August 2019
Congratulations to the Reed Family
of 14011 Briar Place



Your neighbors thank you for all your hard work and dedication: your yard is a joy to behold!

This home recently underwent a total re-do inside and out – it is gorgeous - AND - is now proudly occupied by the Reed family, who lived in the Eldridge - Briar Forest area while looking for a home to buy. They decided to settle in Briar Village where they find the neighbors friendly and the neighborhood a safe place to call home; they've only been here since January, and already have their first Yard of the Month! (A first for this home too.) Flowers are a special love of the "live-in" gardener, who was busy straightening things before the YOTM Team left! Nice work!

Honorable Mention

2011 Briarcrest	13914 Briarworth	13919 Ella Lee
1915 Briarlee	14202 Briarworth	13803 Overbrook
2102 Briarstem	13806 Ella Lee	14002 Wickersham

Thanks to you all!

Your efforts make coming home enjoyable.
Drive by and take a look at your neighbors' front yards,
You will be inspired.



Yard of the Month (YOTM) ~ Judging

March - November a home is selected for Yard of the Month based on the merits of good maintenance, design, seasonal color and an overall appearance that supports the standards set for BV by our Deed Restrictions. An added consideration for choosing the winner? ***What would Briar Village look like if all our homes looked like this one?***

An effort is made to share the honor of YOTM with as many as possible. We try to keep 2 years between repeat honors to the same house. Also, please keep in mind that the home chosen for any month may not have the most beautiful yard in the entire world, but at the moment the YOTM Team saw it, it had something special that set it apart, that deserved special recognition. Many homes are given Honorable Mention each month. December selections are based on Holiday Decorations. Judging usually takes place around the 4th Friday/Saturday/Sunday each month. YOTM is independent of the Board of Directors.





Briar Village
A family neighborhood in far west Houston
 2825 Wilcrest Drive, Ste 600
 Houston, Texas 77042

*See this Newsletter
 in color on the BV Website
 Join today, it's free!*

PRSR STD
 U.S. POSTAGE
 PAID
 HOUSTON, TX
 PERMIT NO.
 6270

August 2019 Neighborhood Newsletter

Do Not Forward

Please open and read if you live at this address. This is not advertising, it is your community news.

**Have a Fun & Safe August
 ~ At a Glance ~**

Aug 9-11	Tax Free Weekend
Aug 19	Pool Closed Weekdays
Aug 22	HOA Meeting
Aug 26	HISD First Day of School
Sept 2	Labor Day




kw ENERGY CORRIDOR

LOURDES CODINA
 REALTOR®

Ask me about Realty in Houston!

281-723-0068
REALTYINHOUSTON.COM

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

