

BRIAR VILLAGE

A Neighborhood Newsletter

Q4 2022



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HAPPY HOLIDAYS

It's that time of year again! As if we weren't already stuffed with goodies from Halloween, Thanksgiving quickly came around the corner! The weather outside was frightful, but the food was quite delightful! We hope that all Briar Village neighbors had a great turkey day with friends and family.

Ahead of us is yet another season for celebration. Whether you observe Christmas, Hanukkah, Kwanzaa or anything else (or nothing else), no season of the year says "caring" more than this!

UPCOMING EVENTS

December 1

- Energy Corridor Tree Lighting Event

December 4 - Sunday

- Holiday Art & Craft Market



Take the time to reach out to your neighbors here in Briar Village. Get to know each other, even just a little. The stronger the neighbor bonds, the stronger the neighborhood.

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

BV HOLIDAY MARKET & CRAFT FAIR



This Sunday
December 4th
11:00AM-4:30PM

Join your neighbors at the clubhouse on Piping Rock to do some socializing and shopping. Fun prizes, lots of vendors! Bring your friends and family! Everyone is welcome.

ENERGY CORRIDOR HOLIDAYS

THE HOLIDAYS ARE HERE!

THE DISTRICT IS CELEBRATING AND GIVING!

The Energy Corridor District is celebrating the holiday season in style starting December 1st with its 2nd Annual Tree Lighting Ceremony presented by ConocoPhillips and hosted by KTRK-13's Emmy Award-winning journalist Miya Shay. Join us for live music, nutcracker market shopping, great District foods, Santa photo ops, face painting AND the big 12 Days of Christmas donation announcements! For a list of all Energy Corridor events, click here: <https://energycorridor.org/news-events/>



THU DEC 1 5:30 PM

Don't miss the 2nd Annual Tree Lighting Ceremony

Hyatt Regency Houston West, 13210 Katy Freeway, Houston, TX 77079

The Energy Corridor District will hold its 2nd Annual Tree Lighting Ceremony presented by ConocoPhillips at 5:30 p.m. December 1st. Don't miss live music by Thomas Cokinos, the Westside High School Choir and the Carlos Lopez Orchestra as we light the 50-foot tree powered with 100% renewable electricity plan provided by Shell Energy. Come shop at Kiewit's Candy Cane Lane nutcracker market and buy dinner at three of your favorite District restaurants: Watson's House of Ales, Petit Cafe and Flip N' Patties. And, of course, Santa will be in the house!

YARDS OF THE MONTH

Written and submitted by the Yard of the Month Committee

September: 13923 Ella Lee

The Yard of the Month for September is 13923 Ella Lee, home to Stathopoulos family. The manicured lawn hosting an inviting bench with decorative pillows paints a wonderful backdrop for a photo, a conversation space, or to just relax and enjoy the outdoors. The shrubs and potted plants are beautiful, and the living wall is well maintained, but what is especially unique about this yard is the coy pond!



The Stathopoulos family have been residents in Briar Village since 1991 and were previous winners in December 2016, August 2015, and July 2014. Help us in congratulating them on maintaining a fantastic yard as well as being involved members of our community with notable involvement with our neighborhood swim team, Barbara Bush Elementary, and Westside High over the years.

October: 2002 Briarturn Dr.

The Yard of the Month for October is 2002 Briarturn Dr, home to the Mehall Family since 2006. The fall festive charm that this home displays is to die for. The foxtails, azaleas, and other shrubs are kept in such a neat and tidy condition that it is hard not to fall in love with this yard's quaint flare. One of the qualities that makes this yard so great is that the Mehall family keeps all of their Notre Dame paraphernalia indoors, sparing the public eye 😊. Please join us in thanking the Mehalls for maintaining the beauty of our neighborhood.



November: 13706 Wickersham Lane

The Yard of the Month for November is 13706 Wickersham Ln, home to the Alaniz family who were previous winners in November of 2018. They will be celebrating 20 years at their home in December! This yard's trimmed hedges, landscaped brick walkway, and use of fall décor are very unique and appealing to witness. Like most [Briar] "villagers" the Alaniz family loves that their fellow residents make this neighborhood a great place to live and raise a family, conveniently located while also set apart. Most of their children attended Westside High and were gifted in fine arts including the dance team. Congratulations on being selected as yard of the month and thank you for your contributions.



CAMERAS ARE HERE!

Flock security cameras are up at all of the Briar Village entrances now.

Flock will be monitoring vehicle license plates that might be involved in any type of criminal activity.

There will also be signs installed on each pole that indicate 24/7 Surveillance.

For more information,
<https://www.flocksafety.com/>

Mark Wilson, our security officer, is now patrolling two random night shifts each week to keep an eye open for any unusual activity.

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.

MORE VOLUNTEER OPPORTUNITIES

We are always looking for volunteers to help with events and initiatives. Currently, we need Welcome Committee and Yard of the Month volunteers. Future needs include National Night Out, Swim Team, and other various events. Please help while getting to know your neighbors.

Email kfosterhoa@gmail.com for info.

SUPER NEIGHBORHOOD

Briar Village is part of 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.

HALLOWEEN IN THE HOOD

Kiddos (and kiddos at heart) came together this fall to celebrate Halloween. It's always great fun to see the costumes - some cute, some creative, some confusing! Not to mention, a little friendly neighbor-to-neighbor decorating war can raise the Halloween bar! Here are some photographs from this year's events!



The Pubchara Kids



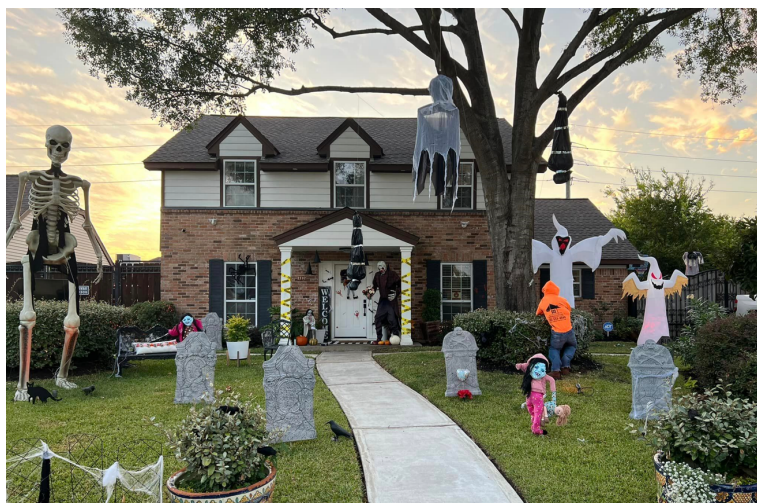
*Owen & Mark Stapleton,
Luke & John Crumbling*



Gavin and Taylor



Amy & John Vandiver



The Driver Family



*Right: 13834 Burgoyne
Center Image: Franz M.
went ALL OUT to compete
with his neighbor Alvin.*

BPCIA BRIAR PARK COMMUNITY IMPROVEMENT ASSOCIATION

PRESIDENT
Miriam Munoz



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Common Areas & Pool

TREASURER
Brian Maguire



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Clubhouse & Pool

AT LARGE
Casey Collins



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Common Areas &
Website

HALLOWEEN IN THE HOOD

(Continued)

The Halloween party was a great success with the biggest turn out in years including pre-covid parties! The kids loved the bounce house, face painting, and Haunted House. Lots of old neighborhood friends got to catch up and some new neighbors were met.

CLUBHOUSE & POOL

The clubhouse is always available to rent for your private events.

Pricing is as follows:

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



A big thank you to the neighborhood kids that helped make the haunted house a scary and fun event: Jasmine Wolfe, Logan Pitts, Elyse Pitts, Gigi Holland, Avery Packard, Brennan Maguire, Lilly Bivins, and Jonathan Bivins. Thanks to everyone who donated items or their time to make this event possible!

REAL ESTATE UPDATE

BRIAR VILLAGE REAL ESTATE UPDATE

AUGUST 15 - NOVEMBER 15, 2022

Homes Sold

16

Average Sold Price

\$305,899

Average Sold Price Per Square Foot

\$143

Average Days on Market (Sold)

30

Homes Pending

2

Active Homes

5

Months of Inventory

2.8 Months

Active Rental Homes

10

Average Lease Price

\$2333

The real estate market in Houston has sold like hotcakes for most of the spring and summer this year, but home sales have slightly cooled in the later part of 2022.

The average sales price for last quarter in Briar Village was just over \$310,000 and that has dropped slightly to just under \$306,000.

The average time on market that it took for a home to sell increased from 19 days in the previous quarter, to 30 days this past period.

There were 16 homes sold this period compared to 10 homes in the previous quarter. Currently, Briar Village has 5 active homes for sale and two homes pending.

It is very normal for home prices and sales to slow down in the fall.

Buyers: If you are looking to buy a home, the fall and winter months are generally a better time to negotiate a lower price on homes.

Sellers: Home prices are still close to all-time highs but they are trending downward. This means that it is still a great time to sell your home, but rather than pricing your home above its market value and expecting the hot market to rise to your price, you should price your home at or slightly lower than the market value.

Paul Holub, Briar Village Resident



SOME GREAT DAD JOKES TO KEEP THE FAMILY GROANING

There's nothing better than embarrassing your kids with a bad dad joke. Here's a few to share around the dinner table.

- What did the triangle say to the circle? You're pointless
- what's Forrest Gump's password? 1forrest1
- What did 0 say to 8? Nice belt
- Where does the general put his armies? In his sleeves
- What kind of car does an egg drive? A Volkswagen



COOK'S CORNER

HOW TO MAKE A CHARCUTERIE BOARD

First, there are no rules! Here's just some tips and tricks for you to spice up your table this holiday season.

What should be on a charcuterie board?

- The best cheeses for a charcuterie board: You can add variety to your board by thinking about the types, textures and colors of cheese. We recommend having a soft, semi-soft and hard cheese such as brie, cheddar and Parmesan. Cheese made with different milks, such as cow, sheep or goat, can also offer different textures and flavors.

- The best meats for a charcuterie board: Cured ham, baked ham, hard salami, summer sausage and even pepperoni are great meats for a charcuterie board to offer a variety of flavors, spices and colors.



- **Slice hard cheeses and meats in advance.** Items that cannot be easily cut by your guests should be pre-cut into easy-to-grab pieces. Soft cheeses like brie can be served whole—just don't forget the knife!

- **Think about how you slice.** Different shapes on your board help to create visual variety. Small cubes of cheese will contrast well with triangles of another type. Hard meats like salami are best served thinly sliced for easy chewing.

- **Anchor the board with bigger objects first.** Wheels of cheese or small bowls that hold condiments should be placed first. Start with your largest piece near the center and place all other vessels evenly around the board.

- **Place cheeses and meats down next.** After placing your anchors, arrange sliced cheeses and meats in the spaces in between. Think about alternating colors and shapes.

- **Keep "like" items grouped together.** To keep the board organized and make things easy for your guests to grab, keep cheeses and meats of the same type grouped together.

- **Add touches of freshness.** Small bunches of grapes, sliced apples, a few berries, or sprigs of fresh herbs all add beautiful colors and bites of freshness to the board.

- **Serve a variety of crackers and sliced bread.** If you still have space on the board, add thin slices of bread (like a thin baguette or French bread) or a variety of crackers with different shapes and textures. No more room? Divide the bread and crackers into two small bowls or baskets that can sit on either side of the board on your table so that guests coming in from all sides can grab and snack easily.

- **Don't forget the serving tools.** Forks arranged around the board can help guests grab items easily, but toothpicks are a good, disposable serving alternative, too.

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.

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.

COLORING PAGE





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

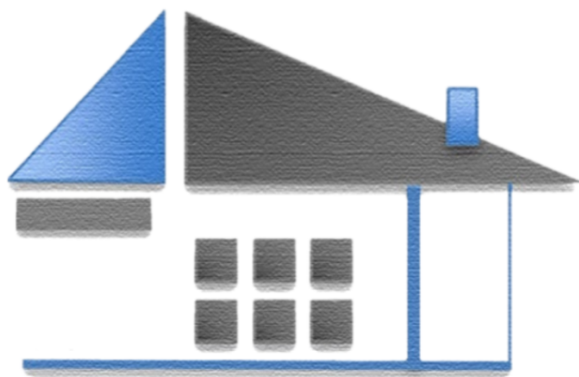
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 in color on the BV
 Website
 Join today, it's free!

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Q4 2022 Neighborhood Newsletter

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