

# BRIAR VILLAGE

*A Neighborhood Newsletter*



## Annual BV Halloween Party

It's time for our annual Briar Village Halloween party, Sunday, October 27th, from 4-7 pm at the neighborhood clubhouse. There will be plenty of activities for kids of all ages, including games, face painting, pumpkin decorating, two bouncy houses, dancing, and more! Come join your neighbors for a fun afternoon, and don't forget your costume!

This year we will also be holding a chili cook-off at the event, so get cooking and bring your best chili recipe to share with your neighbors! In addition to chili, we will also have hot dogs, Frito pie fixings, and of course lots of candy and treats!

Fun neighborhood events like this are not possible without volunteers! If you are interested in volunteering or being a sponsor for the event, please contact Kelly Foster, 713-515-6131 or [kelly@alanandkellyfoster.com](mailto:kelly@alanandkellyfoster.com).

### IN THIS ISSUE

---

#### **GARAGE SALE TIPS**

---

#### **RX FOR OUR DAMAGED LAWNS**

---

#### **RESTARTING CLUB 55+**

---

#### **WHAT TO KNOW ABOUT REAL ID**

---

## Cook-Off Rules



- If you call it chili, cook it! Traditional red chili, chili verde, any home cooked recipe with or without meat, or beans will be welcomed.
- Judging will be based on fan favorite so make sure to bring enough for all party goers!
- Each entry must be brought in a slow-cooker with serving utensils. No serving utensils will be provided, but spoons and bowls for judging **will** be provided.
- All entries must be set up at the Cook-off table in the club house by 3:30 pm
- Winners will be announced at 6 pm after guests have had the chance to fill out their ballots.

 **Briar Village - September 2019**  
 Clip and Save for Future Reference!

BPCIA Position, Name, Primary Area, Contact Info	
BPCIA – Briar Park Community Improvement Assoc. Meetings 7:00 p.m. at BV Clubhouse on 4th Thursday of Month	
Pres. Dee McConnon 281-794-6482 dee.briarv@gmail.com Clubhouse Deed restrictions	V.P. Stephen Coad 281-935-5440 stephencoad@yahoo.com Pool
Sec. Erin Hardy 832-725-9051 erinbvhoa@gmail.com Socials	Treas. Brian Maguire 832-659-5913 brianjmag@live.com Tennis courts
Timothy Cook 281-536-4362 timcookhoa@gmail.com Newsletter	Eric Newman 713-817-2168 ericbvhoa@gmail.com Common areas
Alvin Olsen 832-274-7831 alvin@briarview.com Security Webmaster	Graham Management Inc. Carmen Reyes, Com Mgr 2825 Wilcrest, Ste. 600 Houston, TX 77042 ph: (713) 334-8000 f: (713)334-5055

**Ranger Patrol & Co. Inc. – Dispatch 832-356-3224**  
 Call 911 for Emergencies 24/7  
 HPD Non-Emergency - 713-884-3131

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

**NEW! Website and Message Board free to all residents**  
<https://briarvillage.com>

**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

**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, President  
 BPCIA

**Community Pool & Tennis Courts**

Access Card reired for admittance, and can be ordered for \$25 from GMI. Form is on the BV website. Pool is open 7:00 am – 8:30 pm through October 25th, 2019.

**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.

**Briar Village Newsletter**

Want to contribute to your BV newsletter? BV residents can submit articles and other content to Newsletter@briarvillage.com.

## BPCIA Meeting Highlights September 26, 2019

Several of the Board's members were on vacation or otherwise unable to make the September meeting. A quorum of the Directors was satisfied by Alvin Olson, Brian McGuire, Diane McConnon, and Tim Cook being in attendance.

The Board began the meeting by ratifying its prior decision to repair the urinal in the men's restroom at the clubhouse.

**Director Reports:** The Board reported that the clubhouse urinal had been temporarily repaired but that there is more work needed to make it a permanent repair; a proposal is pending. There are plans to paint the restrooms and office in early 2020 and the Board is looking into acoustic panels.

The Board reported that the SAYOR (swim at your own risk) was running smoothly and that the closing day for the pool is scheduled for October 25th. New windscreens for the tennis court had been purchased but need to be installed.

The current web site is still operating as usual but the previous web site (which the neighborhood voted to switch back to) has run into delays. There is no ETA on when it will be ready to launch.

The next events will be the neighborhood Garage Sale (10/12-13 & 10/19-20) and the Halloween Party/Chili Cook-Off (10/27).

There were 186 First Letters, 95 Second Letters, and 22 Third Letters sent between 8/22 and 9/26 and there were a total of 12 ACC Applications processed - 7 approved, 5 pending, and 0 denied.

**Financial Reports:** It was reported that there was \$409,067 in Operating Funds and \$347,979 in Reserve Funds. Total accounts receivable were \$78,877 and the 2019 collection rate was still 96%.

**Annual Budget:** The Board approved the 2020 budget with no increase in HOA dues.

Prior to the meeting, the Board sought competing bids for several of the services it pays third-parties to provide to residents. The Board discussed all of the bids it had received on trash, pool services,

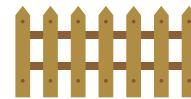
landscaping, and security at the open meeting. Ultimately, the Board voted to: 1) change trash companies from VF Waste to Texas Pride Disposal; 2) change pool companies from Aquatic Pool Management to Pools by Dallas; 3) keep Fox Landscaping for the landscape contract; and 4) remain with United Ranger for security.

**Next Meeting:** The next meeting is scheduled for Thursday, October 24, 2019 at the clubhouse.

## BPCIA Has a New Board Member

Timothy Cook has been appointed by the board to replace board member Mandi Trumbull, who resigned her position in August. The board voted to appoint Tim as a board member at a special meeting which took place on September 5 at the clubhouse. He will serve until the next annual elections are held in 2020.

Tim and Mandi are married and on September 17th, Mandi gave birth to Briar Village's newest resident - Lana Corinne Trumbull Cook. Tim is a lawyer, practicing primarily civil, construction, and energy litigation, and their family have been Briar Village residents for 2 years.



## Deed Restriction Violations: Monthly Focus

Our new initiative of a monthly focus on keeping BV a great place to live was well-received. Our management company will be doing their usual inspection but with an added focus each month. The intent is for our residents to see this blurb and correct any issues prior to receiving a letter. The focus this coming month is FENCES. Let's all review our fences for any damaged or loose pickets, gates that don't properly close (bungee cords are not acceptable) and, most importantly, fences that are falling over. Leaning and/or damaged fences/pickets will be sent out violation letters, so let's take care of this now before that happens. Don't hesitate to reach out directly to me with any of your questions at [ericbvhoa@gmail.com](mailto:ericbvhoa@gmail.com)



## Rx For Our Damaged Lawns by long-time organic gardener Karen Avery



Summer 2019 has been harsh on our lawns, temperature-wise and gas-line upgrade-wise, but now is an excellent time to give our lawns some restorative care. Whether or not you have been on a regular feeding schedule, a fall feeding is the most important one, so this is a good time to start. Feeding our lawns now strengthens the roots for the coming winter dormancy and provides a head-start for the following spring growth.

October is the perfect time to broadcast a slow-release fertilizer and/or a “top-dressing” of a quality, aged compost (1/4 - 1/2”) sold at independent nurseries. Avoid “weed ‘n feeds”. The active ingredient in most such formulas, Atrazine, can damage your tree and shrub roots, and create run-off hazards.

October is also the perfect time to plug some squares of sod if you have damaged areas in your lawn – whether from chinch bugs, hot spots or gas-line upgrades. New sod **HAS TO BE WATERED DAILY** for two weeks for the sod roots to establish. If you did not do this after the construction work in your yard, that gold-to-brown sod is dead and needs to be removed, and you need to re-sod and water correctly. Left unattended, weeds will overtake those areas. Grass squares are cheap, so let’s get back to making Briar Village look proud and restoring curb-appeal. (Drenching newly-sodded turf with a dilution containing Medina Soil Activator or Medina Plus helps dissolve the gumbo-like under-side of new sod squares. These products contain trace minerals, micro nutrients and plant hormones that build up depleted soils. Do two applications fifteen days apart, watering the area well before applying. The Medina can benefit the whole lawn, distressed or not.

Chinch bugs only appear where grass has dried out – usually on slopes or next to cement curbs or sidewalks where the cement radiates extra heat. The bugs are usually gone by now, but the damage is done and dead spots will need to be re-sodded and watered daily for two weeks. Just as those dry areas got “baked,” the soil underneath got “baked” and also needs rejuvenation. This can be done

with some soil activator, some liquid or dried molasses -- or seaweed extract—to re-build the microbial activity in the living soil. Of course, regular watering (one inch per week) is needed after the new sod has been established. An application of compost in those areas will also slowly help rebuild the soil.

Take-all Patch is a fungal problem that may have affected some yards, even healthy yards, as it can be spread by landscape crews from an infected yard to your yard. It usually originates where too much nitrogen has been applied, coupled with overwatering. There are no know fungicides that will cure it, but two or three applications of a quality, aged compost (four weeks apart) has proven to take care of it (with microbial activity attacking the fungal spores). To know if you have this problem, inspect areas of yellowing turf. Tug on the grass. If it lifts up like a toupee and the roots are black, you have the problem.

Salt build-up from use of synthetic fertilizers can cause soil degradation and stress out a previously healthy lawn. The Rx for this problem is re-mineralization and returning organic matter to the soil. Re-mineralization can be achieved by broadcasting Azomite (or greensand -- or lava sand – which are slightly cheaper.) (A mask must be worn to apply, as these are fine, dust-like particles.) Azomite should be available at the larger nurseries and independent nurseries. It can also be found at Ace Hardware and Southwest Fertilizer in Bellaire. The other cheaper trace minerals can be found at Southwest Fertilizer. Small amounts of the minerals are all that is needed. Of course, the best source of organic matter is a quality compost which can be found at most all independent nurseries – and at Southwest Fertilizer.

If you have burned-looking areas in the same spots in recurring years, you have “hot spots” where the soil has become depleted of nutrients and left you with dead dirt underneath. These spots can be rejuvenated with periodic applications of a quality compost. Trace minerals do wonders, too.

## Cook's Corner:

### Smoked Sausage, Potato and Kale Soup



#### Ingredients:

- 1 package (14 oz) Hillshire Farm Smoked Sausage, sliced into 1/4 inch rounds
- 1 package (32 oz) hash brown potatoes, thawed
- 1 carton (32 oz) chicken stock (32 oz)
- 1 tablespoon minced garlic
- 1 onion, diced
- 3 cups raw kale, chopped
- 1/2 cup heavy cream
- 1 tablespoon garlic salt
- Salt/Pepper to preference

#### Instructions:

1. Sauté garlic, onion and sausage until sausage is browned.
2. In large pot, combine chicken stock, potatoes, sausage, garlic and onion; bring to boil.
3. Turn heat to medium-low and simmer for 15 minutes.
4. Stir in kale and cream.
5. Simmer for 5 more minutes, then serve.

<https://katiecrenshaw.com/smoked-sausage-three-ways/>

## Halloween Happenings

### Zoo Boo: Oct 11 - 27

Check out the Houston Zoo for activities and fun for the entire family! Children are encouraged to wear their costumes.

6200 Hermann Park Drive | Houston, TX 77030

### Rocky Horror Show: Oct 13 - 31

Experience The Rocky Horror Picture Show at the Art Factory. Brush up on your "call outs" and polish up those stilettos, because it's time to do the Time Warp again!

1125 Providence St. | Houston, TX TX 77002

### Tricks, Treats & T-Rex: Oct 26

Check out the Houston Museum of Natural Science at Sugar Land where your little's will enjoy carnival games, trick or treating, a pumpkin patch, face painting, and more.

13016 University Blvd. | Sugar Land, Texas 77479

## Interest In Restarting CLUB 55?

Although it has not been active for a number of years there was a Club 55+ which was very active in our community and it was well received. This group held pot luck dinners and played cards and domino games at the club house, took field trips such as a cruise on Lake Conroe, a trip to Moody Gardens and a tour of Ima Hogg's Bayou Bend, just to name a few.

There were also dinners at local favorite restaurants. Members also participated in various fund raisers for our community.

Over the last 10+ years there are many in BV who have fallen into the Club 55+ category and I am endeavoring to find out if there is any interest in this group again. Anyone, single or married, who even loosely meets what will be the totally unenforced implied age group is welcome to join.

If you have interest in joining such a group please email me at [ljshoustontx@aol.com](mailto:ljshoustontx@aol.com) and give me your suggestions of activities of interest to you.

- Lillie Snell

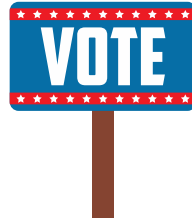
### What to know about Real ID

Beginning October 1, 2020, you'll probably need to bring a different form of personal identification than the ones you use now to board a domestic flight. That's when the federal Real ID Act takes effect and standard Texas Driver's Licenses will no longer be an accepted form of identification by the Transportation Security Administration.

Real ID-Compliant Texas driver's licenses and identification cards are now available via the Texas Department of Public Safety. You can renew up to two years in advance of your expiration date if you do not have a gold star indicating that your card is Real ID-compliant. If your card or license expires after October 2020, you can also request a duplicate through Texas.gov that is Real-ID compliant.

However, there is no need to rush to renew your license if you already have a valid passport, passport card, or current military identification card. These are acceptable forms of ID for domestic flights even after October 1, 2020. Visit dps.texas.gov for more details.

### Houston 2019 Elections



On November 5, 2019, Houston will hold elections to vote for Houston Mayor, Comptroller, and all 16 city council seats. In addition to these city positions, we will also have the opportunity

to vote on 10 proposed amendments to the Texas Constitution and a proposition regarding the Metropolitan Transit Authority of Harris County. Polling locations will be open 7 a.m. to 7 p.m. To find your polling location options and to find the sample ballot to review the candidates and propositions up for vote, visit <http://harrisvotes.com>.

Below are some important dates to know:

- Last Day to Register: October 7
- First Day of Early Voting: October 21
- Last Day to Apply for a Ballot by Mail: October 25
- Last Day of Early Voting: November 1
- Last Day to Recieve Ballot by Mail: November 5

*Briar Village*

**HOLIDAY**

**MARKET**

&

**Neighborhood Meet & Greet**

**Sunday December 8<sup>th</sup> 1:00-5:00PM**

Come shop, meet your neighbors and have some cheer!  
Everyone is welcome!

BV Club House: 13902 Piping Rock, Houston 77077

## Annual Fall Garage Sale

It's time for the semi-annual garage sale! The BPCIA will take care of advertising, all you need to do is gather and price your items for sale in your own driveway. This year the fall garage sale will be a 2 weekend event held on the 12th-13th and 19th-20th with no rain date. Normally, this event will be held during one weekend and a second is held for a rain date, but we wanted to try something new that would give more residents the opportunity to participate. Here are some helpful tips to help make your garage sale a success:

- Make sure to set reasonable prices! Be careful not to attach sentimental value to your stuff and overprice it in the process.
- Have small bills on hand to make change to avoid losing a sale.
- Be open to haggling, but trust your gut if the price is too low.
- Take a little time to make your things look nice. Dust, put air in those tires, and have easy access to electricity so your customers can test things are working.
- Keep everything organized and easy for customers to look through.
- Get the whole family involved! Offer your children a cut of the profits if they gather and donate some of their toys and old stuff to the sale. Younger children can also be involved by running a lemonade stand or bake sale.
- While the vast majority of people who will visit your sale are well meaning, it's important to pay attention to your surroundings. Make sure to keep your house locked and do not let strangers come into your home. It's also important to keep a watchful eye on your cash.
- Have a plan for unsold items. Consider posting ads online for bigger items, and take advantage of online resale shops like Poshmark for clothing and accessories.

Check out more garage sale tips at <https://www.daveramsey.com/blog/garage-sale-tips>

Would you like  
to be a BPCIA  
Board Member?



The Board will have 4 openings in 2020; the Nomination Form is now available on the website under Resources/Forms.

We need you!!



Attention!!  
A Contest Will Be  
Held to Name Our  
Exciting New  
Neighborhood Initiative

(Win \$50 and a Homemade Chocolate Pie!)

A group of neighbors have formed a committee to identify current issues impacting the overall appeal and prosperity of Briar Village. The committee chair is Amy Hill. Committee members include: Kelly Foster, Carrie Bivins, Nara Jeffus and Hillary Roy.

In order to accomplish this goal, they will survey the community to prioritize these issues. Following the survey, at a later date, residents will have an opportunity to help gather information to make suggestions to the board on how to remedy identified issues. The committee hopes to have completed the survey part of the project by May 2020.

But for now, a name is needed for the project. More details will follow about the contest. They will be posted on the website and included in next month's newsletter. Board members and their families and also committee members and their families will be excluded from the contest.



**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

**October 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.

- Oct 12-13 Neighborhood Garage Sale
- Oct 19-20 Neighborhood Garage Sale
- Oct 24 HOA Meeting
- Oct 25 Pool Closed
- Oct 27 Halloween Party and Cook-off
- Oct 31 Halloween



**Your BV Neighbor  
 since 2011.**

**Lourdes Codina**  
 281-723-0068  
 LCodina@KW.com  
 or find me at [www.BriarVillage.INFO](http://www.BriarVillage.INFO)

**kw ENERGY CORRIDOR**  
**KELLERWILLIAMS REALTY**  
*Each Office is Independently Owned and Operated.*

*Ask me about Realty in Houston!*  
 Send me all your questions about *Selling, Buying, Leasing and Investing* in Real Estate.

**Neighbor Recommendation: (13811 Wickersham)**

"Lourdes, you have done a great job and stood up to your word - selling as quickly as you did and without my presence. You went over and above my expectations and made what I thought would be a difficult endeavor much easier than I ever thought possible. I liked your professional work, immediate responses and knowledge of the local real estate.."

*Tony Six*

**Neighbor Recommendation: (13731 Overbrook)**

"My experience with Lourdes Codina and Keller Williams is Trademark. The Level of Service was Fast, Proficient and Professional. They have certainly set the industry benchmark for outstanding customer service. I will definitely recommend to neighbors looking for a class realtor."

*Sammy Almaguer*

**Neighbor Recommendation: (13802 Ella Lee)**

As a woman in her 70's Lourdes help me tremendously. There is no way I could have found the quality of people to prepare my home for sale on my own. I can not give her enough praise; she helped guide me and calmed my anxiety through out this process."

*Linda Gremillion*

**Neighbor Recommendation: (13735 Overbrook)**

"I had my home up For-Sale-By-Owner and wasn't getting any real interest. *Lourdes Codina* called and explained her process. The next day she had a sign up, posted it on HAR, and started a social media conversation. That same day I had several offers. Talk about someone that goes above and beyond. I wish all realtors were like her. She really cares and understands the value of *Customer Service*. I would say that is a remarkable job and all because of her professionalism and *Customer Service*."

*Jesse Gonzales*