

# BRIAR VILLAGE

*A Neighborhood Newsletter*

Q2 2022

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## INDEPENDENCE DAY

Hey Hey Hey! It's that time of year when we celebrate our independence! The annual 4th of July parade will commence at 10:30 AM at the clubhouse.

As usual a fire truck will be there for the kiddos and so will Popston, TX Popsicles... gourmet popsicles created by Briar Village resident, Jonathan Delgado. There will be 100 popsicles to give away as a fun 4th of July treat, compliments of the HOA.

All residents 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 be open on the 4th of July.



## GETTING IN TOUCH

Many neighbors use the message board to communicate, however, the most effective way to send and receive information with your board and the HOA is through the official Graham Management website.  
[graham.cincwebaxis.com](http://graham.cincwebaxis.com)

## MOVIE NIGHT COMING TO THE WEST SIDE

District G and Precinct 4 are partnering to bring 'movie night' to the westside. July 8th is 'Fairy Princess night' at Nottingham Park. There are free hot dogs and popcorn. The festivities start at 6 pm. On August 12th, movie night will be at Ray Miller Park.

*A few notes about the Newsletter. Frequency has changed from monthly to quarterly.*

# AROUND THE VILLAGE

## BRIAR VILLAGE REAL ESTATE UPDATE FEBRUARY 16, 2022 - MAY 15, 2022

HOMES SOLD  
5

AVERAGE SOLD  
PRICE  
\$307,500

AVERAGE SOLD  
PRICE PER SQ. FT.  
\$143

AVERAGE DAYS ON  
MARKET (SOLD)  
176

HOMES PENDING  
1

ACTIVE HOMES  
6

MONTHS OF  
INVENTORY  
1.4 MONTHS

ACTIVE RENTAL  
HOMES  
1

NUMBER OF  
LEASED HOMES  
5

AVERAGE LEASE  
PRICE  
\$2113



As you may know, the real estate market in Houston is extremely strong. We saw 16% home appreciation year over year in 2021 and prices are continuing to trend higher in 2022.

For this past quarter, Briar Village had seven home sales with five of the homes selling at or above the list price. One home even sold 10% above the list price! The average days on the market was 176 for this time period, and would have been much lower without a few homes that had been on the market for an extended period of time.

Inventory in the Houston area is extremely low and sits at 1.4 months of home inventory. This indicates we are in an extreme sellers market. However, Briar Village does home inventory with six active homes on the market (as of the writing of this article).

Interest rates have skyrocketed to a national average of 5.5% for a 30-year fixed conventional loan. With the higher interest rates and the high home values, I do think we will begin to see home prices come down and home inventory to rise in the next two years. Cheers!



*Paul Holub, Briar Village Resident*

## CLUBHOUSE & POOL

The pool is open for business after a long season of repairs and updates. Contact Graham Management for information about pool passes.

And have you checked out the clubhouse lately? The renovations are spectacular and it's available to rent for your events. The rental form can be found online.

Pricing is as follows:

- Deposit: \$200
- Rental Fee:
- M-TH \$150
- F - SUN \$200
- Holidays - \$200

## NEW WALK PATHS IN THE WORKS

TXDOT is applying for a Federal Lands Access Program (FLAP) grant to build a multi-use path on the north side of FM 1093 from Westheimer Parkway (West Oaks

Mall) southwest to FM 1464 (Barker Cypress), primarily on property owned by the US Army Corps of Engineers. This trail will eventually enable connection of the extremely popular Terry Hershey/George Bush/Cullen Park/Mason Creek/Willow Fork Drainage District Trail System

(over 40 miles combined) to the Brays Bayou trail system which will run about 30 miles from Archbishop Fiorenza Park to the Houston Ship Channel. These are high comfort trails which provide safe access to the roughly 27,000 acres of greenspace in Barker and Addicks reservoirs.

# YARDS OF THE MONTH

## April: 14302 Burgoyne

The Figarella family is the recipient of Briar Village's Yard of the Month designation for the month of April 2022! They were shocked at the proposition of having the yard to kick-off YOTM 2022 as they claim to be just getting started with their landscaping installation (expect more to come from this yard). From the potted evergreens to the blooming rose bushes, and even the path lighting, there is a lot to love about this yard.



The Figarella family recently moved from New York in August of 2021 and we are delighted that they chose Briar Village to call home. We're fortunate to be able to introduce the Figarella family to the neighborhood in this way. Welcome to our village.



## May: 13811 Burgoyne

The Rulo family are the recipients of Briar Village's Yard of the Month designation for the month of May 2022! Their yard is full of a variety of tasteful, interesting plants, high and low, in various shades of green and many other colors which are pretty now and will become even more as they grow. Equipped with soaring pine trees that seem to hoist the sky, their yard has elements that remind them of previous places they've used to call home.

Although the landscape in Houston offers stark contrast from the pine tree forests of Missouri and Arkansas where they originate, Briar Village is just as cozy to the Rulo family (and to us all I'm sure).

As past winners in 2015, we thank them for their longevity and dedication to preserving the quality of our neighborhood and keeping Briar Village beautiful!

*- Article Submitted by Justin Patton*

# FOOD TRUCK FUN!

Food trucks are scheduled for the 2nd Thursday evening of every month through October. Be on the lookout for announcements. Dates are as follows:

- July 14th
- August 11th
- September 8th
- October 13th

# MORE VOLUNTEER

## OPPORTUNITIES

We are always looking for volunteers to help with events and initiatives. Currently, we need Welcome Committee, Yard of the Month, and Easter Party volunteers. Please help while getting to know your neighbors. Email [kfosterhoa@gmail.com](mailto:kfosterhoa@gmail.com) for info.

# 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 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).

# SUPER NEIGHBORHOOD

Did you know that Briar Village is part of what's called a Super Neighborhood? Specifically, Super Neighborhood 17. Go here to read more about our group, our reps and contact information.

<https://www.houstontx.gov/superneighborhoods/17.html>

# 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 - it takes a village to keep up the Village!

# OUR NEWSLETTER

## NEEDS YOU

We are looking for a committed group of people who are interested in helping with our community newsletter. We always need help writing, editing, and photographing BV events.

Contact us at [briarvillagenewsletter@gmail.com](mailto:briarvillagenewsletter@gmail.com)

# BPCIA BRIAR PARK COMMUNITY IMPROVEMENT ASSOCIATION

## PRESIDENT

Miriam Munoz



miriammunozhoa@gmail.com

Website & Newsletter

## SECRETARY

Kelly Foster



kfosterhoa@gmail.com

Social

## AT LARGE

Diane Guillerman

dguillermanhoa@gmail.com

Tennis Court, Social,  
Newsletter, DRV/ACC

## AT LARGE

Rob Harvey



rharveyhoa@gmail.com

Tennis Court &  
DRV/ACC

## SWIM TEAM

## BRIAR FLYERS

After having 2 away meets the Briar Flyers had their first home meet on Saturday, June 11th. The team performed well and the Briar Flyers enjoyed competing. The rest of the season's schedule is as follows. Most of the meets start at 9:00 am and are over by 12:00 pm except for the preliminary meet which runs a little longer.

## VP

Carrie Bivins



hoacarriebivins@gmail.com

Common Areas & Pool

## TREASURER

Brian Maguire



brianjmag@live.com

Clubhouse & Pool

## AT LARGE

Casey Collins



mrcaseybriar@yahoo.com

Common Areas &  
Website

### SCHEDULE:

- June 15th - Bayou Swim League Relay Meet at Briar Grove Park
- June 18th - Briar Grove Park at Briar Flyers at Briar Village Pool
- June 23rd - Pasta Parade/Pep Rally at the Briar Village Pool. The pool is open to all residents during this event. Please cheer on our swimmers as they parade through the neighborhood in spiritedly decorated cars!
- June 24th - Bayou Swim League Prelims at Briar Village
- June 25th - Bayou Swim League Finals at Briar Village
- June 26th - End of Season Party at the Briar Village pool. The pool is open to all residents during this event.



We acknowledge parking issues are frustrating during home meets. We're actively trying to find ways to help alleviate the issue. This season BVST only hosted dual meets and not any tri meets, with the exception of prelims and finals, to keep the number of visitors down. We also requested from the league to swim at more away meets than in previous seasons. Also, starting at the meet on June 18th, BVST will provide away teams with a new parking map to email to all the parents/guardians/visitors that will inform visitors to not park on the North and East sides of all streets and to keep driveways and mailboxes clear. We could possibly alternate this schedule from season to season. We will add a volunteer position to monitor parking on streets around the pool on the morning of the meet and enforce these rules going forward to the best of our ability.

# 2022 SWIM TEAM SPONSORS



cage free  
dog daycare  
& boarding



**Amy Hill**  
**Graham Management**  
**#RAKDavid**

# BEST SUMMER EVER - THE WATCH LIST

Excerpt from Sidekick Newsletter  
Sabrina Sanchez & Maliah West

The last two years haven't been great for the movie industry, but this summer, the watch list is strong. Splurge at the movies or Netflix and chill (or HBO Max and relax, or Hulu and do you, or Peacock and...uh...perch?). No matter what you choose, from rom-coms to sports dramas or yet another Marvel movie, here's some recommendations for you:

## **Father of the Bride, Coming June 16, 2022, on HBO Max**

We know you rolled your eyes at this reboot (because everyone loves to complain about reboots of a "classic"), but hear us out: This modern take on the original rom-com stars Andy Garcia as a father coming to grips with his daughter's upcoming nuptials. But then things get complicated as he tries to navigate big societal changes within his traditional, Cuban American family. While we all know and love Steve Martin, let's give this one a chance.

## **Spiderhead, Coming June 17, 2022, on Netflix**

While you're waiting to see Chris Hemsworth as Thor later this summer, check out his mad scientist side in this creepy thriller, in which he stars as a wealthy chemist who funds clinical drug trials. For his latest study, inmates at a luxury penitentiary become his lab rats while he tests a new drug capable of manipulating human emotions. When things begin to take a twisted turn, one inmate (Miles Teller) begins to question the ethics of it all.

## **Loot, Coming June 24, 2022, on Apple TV**

If you're looking for a light and easy summer watch, Loot is saving you a spot on the couch. Maya Rudolph of Saturday Night Live fame plays Molly Novak, a divorcee who finds herself \$87 billion dollars richer after splitting from her ultra-rich and cheating husband. As she figures out how to spend her new fortune, she has to also learn to live as a "normal" wildly wealthy person. The show is uplifting, hilarious, and—best of all—makes fun of really, really rich people.

## **Persuasion, Coming July 15, 2022, on Netflix**

Based on Austen's final novel, Persuasion, Anne Elliot is a consummate intelligent and loyal Austen heroine, brought to life here by Dakota Johnson. When her ex-fiance Frederick Wentworth comes back into her life, Anne must reconsider a second chance with the one that got away.

## **NOPE, Coming July 22, 2022, in theaters**

After the success of Get Out and Us, we've been (im)patiently waiting for Jordan Peele's next big theater hit. Well, NOPE comes out in July, and we have incredibly high hopes for the horror/comedy/critique that is Peele's signature as a filmmaker. While the movie's full premise has been kept under wraps, the creepy trailer features horses, aliens, and those weird inflatable men they have at car dealerships.

## **Bodies Bodies Bodies, Coming August 5, 2022, in theaters**

Some rich kids, a hurricane, and a remote creepy mansion...what could possibly go wrong? When a party game on a stormy summer night turns murderous, the chaos brings a whole new meaning to the term "backstabbing friends." This horror film features Hollywood's unlikeliest Romeo (Pete Davidson) in a comedic twist on a dark fate.

## **House of the Dragon, Coming August 21, 2022, on HBO Max**

Although some of us are still mad about season eight of GOT (Seriously, Bran?!?), the universe we love to hate (from the Eyrie all the way to King's Landing) is expanding even more this summer with House of the Dragon. Set 200 years before the Stark family ever existed, the prequel follows the rise and fall of the House of Targaryen. Expect death, dragons, and full-frontal nudity while following the first Targaryen woman's rise to the iron throne.



# COOK'S CORNER

## SUMMER ITALIAN TORTELLINI SALAD

Bright, flavorful, & full of fresh veggies, this Italian Tortellini Salad is the perfect dish for a potluck or backyard BBQ!

- Prep time - 20 minutes
- Cook time - 10 minutes
- Chill time - 2 hours
- Total time - 2 hours 30 minutes
- Servings - 8

### Ingredients

- 16 ounces cheese tortellini
- 1 cup Italian dressing homemade or store-bought
- 1 cup cherry tomatoes halved
- ¾ cup salami diced
- ⅓ cup red onion diced
- ½ red pepper diced
- ½ green pepper diced
- 2 tablespoons parmesan cheese shredded
- 1 tablespoon parsley

### Instructions

- Bring a medium pot of water to a boil and cook tortellini according to package directions.
- Cool completely by running under cold water.
- Combine all ingredients and refrigerate for 2 hours before serving.

### Optional Additions

- 1 cup marinated artichoke hearts, drained
- 1/2 cup pitted olives
- 1/2 cup sun dried tomatoes

### Notes

- Any color bell pepper will work in this recipe. If the onion is really strong, soak it in cold water while you prepare the other ingredients.
- Do not overcook pasta. To save time, start the pasta and chop the other ingredients while the pasta is cooking.
- The pasta will soak up dressing as it chills, be sure to dress generously.

Italian tortellini salad will last 4 to 5 days in the refrigerator in a covered container. Simply stir and serve! It's not recommended to freeze tortellini salad.



*Dressing Tip:* As with most pasta salad recipes, the pasta will soak up some of the dressing as it sits. Cook the pasta firm and dress it very generously. If it is underdressed, it can seem dry.



*Credit: Holly Nilsson - Spend with Pennies*

# IMPORTANT CONTACTS & INFORMATION

## MJM Security - Dispatch 832-356-3224

Always call 9-1-1 for Emergencies     Houston Police Dept Non-Emergencies 713-884-3131

## Graham Management - April Pitarra, Community Manager

Email: apitarra@grahammanagementhouston.com     Phone: 713-334-8000

## BPCIA - Briar Park Community Improvement Association

Meetings are held at the Briar Village Clubhouse every 4th Thursday of the month at 7 PM

## BPCIA NEIGHBORHOOD BOARD

Title	Name	Contact Info	Areas of Responsibility
President	Miriam Munoz	miriammunozhoa@gmail.com	Website & Newsletter
Secretary	Kelly Foster	kfosterhoa@gmail.com	Social
At Large	Diane Guillerman	dguillermanhoa@gmail.com	Tennis Court, Social, Newsletter, DRV/ACC
Treasurer	Brian Maguire	brianjmag@live.com	Clubhouse & Pool
Vice President	Carrie Bivins	hoacarriebivins@gmail.com	Common Areas & Pool
At Large	Casey Collins	mrcaseybriar@yahoo.com	Common Areas & Website
At Large	Rob Harvey	rharveyhoa@gmail.com	Tennis Court & DRV/ACC

### 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. Trash is not allowed in view any other time by 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 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.

### BV Governing Docs & Forms

Under the "Resources" tab of the BV website, there are links to important BV documents including deed restrictions, amendments & guidelines, CIA formation docs, meeting minutes, etc.

### Architectural Control Committee

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.

### Briar Village Newsletter

Want to contribute to the BV newsletter? BV residents can submit content to: [briarvillagenewsletter@gmail.com](mailto:briarvillagenewsletter@gmail.com).

*The Website and Message Board are FREE to all Residents! <https://briarvillage.com>*

### Problem Resolution

The Board asks residents not to contact service providers or board members directly for problem resolution; please contact Graham Management as the first step for problem resolution.

### Deed Restriction Violations (DRV)

Please review our Deed Restrictions on the Briar Village website. If you receive a DRV letter, please take it seriously but do not take it personally. The best course of action is to simply correct the problem. If you are uncomfortable with a DRV letter, please feel free to contact the management company or Board President to discuss.

### Community Pool and Tennis Courts

Access cards are required for admittance and can be obtained from GMI for \$25 each. The order form is on the BV website.



Briar Village  
 A Family Neighborhood in Far West  
 Houston  
 2825 Wilcrest Drive, Ste 600  
 Houston, Texas 77042

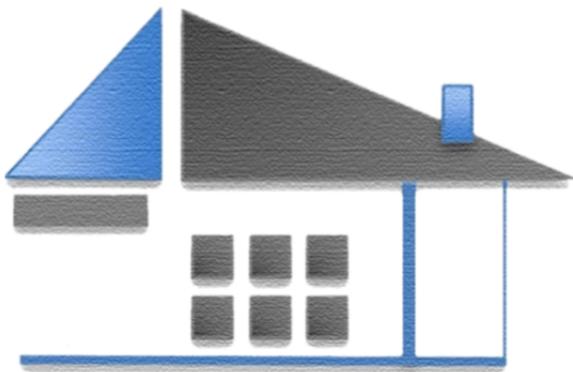
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Summer 2022 Neighborhood Newsletter

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# WE DO IT ALL

**Additions, Renovations & Pools**

- Granite
- Room Additions
- Floor Installation
- Electrical & Plumbing
- Driveways
- Windows & Doors
- Painting
- Roofing
- Fences
- Pools
- Brick Work