



Briar Village Newsletter

Houston, Texas January/February 2019

Serving 768 Homes ~ Since the 1970s

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

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

Christmas Decorations 2018

Congratulations! And thanks to all our participating neighbors.



Overall
 Most Outstanding
 Lights and Design
 13811 Burgoyne

Runners-Up:

14302 Burgoyne

13926 Locke Lane

Special Recognition to all the new residents who decorated for the holidays,
 You were noticed! So here's a very special welcome to Briar Village!

Fun & Festive	2018 Briarcrest	Righteous	13911 Briarworth	Reason for the Season	14115 Locke Ln
All Lit Up	2106 Briarcrest	Texas Size Reindeer	13927 Briarworth	Breathtaking	13743 Overbrook
OMG Trees!	2111 Briarcrest	Welcome to Winter	14103 Briarworth	Showstopper	13827 Overbrook
Courage Award Highest Roof Lights	2024 Briargreen	Wondrous Wreaths	14315 Burgoyne	Classy	13743 Piping Rock
Dynamic	2314 Briarlee	Pretty Entry	13915 Chevy Chase	Christmas Fantasy	13815 Piping Rock
Fantasy Land	2210 Briarport	Icicle Heaven	13819 Ella Lee	Crystal Palace	13706 Wickersham
The Grinch is Back!	2007 Briarstem	Just in time	13905 Ella Lee	The Party's On!	13910 Wickersham
Winter Wonderland	2110 Briarstem	Welcome Home	13715 Locke Ln	Design Elegance	14010 Wickersham
Seasonal Swag	2010 Briarturn	Christmas Village	14011 Locke Ln	December Delight	14102 Wickersham
Christmas Classic	2114 Briarview	Showstopper	14018 Locke Ln	Snazzy Snowflakes	14311 Wickersham

Honorable Mention

Briarcrest	2011, 2023, 2107, 2118	Briargreen	2014, 2103
Briarlee	2103, 2107, 2315	Briarstem	2114
Briarview	2110, 2215	Briarworth	13914, 13918, 14006, 14010, 14014
Burgoyne	13711, 13731, 14310, 14314		
Chevy Chase	13903, 13911, 14218, 14219, 14222, 14230, 14234, 14311		
Ella Lee	13706, 13730, 13806, 13919, 13922, 13930, 13935, 14010, 14011, 14019, 14023, 14027		
Joel Wheaton	2334		
Locke Ln	13707, 13710, 13914, 13915, 13919, 13930, 13931, 14006, 14014, 14110, 14114, 14315		
Overbrook	13715, 13815, 14102		
Piping Rock	13810, 13911, 14218, 14506		
Wickersham	13807, 13814, 14103, 14106, 14110		

Previous Honorees - Still looking fabulous!

1902 Briarturn 2007, 2011 ~ 2106 Briarview 2001, 2003, 2017

13923 Ella Lee 2016 ~ 14118 Wickersham 2010

Briar Village was beautiful for the holidays. Our apologies if we missed anyone.
 Thanks to all who got in the spirit - you are wonderful!

“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 weekends in May and September, and Tues – Sun in June – August.

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.**

Advertisement

Business Advertising is welcome in this Newsletter Rates and details in box at the right

**Support Our Advertisers!
Income from advertising helps offset cost of our Newsletter**

Briar Village ~ February 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 Clubhouse, (to rent Clubhouse DRV (call GMI 713-334-8000) 281-794-6482 dee.briarv@gmail.com	2019-20	V.P. Stephen Coad Pool 281-935-5440 stephencoad@yahoo.com	2018-19
Sec. Erin Hardy Activities 832-725-9051 erinbvhoa@gmail.com	2019-20	Treas. Brian Maguire Tennis 832-659-5913 brianjmag@live.com	2019-20
Director Eric Newman Common Areas 713-817-2168 eric_newman@icloud.com	2018-19	Director Alvin Olson Security, Webmaster 832-274-7831 alvin@briarview.com	2018-19
Director Mandi Trumbull Newsletter 832-540-4949 manditrumbullhoa@gmail.com	[2018]-19	Graham Management Inc. (GMI) (BV Mgmt Co. started 4/1/2016) Attn: Carmen Reyes, Community 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

**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 bvnewsletter2018@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.nabrnetwork.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 & past Newsletters**

BV Clubhouse Rental - see paragraph at left

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.**



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

BPCIA Board of Directors 2019

The Briar Park Community Improvement Association (BPCIA) held its Annual Meeting in the BV Clubhouse on February 7, 2019, the main purpose of which was election of new Board members.

Volunteers did 623 hours of patrol in 2018

February 23, 1945 – 74 Years Ago



This picture of 6 United States Marines raising the U.S. flag on the Japanese island of Iwo Jima is the most reproduced photograph in the history of photography.

Easy Company took two flags up Mt. Suribachi on Iwo Jima. The raising of the second and larger flag is captured in the photograph.

Easy Company had been fighting 4 days, during which they suffered 40% casualties.

There are six Flag Raisers in the famous Iwo Jima photo, four in the front line and two in back. Three of them would die in battle shortly afterwards. The remaining three became national heroes within weeks.

There are seven members on our Board of Directors, they each serve a two year term, but the number of incoming people on the board to assist any newcomers and keep things running smoothly.

Table with 2 columns: Rank and Name/Role. 1] Diane McConnon was re-elected and will serve as President again. 2] Newly elected are Erin Hardy, Activities Director and Brian Maguire, Treasurer. 3] Mandi Trumbull is newly appointed to the Board, replacing Lourdes Codina, who resigned midterm; Mandi will serve as Newsletter Director.

Board of Directors' duty areas are detailed on page 2. We all thank these dedicated residents for serving as volunteers and keeping Briar Village functioning, and a special welcome to Erin Hardy, Brian Maguire and Mandi Trumbull.

Thanks to former board members Gale Antoinette, Lourdes Codina and Nara Jeffus, whose time, efforts, talent and dedication are very much appreciated by the neighborhood!

Message Board, Photos, Deed Restrictions to Print and More On Our Own BV Website! It's Sweet!



On December 19th, a tree fell on Amy's fence, she posted an SOS on the BV Message Board and Good Neighbor Franz (USMC), chain saw in hand, came to the rescue. Here he is giving the "thumbs up!" What a guy!

Briar Village Real Estate Update December 16, 2018 - January 15, 2019

Table with 2 columns: Metric and Value. Homes Sold: 4, Average Sold Price: \$253,640, Average Sold Price per square foot: \$120, Average Days on Market (sold): 41, Homes Pending: 2, Active Homes: 14, Months of Inventory: 3.5 Months, Active Rental Homes: 7, Number of Leased Homes: 2, Lease Price: \$1698

The Briar Village Real Estate Market had 4 home sales this past month at an average sales price of \$253,640. There are currently 14 active homes on the market with 7 active homes for lease.



The Greater Houston Market home inventory level lowered to 3.5 months. This means that it is currently a seller's market, but demand is a little soft this time of year as the total number of home sales will be about half of the peak numbers we will see in June and July.

Paul Holub, Briar Village Resident

Our McDonalds – Hwy 6 @ Piping Rock

In December our newly rebuilt McDonalds had its Grand Opening, which included a small ceremony to dedicate a bike rack specifically installed for the use of Briar Village residents, especially families who want to bike over for a burger! Two of our Board Members, Gale and Eric attended, it looks like it was a fun day.



New this year: McDonalds is offering a Pre-K learning event called "Small Fries Playtime" on Tuesdays from 11:30 am – 12:30 pm. It is based on pre-K children, but all are welcome.



Children rotate through craft and activity stations that have big blocks, Play-Doh, puzzles, sensory activities and other seasonally themed fun activities, such as for Valentine's Day or Polar Bear Day!

There is no charge to participate, and no refreshments are included, but the all-time favorite "Happy Meal" is only \$1.99.

*If you live in Briar Village
a 2 Line 'BV Resident' Newsletter Ad is \$5 a month!*

Trash Talk

With trash pickup 2 days a week and recycling 1 day a week, we have something sitting on the curb 7 days a week, due to those who set things out early and those who don't promptly put empty receptacles away...



Trash Out at the Wrong Time

- ✓ **Lowers the value of living in Briar Village**
- ✓ **Attracts the wrong crowd**
- ✓ **And it's against the law**

City of Houston Code of Ordinances, Solid Waste and Litter Control:

It shall be unlawful to place or to allow to remain any materials at the curblines for basic garbage collection service by the department prior to 6:00 p.m. of the day preceding a day designated by the director for basic garbage collection service at that location.

Basic garbage collection service shall commence at 7:00 a.m. on the day designated by the director. It shall be unlawful to place or allow to remain any materials at the curblines on a designated collection day after department collection service personnel have passed the site for that day, and the department shall not have any obligation to return to collect items not present at the curblines when the department vehicle serviced the site.

The violation of any such provision shall be punishable upon first conviction by a fine of \$50-\$2000, if convicted for a first offense, and \$250-\$2000 EACH DAY for subsequent convictions.

It is the resident's responsibility to stop the practice of their lawn services, (who often "do yards" in BV on Thursdays and Fridays), leaving bagged lawn debris sitting on the curb, frequently too early or too late, in violation of the City Ordinance above.

**IT IS AGAINST THE LAW
To set trash on the curb
at the wrong times.**

Weeds and Trimmings and Things in the Street

Lawn maintenance is a lot more than just mowing the grass and edging near concrete sidewalks and driveways.

You are required to also keep weeds and grass runners from growing in flower beds and the cracks of your driveway and sidewalk. Pull them, weed eat them, or use an herbicide, but don't ignore them – they make your home look unkempt, regardless of how manicured the lawn is.

After you mow and edge, you must also clean up any trimmings left on all concrete areas. Plug this clean-up into your maintenance time. Often simply using the mower to blow the trimmings back onto the lawn solves the problem, or use a leaf blower or a broom to clean up clippings.

You are the steward of the street in front of your house, especially if you have a storm sewer inlet in the street. Keep leaves, dirt, debris, and litter out of the street. Not only does it look messy, but all that refuse can clog the storm sewer and possibly cause a flood of yours and your neighbors' homes.



A thorough clean-up of concrete areas, flower beds and street is part of the lawn maintenance job!

Getting Trash Right! Household Waste & Recycling Service for BV 2019

Trash pickup is a major budget item for Briar Village. Because we are in the City of Houston, we are eligible for the City's trash services once per week. However, the City allows us the option of having a private service, for which they reimburse us \$56,304/YR (our tax dollars). Until October 2018 we paid \$101,760/YR for our private service, when the cost went up substantially to \$150,000/YR. We are still bound by the City's Code of Ordinances that trash cannot be put at the curb before 6 pm the day before trash day. See details of this Ordinance in the Trash Talk article on page 4; it is outlined in the information box on page 2 of every Newsletter.



BV's private contract is with VF Waste Services, which is in Briar Village 3 days a week, two picking up trash and one picking up recyclables.

VF Office-Customer Service 713-787-9790

Open: M – F 8:00 am - 5:00 pm



In January 2019 VF distributed new, blue, upright, wheeled recycle containers to each home in BV. Use for recycling only.

– DO NOT USE FOR TRASH ON TUES OR FRI –

Follows is VF Services information.

Household Waste Collection Guidelines

Household waste must be in (up to 8) containers or bags not to exceed forty-five (45) gallons or forty (40) pounds at each residence, curbside.

Tree & Yard Waste Collection Guidelines

Tree and yard waste must be in (no more than 8) containers or in bags not to exceed forty (40) pounds at each residence, curbside, combined with household waste. Tree, shrubs, and brush trimmings must be cut in lengths not to exceed four (4) feet and no greater than eighteen (18) inches in diameter, securely tied in bundles. Tree trunks must be split into quarter sections.

Service Collection Schedule

No earlier than 7:00 am and no later than 6:00 pm.

Curbside Service Days

- [1] Household & Tree/Yard Waste: Tuesday & Friday
- [2] Recycling: Thursday
- [3] Bulk/Heavy Trash: Friday



Confused about trash pickup on holidays?

★ **VF Observes the following Holidays** ★

- | | |
|---------------------------|---------------------------|
| ★ New Years Day | ★ Labor Day |
| ★ Memorial Day | ★ Thanksgiving Day |
| ★ Independence Day | ★ Christmas Day |

If your service day falls on one of the observed holidays, you will be serviced on the next scheduled service day.

Do not put your trash at the curb if it is going to sit there for several days before the next scheduled pick up.



As per the City Ordinance quoted on the preceding page, trash is not to be in view prior to 6:00 p.m. the day before garbage collection. You can be fined.

Save this page for future reference

Recycle Collection Guidelines (Thursday)

Place recycle items in containers provided, curbside at each residence. Do not fill plastic garbage bags with recyclables.

Unaccepted Items for Recycling (Thursday)

Plastic Bags	Windows
Coat Hangers	Wet/Soiled Paper
Paper Towels	Wax Containers
Pizza Boxes	Facial & Toilet Tissue
Styrofoam	Disposable Plates & Cups
Light Bulbs	Paint & Solvent Containers
Mirrors	

Accepted Items for Recycling (Thursday)

 Glass Bottles or Jars*	 Aluminum Cans/Foil	 Plastics #1-#7	 Steel & Tin Cans
 Colored Paper	 Magazines	 Cardboard	 Junk Mail
 Phone Books	 Paper Bags	 Pots & Pans	 Gutters, Copper, Scrap
 Paper Boxes	 Greeting Cards	 Folders	 Newspapers

*Glass is accepted for the time being

Bulk/Heavy Trash Collection Guidelines (Friday)

A limit of four (4) items, combined with household and yard waste per week at each residence, curbside.

Accepted Items for Bulk/Heavy Trash (Friday)

Household appliances, furniture, stoves, TVs, sofas, doors etc.; refrigerators must have freon drained and be tagged accordingly by a certified technician; grills must be emptied of ash or briquettes; water heaters must be drained.

Resident-generated construction material not to exceed one (1) cubic yard or thirty-five (35) pounds per container.

Unaccepted Items for Bulk/Heavy Trash (Friday)

Dirt	Propane Tanks
Tires	Masonry Debris
Wood	Roofing Material
Carpet	Water Softeners
Concrete	Hazardous Waste
Windows	Animal Excrement
Insulation	Doors of Paneling
Tree Trunks	Sheetrock or Drywall
Stone or Tile	Natural Disaster Debris
Lawn Mowers	Steel/Cast Iron Materials
Dead Animals	Commercial Construction Debris

BV Annual Maintenance Fees

BV Maintenance Fees of \$543.00 were due January 31, 2019. If yours are not paid, please make arrangements to do so. Contact Graham Management (GMI) at 713-334-8000. Installment payments are accepted. Those with delinquent Maintenance Fees may be denied access to certain community features.

Note: from time-to-time everyone has health or other life issues that prevent timely payment. The courtesy of a brief note or phone call from you to make us aware of your special circumstance(s) is much appreciated and will be kept confidential.



YOTM resumes in spring 2019



The Holidays brought surprises...



The Velverton's yard-art Christmas trees knocked your eyes out!! Wow!



December 24th - home from the hospital on Christmas Eve!

Welcome to Briar Village little guy

Mis-delivered Mail

If you find mail in your mailbox that was mistakenly delivered to you, but belongs to someone else, follows is what you can do.

- ✓ Personally deliver it to the correct address, knock on the door and speak to the addressee or put the mail in their mailbox.
- ✓ Put the mail back in your mailbox with the red flag up so the mail carrier will know there is 'outgoing' mail.

In either case – on the outside of the envelope – write “mis-delivered on the date to your address” then make an arrow to point at the circle you’ve made around the correct name and address. This information informs both the intended recipient AND the mail carrier that the error was made and handled as efficiently and as quickly as possible.

Some mail is date sensitive, which cannot be known without opening it, so the date it was mis-delivered may be important to the intended recipient.

Note: simply writing “forward” does nothing for the recipient’s peace of mind, nor does it alert the carrier of the error.



Mail Theft in BV

The U.S. Postal Service (USPS) advises:

- **Always deposit your mail in a mail slot at your local post office, or hand it to your letter carrier.**
- **Never send cash or coins in the mail. Use checks or money orders.**
- **Promptly remove mail from your mailbox after delivery, especially if you're expecting checks, credit cards, or other negotiable items. If you won't be home when the items are expected, ask a trusted friend or neighbor to pick up your mail.**

If you observe a vehicle near mailboxes, take down the license plate number and call security. If you are missing mail, report it to the USPS.

Be vigilant and don't be embarrassed to monitor suspicious looking vehicles and people. BV security is everybody's business.

Winter is the time for comfort, for good food and warmth, for the touch of a friendly hand and for a talk beside the fire: it is the time for home.

Edith Sitwell



Volunteer!
There's a lot to do.
 Help is always welcome!
 Who will do it, if you don't?

Need Clubhouse Painters March 9th!

BPCIA Meeting Highlights January 24, 2019

Nine residents attended.

Clubhouse: received 3 bids (\$2,687, \$2,900, \$3,150) to repaint inside Clubhouse; Board decided to have resident volunteers paint it instead, making the cost be for paint and supplies only; painting with new color(s) to be done in March, a slow month for rentals.

Pool/Tennis Courts: windscreens continue to be an issue; replacements are costly; suggestion was to simply remove them if/when their condition deteriorates further. Pool bathhouse renovation should be completed in about 4 weeks.

In December, a runaway driver, who fled the scene, damaged the low stone wall along the pool entry sidewalk, the west corner of the waterfall and dislodged the stone on the SE corner of the women's bathhouse; insurance adjuster set the damage at \$7,000, BPCIA must pay \$1,000 deductible.

Security: November 25th to January 24th, BV had 4 home burglaries and 1 theft from a vehicle, all on the west side of the Bayou. We contracted with our security service for additional, random patrol hours during the holidays. In the future, for New Years Eve and July 4th, we will have our security patrol on late night duty reminding residents that fireworks are illegal in the City of Houston, and contacting HPD as needed. New residents, renters especially, may not know fireworks are not allowed inside city limits. Lost pet signs continue to be removed by an unknown, misguided individual; assistance in identifying this person is requested. If you see anyone removing lost pet signs, contact the BPCIA Security Director immediately.

Activities: Easter Egg Hunt is the next BV event, date tba.

Newsletter: everything is running smoothly.

Website: is running smoothly, participation continues to increase. Residents still want the Message Board set up differently, so new posts are easily seen.

Deed Restrictions: violation notices sent since December 6, 2018, 54 1st letters, 31 2nd letters, 3 3rd letters.

ACC: 8 requests received, 5 approved, 2 pending, 1 denied.

Financial: maintenance fees for 2018 collection rate = 97%.

Open Forum: a resident presented a well-composed document addressing the need for "No Fireworks" "Fireworks Prohibited" signs at our entries, and asking for increased attention to the illegal, widespread, and lengthy use of fireworks all around BV on New Year's Eve and July 4th. A resident asked that the Board be more active in addressing the continual abuse of trash in view at the wrong times, which was particularly intense over the recent holiday season. A resident asked that going forward Board Members use only the BV Website to post information pertinent to BV, because when various websites are used, important information is diffused or missed by residents who have the need to know. A resident also reiterated that postings self promoting/seeking personal profit are not allowed on the BV Website's Message Board; you may offer the name of a good repairman for example, but he is not allowed to post his own information; you may offer things for sale, such as a coffee table (items you might sell in a garage sale) but you may not post items you sell as a business or side business, jewelry or craft items for example. A resident questioned the change of Clubhouse interior paint color because changing colors requires more paint/money/labor; the current color is not that old or bad; we should not be spending money on changes to suit the taste of current Board Members who were not around when the decisions were made by a previous Board.

Architectural Control Committee (ACC)

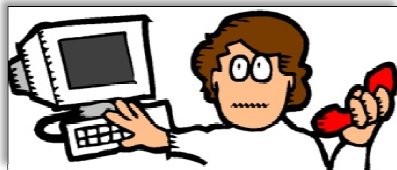
All improvements visible from the street must have ACC approval BEFORE work starts. Get the ACC Approval Form on the BV Website or from GMI.

Unhappy About Something?

All residents are not going to be completely happy with every service provider in BV, all the time. It has been Board Policy for years that residents who have an issue are requested to NOT contact our contracted service providers directly, but to contact the Board Director over any responsibility area, including those we contract with for management, pool services, clubhouse cleaning/rental, common areas maintenance, security, etc.

For example, if you have a complaint or concern about the security service, direct it to the BPCIA Board Director over security, NOT to the security service.

Additionally, if you have any BV-related issue, it is generally best to contact the Board Director over that area first, before calling GMI, or posting on the BV Website Message Board.



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 us 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.

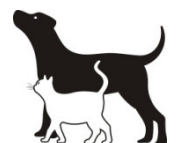


Next Meeting:

March 28, 2019

~ Note: No February Meeting ~

The dog thinks you're part of the family, the cat thinks you're part of the staff!





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

January/February 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 February
 ~ At a Glance ~**

Feb 15	HISD Early Dismissal
Feb 18	Presidents Day
Feb	No Community Assoc Meeting in Feb
Mar 10	Daylights Savings Time begins
Mar 11-15	HISD Spring Break
Mar 28	Community Association Meeting
Apr 19	HISD Spring Holiday
Apr 21	Easter

Trust your instincts!
Be watchful and alert - if it doesn't feel right, it isn't!




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EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED



Note to Recent Owners: Any change visible from the street must have ACC approval BEFORE work starts