



# Briar Village Newsletter

Serving 768 Homes Since the 1970s

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

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## UPCOMING EVENTS

- April
  - 20 Apr Neighborhood Garage Sale
  - 23-Apr Passover (first day)
  - 27 Apr BV Pool Party Spring Fling
- May
  - 2-May National Day of Prayer
  - 5-May Cinco de Mayo
  - 7-May National Teacher Appreciation Day
  - 12-May Mother's Day
  - 27-May Memorial Day
- June
  - 6-Jun D-Day
  - 14-Jun Flag Day
  - 16-Jun Father's Day
  - 19-Jun Juneteenth
  - 20-Jun June Solstice

## Is Briar Village a Super Neighborhood!?

You bet it is! In fact, Briar Village is part of Super Neighborhood 17 (SN17). The mission of the Eldridge/West Oaks Super Neighborhood 17 is to maintain, protect, and enhance the residential, commercial and institutional property values of the area, to promote and improve quality of life of residents in the surrounding area.

Whether it's flood mitigation, construction projects or concerns about crime, the SN17 is the place to get informed and be civically minded. Municipal and County representatives are often in attendance so it's a great opportunity to learn about the key issues affecting our property values.

The SN17 meets on the second Wednesday of every month. For more information visit [www.sn17.org](http://www.sn17.org).

## Spring Garage Sale!

**Don't forget!** We are having our spring Garage Sale **Saturday, April 20**. It'll start at **7 AM and go till 12 PM**. BPCIA has advertised this event across the area, so start gathering things to sell (or give away), and mark your calendar.

If the weather is good, we usually have a big crowd of shoppers. Even if you are not selling, don't be shy. Get out and meet your neighbors!



## 4th of July parade

This year's annual 4th of July parade will commence at 10:30 AM at the clubhouse. Barring any emergency calls, a fire truck will be there for the kiddos and treats will be provided.

All residents are welcome to participate in the parade! Decorate your car, your bicycle, your motorcycle, your scooter, your skateboard! Or just come walk the route for some exercise steps! Everyone be on the lookout for the parade route and come outside and wave and celebrate! The pool will also be open on the 4th of July. So be ready to come out, meet your neighbors and enjoy the day.



## Briar Village Newsletter

Want to contribute to your BV newsletter? BV residents can submit articles and other content to Robert Belkin, [rlbelkin@mail.com](mailto:rlbelkin@mail.com)



# Board/Committies

**BRIAR PARK CIA BOARD/COMMITTEES**  
**C/O GRAHAM MANAGEMENT**  
**2825 WILCREST DRIVE, SUITE 600**  
**HOUSTON, TEXAS 77042**  
**PH: 713-334-8000 FAX: 713-334-5055**

President - Carrie Bivins  
hoacarriebivins@gmail.com

Vice President - Casey Collins  
mrcaseybriar@yahoo.com

Secretary - Melissa Mehall  
melissamehallhoa@gmail.com

Treasurer - Larry Cannon  
hoalarrycann@gmail.com

Director - David Patronella  
hoadpatronella@gmail.com

Director - Eric Wallin  
cew3832hoa@gmail.com

Director - Robert Belkin  
rbelkin@mail.com

## Committees:

Common Areas - Casey, Robert

Clubhouse - Melissa, Casey

Pool - Carrie, Larry

Tennis Court - Melissa, Casey

Security - Larry, Eric

Website - Robert, David

Social - Eric, Carrie

Newsletter - Robert, David

DRV / ACC - David, Casey

## Manager:

April Pitarra  
apitarra@  
grahammanagementhouston.com

## MJM Security:

Dispatch 832-356-3224

# 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.

## 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 or need more time to remedy things, contact a board member or Graham Management as soon as possible to discuss it.

## 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 Graham Management.

## BV Governing Docs & Forms

Under the "Resources" tab of the Briar Village website, there are links to important BV documents, including: deed restrictions, amendments and guidelines, and the CIA's formation documents. The Board also regularly posts the approved meeting minutes, past newsletters and important forms. under this tab.

## Community Pool & Tennis Courts

Access Card required for admittance, and can be ordered for \$25 from Graham Management. Form is on the BV website. Pool hours open in May. Visit briarvillage.com for details.

## Garbage and Recycling: Texas Pride Waste

- Pick-up Tuesday & Friday: Trash can only be put by the curb after 6:00 p.m. on Monday & Thursday or by 7:00 a.m. on Tuesday & Friday.
- Bagged Lawn Debris is not to be left curbside except at above times. Up to 8 bags or cans with weight limit 40 pounds each. Landscapers should be instructed to place bagged debris behind fences if their work does not coincide with the trash schedule.
- No construction debris, hazardous waste, tires.
- Bundle/tie limbs 4' long.
- Heavy Trash on Tuesday & Friday (dishwashers, water heaters, etc.) No more than 2 bulky items per trash day. Note you cannot put out bulky items and let them sit on the curb for 3 days while awaiting the next heavy trash pick up day. Deed restriction enforcement will occur.
- Recycle Day is Thursday - use recycle bins only on Thursdays
- If Tues, Thurs or Fri are Holidays, pick-up is skipped.
- Holidays are: New Years, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas.

## Getting In Touch

The most effective way to send and receive information with your board and the HOA is through the official Management website: [graham.cincwebaxis.com](http://graham.cincwebaxis.com). The site allows access to Payment, Document, ACC request, Violation and Contact information.

Keep this information for future reference

## 500 Easter Smiles

Briar Village held its annual Easter egg hunt on Saturday, 30 March. The Easter Bunny made a special appearance and residents had the opportunity to take photos with their children. Thank you to everybody who came out we could not have asked for a better day. 500 Easter Eggs were scattered about the clubhouse common areas waiting to be discovered and the kids, and kids-at-heart, had a blast hunting for surprises. The little ones had a lot of fun and the parents had a great time meeting new people in the neighborhood. Thank you also to the volunteers who worked behind the scenes to make it a spectacular event.



## Come Wet Your Toes

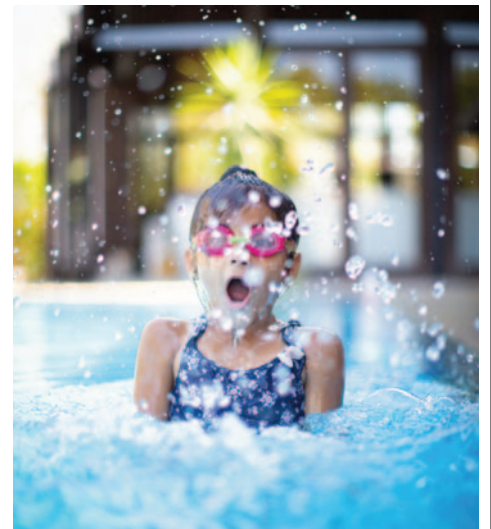


*Get ready for this year's Swimming Pool Spring Fling!*

On April 27, Briar Village will kick off the swim season by opening the Pool to all residents. Grab your towels and sunscreen and head over for fun, face painting and more. Members of the Briar Flyers swim team will also be available to answer questions and register new teammates. The Briar Flyers provide a positive, empowering environment for BV

teens to make new friends and build self-confidence. And they have a splash while doing it! So come out **Saturday, April 27 from 1pm to 4pm**. Meet your neighbors and enjoy the beautiful Pool amenities.

The pool will open officially weekends in May and beginning this June, will remain open Tuesdays through Sunday. Watch for scheduling details on [briarvillage.com](http://briarvillage.com).



## The Passover Observance



The holiday of Passover (Pesach in Hebrew) is a Jewish festival celebrating the exodus from Egypt and the Israelites' freedom after generations of slavery in Egypt. These events are believed to have occurred in the Jewish Calendar year of 2448 or 1313 BCE, nearly 3,336 years ago!

The famous 1957 film "The Ten Commandments" by Cecil B. DeMille is based on the biblical story of the Exodus and has become an annual tradition among people of all faiths. It remains the seventh-highest grossing film of all time (when adjusting for inflation).

Passover usually falls close to Easter, but because of differences in the Jewish Lunar Calendar, it arrives 3 weeks after Easter this year, on April 22. (Source: Chabad.org)

## Volunteer Opportunities

We are always looking for volunteers to help with events and initiatives. Please help while getting to know your neighbors. Email [cew3832hoa@gmail.com](mailto:cew3832hoa@gmail.com) for info.

# Briar Park Community Improvement Association

## Minutes of 2024 Annual Meeting of Homeowners: February 1, 2024

A duly called meeting of the members of the Briar Park CIA was held at 7:00pm on Thursday, February 1, 2024, at the Community Clubhouse located at 13902 Piping Rock, Houston, TX 77077.

### **CONFIRMATION OF QUORUM AND CALL TO ORDER**

With due notice of the meeting having been given and a quorum being present of 145 owners represented, either in person or by proxy, the meeting was called to order at 7:20 pm. President Carrie Bivins presided, and April Pitarra assisted in the recording of these minutes.

### **INTRODUCTIONS**

The Board introduced themselves. Directors Carrie Bivins, Eric Wallin, Diane Guillerman, and Casey Collins were present, along with representatives from Graham Management Vicki Tyler, Amy Hoffman and April Pitarra.

### **SECURITY REPORT**

Security Report was given by MJM Security.

### **APPROVAL OF PRIOR YEAR MEETING MINUTES**

The minutes from the 2023 annual were presented. The reading of the minutes was waived.

### **FINANCIAL REPORT**

The Board presented the financial report, reviewing the 2023/2024 budget and account balances as of 12/31/23. It was reported that the operating account had \$175,370, Reserves \$701,425. The accounts receivable balance was \$91,015 which includes all past due assessments, interest, fees, collection costs, etc. and the collection rate for 2023 was 98%.

### **GOALS AND ACCOMPLISHMENTS REPORT**

The following accomplishments were reported for the last year:

- ❖ Common Areas – 1 seasonal color change, street sidewalk repairs, trees trimmed, and new planters at main entrances
- ❖ Clubhouse – Plumbing repair added hose bib
- ❖ Pool/Tennis Courts – new windscreens, tennis court timer, new pump repairs at pool, new mag lock on gate, new lifeguard company, updated pool hours, AED contract
- ❖ Website –upgrade website photos and information.
- ❖ Social - 4<sup>th</sup> of July Parade, Easter, Halloween, shred event and Christmas.
- ❖ Newsletter – Qtrly newsletters.
- ❖ Continued DRV enforcement per guidelines and short term rental enforcement.

### **They also reported the following future goals:**

- ❖ Monument signs
- ❖ Pickleball Court
- ❖ New Locks on pool doors

# Briar Park Community Improvement Association

## Minutes of 2024 Annual Meeting of Homeowners: February 1, 2024

### ELECTION

There were four open positions for the Board and the nominees were (2) incumbent Directors Carrie Bivins and Diane Guillerman along with new candidates Melissa Mehall, Larry Cannon, Robert Belkin, the floor was opened for additional nominees and Scott Pitts, and Kelly Kern were write ins. Ballots were collected and votes were tabulated by Graham Management representatives along with two owner volunteers. The winners of the election were Carrie Bivins with 82 votes, Larry Cannon with 101 votes, Melissa Mehall with 103 votes, and Robert Belkin with 104 votes.

### RESIDENT FORUM

Owners had the opportunity to comment and ask questions.

### NEXT MEETING DATE

The next meeting of the Briar Park Owners will be held on February 6, 2025 at 7:00p.m., at the clubhouse located at 13902 Piping Rock. The next meeting of the Briar Park Board of Directors will be held on March 28, 2024 at 7:00p.m., at the Community Clubhouse.

### ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:40p.m.

## Keep BV Beautiful

- Take pride in the appearance of your home and your landscaping.
- Lawn services working on non-garbage pickup days should place bagged leaves/grass out of sight, not on the curb.
- Help minimize street flooding by bagging your landscaping rather than blowing it into the street.
- Keep an eye on your pups and their poops!
- Power-washing is really affordable and can make a world of difference on your driveways, sidewalks, fences and homes.
- Parking on grass is prohibited - it is a COH fineable offense
- If you see something, say something.

## Citizen Patrol

The Citizen Patrol needs you! 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 your behalf.

No experience No experience is required, but a background check and attendance at a one-night training session are required.

For more information contact Maurice Townsend at [mtowns7557@aol.com](mailto:mtowns7557@aol.com).



# Creating an account on the Graham site

## Do you have an account on the Graham Management site?

Many residents, new and old, are unaware of the benefits of having login access to their accounts.

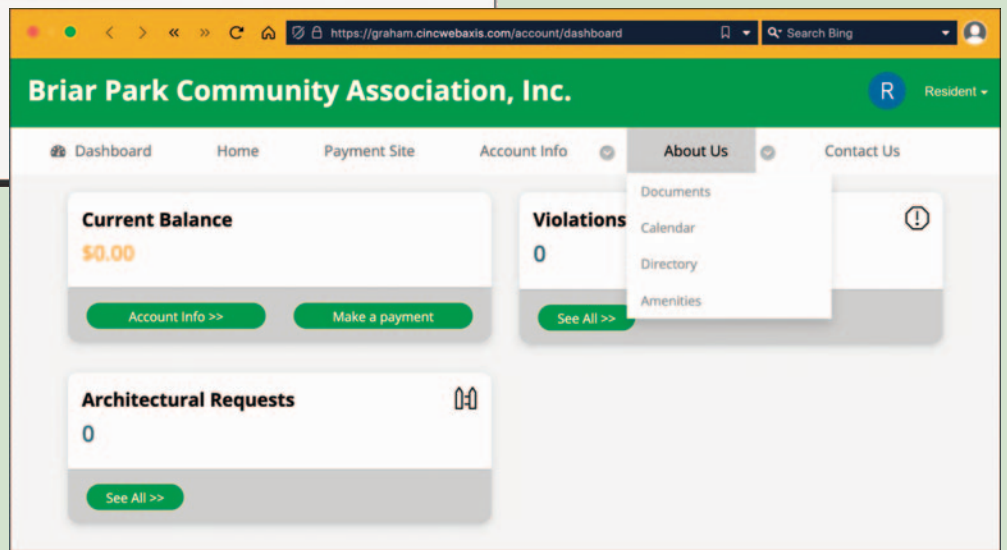
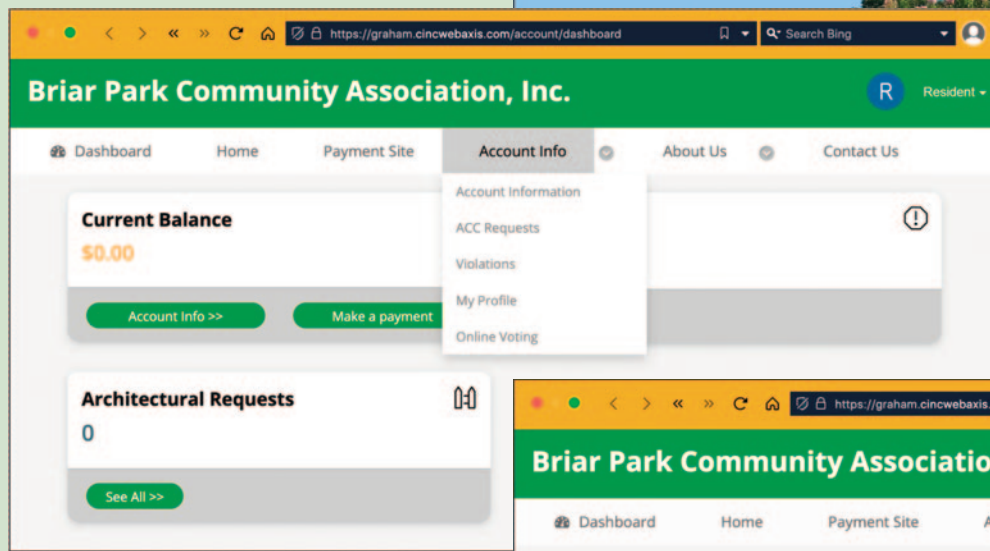
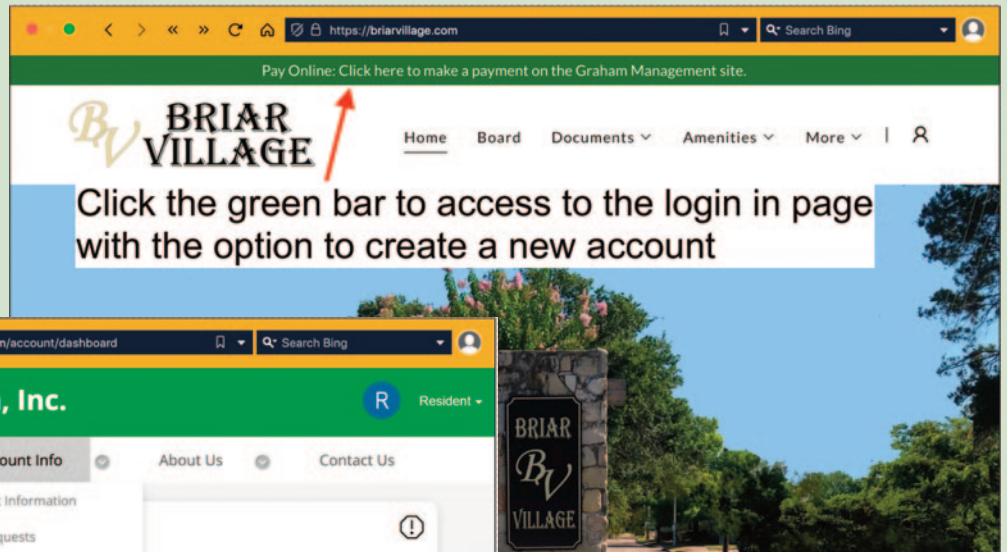
Creating an account on the Graham Association site is the best way to:

- Get email updates - for meeting notices, association activities and notices.
- Check HOA fee balance
- Check Violations
- Check ACC request
- Update your account information
- View Document Library – Meeting minutes, financial reports

You can find the login page at the very top of the Briar Village website. Account requests are first verified by Graham, but once created, you are just a click away from getting the information you need.

You can also access the login directly at this link: <https://graham.cincwebaxis.com>

Enjoy the benefits and online convenience to access the information you need. Sign up today!



## Reflections from a DIY Yard Guy

Yeah. I'm old school. I mow my own yard.

It seems out of vogue these days, but now that spring has kicked in, I've noticed quite a few neighbors also mow their own yards. So I thought I would perform a public service and share some thoughts about doing your own lawn.

Mowing the yard is a real mixed bag. It's both a chore and a pleasure. It's never something I want to do but then after I've done it, it usually feels pretty good. There's a bit of consolation knowing it's good exercise. Sure, as the season drags on and the hot sun gets hotter, mowing can become a real burden. But then I think of all the money I saved. Let's be honest... it adds up. The yard looks decent and if nothing else, there's always that crucial exercise (insert eye-roll).



But despite all the joys there are plenty of cons. The most frustrating fact is the grass never stops growing. You can't put it off. If you don't mow today, it will just be that much taller tomorrow. And there's the unpredictable weather. There's no controlling it! The day may start out with blue skies and end up raining. Nobody wants to mow wet grass.

Mowers can be loud – especially my old machine. And it can reek of gasoline. I feel bad for the joggers and dog walkers who pass by my house while I'm mowing. There are no poetic "fresh cut grass" smells while I'm out doing my yard.

US DIY'ers may not notice the cars that pass by while we're out mowing. Let's face it... we're kind of busy at the time. If I do look up, it's hard to see the faces behind the windshield. I may recognize a familiar vehicle, but I have no idea who's driving it. And if you look my way, can you see my eyes behind the sunglasses? Are we connecting at all? There's just no way to know! I'll often shoot a smile just in case. I don't want to snub a friendly neighbor!

All that being said, the pros of mowing your own yard outweigh the cons. It can be a big pain despite the exercise, but there's no denying the gratifying feeling of doing it yourself. So, the next time you drive past a DIY yard person, shoot them a smile but be understanding if you don't get one in return.

## Yard of the Month: January 2024

It's difficult to pick a home for yard-of-the-month for January because many of our lawns look dull and uncared for during the winter time, particularly after the blistering summer we just had, but the Pisarski home on Wickersham is always well maintained and diligently cared for every month of the year! They have lovely plants, crepe myrtles, and a well-maintained lawn year round. Their house is also always beautifully decorated for the holiday season. A big thank you to the Pisarski family for always having such a nice, well-cared for lawn.



If you would like to join the YOTM Committee and help out or would like to nominate a monthly winner, please reach out to Board Director Eric Wallin at [cew3832hoa@gmail.com](mailto:cew3832hoa@gmail.com).

## Yard of the Month: March 2024

This stunningly, beautiful home is at 2106 Briarview Dr. I have walked by several times and admired it, and finally had time to talk to the owners. They are constantly out in the front yard working on it or keeping up with the neighbors to help the community thrive. Thank you for working so diligently on your home.

If you would like to join the YOTM Committee and help out or would like to nominate a monthly winner, please reach out to Board Director Eric Wallin at [cew3832hoa@gmail.com](mailto:cew3832hoa@gmail.com).



## Spring is Home Improvement Season

Now is the time of year many of us are considering ways to spruce up our homes. It's time to replant and repaint while the weather is nice.

But we live in a deed restricted neighborhood. This can sound ominous to some. Restrictions?! No one likes the sound of that. The Deed Restrictions and Guidelines documents are available on the BV website. They work together to keep our neighborhood desirable for current residents and for potential residents. And they are enforceable by law. This can sound like a scary responsibility, but when you review the fine print, the restrictions and guidelines are really quite reasonable and straightforward.

One area where the "restriction" part is essential concerns the ACC (Architectural Control Committee). The ACC is sometimes referred to as the ARC (Architectural Review Committee) and is comprised of a team of resident volunteers who are just like you. They are responsible for approving home improvements that can be seen in plain view from the street. Things like painting, fencing, windows, and structural changes, etc.

The "restriction" on residents is that they can not proceed with a project until it is approved by the committee. It's understandable to feel resentment about needing approval, for example, to repaint faded shutters or replace a fence, etc. But the process is easy.

In most cases, the ACC approves "alterations" without hesitation. But the association is not permitted to act arbitrarily by enforcing some covenants and not others. So the process of getting approval first, even on the simplest project, is the law. Is it bureaucratic? Yes. But it is essential.



Review the Guidelines first and don't skip the step of getting approval. Failure to do so could cost you additional expense if you fall outside the Guidelines. **Forms for submittal are available on the BV website.**

If you have any questions, please contact April Pitarra at Graham Management, [apitarra@grahammanagementhouston.com](mailto:apitarra@grahammanagementhouston.com). *Thank you for taking care of your property!*