

BRIAR VILLAGE

A Neighborhood Newsletter



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Returning To Our Old Website - With a Few Upgrades


Briar Village's website will be going back home to our old format over the Labor Day Weekend! The site originally came online Labor Day 2003 and we are working to get the site back online by Labor Day 2019. With this change, we are returning to the old domain name, <http://briarvillage.com>.

If you were already a registered user of the original website there is no need to create a new account. You will be able to use your old login information. For those who have not experienced the old format, you will be able to sign up for a new account.

With this return, you will once again enjoy private messaging, the old format of the message board, etc. All of the features you had before with a few tweaks and new features. The clubhouse and pool reservation option that you had with Nabr will be part of the new format as well.

There are some start-up costs with this change but overall, within two years our new website will provide cost savings of \$396.88 compared to what we would have paid in that same time period with Nabr. Additionally, annual renewals will bring that down to almost half the cost of Nabr. (Nabr \$688.44/yr - HPC \$335/yr).

We would like to say thank you to Suzanne Garrett, who spearheaded this change for our neighborhood. This was all possible because of her hard work!

 **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
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 August 22, 2019

The Board began the meeting by ratifying its prior decisions to change the neighborhood website back to the old format and to change the swimming pool to a "Swim At Your Own Risk" setup.

Director Reports: The Board reported that the plexiglass had been vandalized again, which will be replaced when time permits. Proposals have been requested for electrical work at the pool and clubhouse. The Board is also looking into new windscreens for the tennis court.

The last 30 days have been relatively quiet on the crime report pages but there was one report of a burglary of a motor vehicle, two reports of door knocking late at night (no actions taken), one report of a Coyote, and one incident of dogs mauling a cat.

The next events will be in October, including the Garage Sale, National Night Out and the Halloween Party.

There were 178 First Letters, 32 Second Letters, and 14 Third Letters sent between 7/25/19 and 8/22 and that there were a total of 7 ACC Applications processed - 5 approved, 2 pending, and 0 denied.

Financial Reports: It was reported that there was \$423,492 in Operating Funds and \$347,902 in Reserve Funds. Total accounts receivable were \$79,637 and the 2019 collection rate was 96%. The Board met to discuss the 2020 budget but will approve in the September meeting.

New Business: The Board reviewed and approved a Resolution for political signs and flag poles which will be filed with the County and made available to the residents.

Resident Forum: A resident suggested that the Board appoint a long-term planning committee to identify and prioritize the needs of the community. The Board will review her proposal and get in touch with her.

Next Meeting: The next meeting date is scheduled for Thursday, September 26, 2019 at the clubhouse.



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

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

Deed Restriction Violations: Monthly Focus

We are beginning a new initiative of a monthly focus on keeping BV a great place to live. 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 MAILBOXES. Let's all review our mailboxes for any damage, faded or chipped paint, condition of numbers and most importantly that they are secure, straight and plumb. Leaning and/or damaged mailboxes 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



Coyotes in Briar Village

Coyotes are not a new occurrence for our neighborhood and the surrounding areas. They are often seen in the ditch that divides Briar Village, but recently there have been a number of coyote sightings in our yards. Unfortunately, many residents have lost family pets to coyotes.



While the coyotes probably won't be moving out anytime soon, there are some precautions we can take to minimize the effect they have on our community and keep our pets safe. It may seem like obvious advice, but do not feed them! This is the most effective way to keep the coyote presence low. BV residents are probably not intentionally feeding these unwelcome visitors but leaving food and water outside for your pets is an invitation for coyotes. This also applies to feeding other natural wildlife and feral cats. If you feed birds for example, keep the seed off the ground in a feeder, this way the coyotes will not be attracted by the seed or the rodents that inevitably come for the spilled seed on the ground. It is also crucial not to feed the feral cat population. Coyotes are attracted to the food you leave out for the cats, but this also encourages the coyotes to prey on cats. Open compost bins, especially those containing animal products, will also be received as an invitation by coyotes so it's important to keep these bins securely closed.

It's important to avoid coyotes if possible as they are at a high risk of carrying rabies. If you do come across a coyote, don't panic! Making loud noises and appearing larger can scare of the coyote for good.

<https://tpwd.texas.gov/huntwild/wild/nuisance/coyote/>

Briar Village SaYOR Reminder

If we want to keep Swim at Your Own Risk a viable option, it is very important that everyone follows the pool rules and signs the required waiver. The waiver can be found on the neighborhood website under the resources tab with documents.

We have had a few digressions in folks following the rules. There is no need to go into the details or name names, those that have openly disobeyed the rules have been spoken to and will learn there are consequences to such behavior. For the vast majority of our residents though, it has been a very positive experience and hopefully everyone will help others follow the rules. If you see something, say something.

Pool Rules

1. Parents/Guardians must watch children at all times. NO LIFEGUARD IS ON DUTY.
2. Absolutely no glass containers, running, horseplay, diving, pushing, pets, loud/offensive/abusive language or behavior or smoking of any kind is tolerated within the pool gates.
3. Approved swimming/bathing suits or special swim-type diapers must be worn at all times.
4. All patrons must clean up after themselves.
5. No swimming during rain, lightning or thunderstorms.
6. Non-proficient swimmers are to be supervised by competent swimmers.
7. Gates shall be closed at all times. Persons inside the pool area MAY NOT open the gate for another person. A key card must be used to enter the pool area.
8. The baby pool is reserved for children 42 inches and shorter and must be supervised at all times.
9. No standing, sitting or playing with rope dividers.
10. All persons must exit the area at 8:30 PM.
11. The HOA Board and security guard have full authority at all times and will remove swimmers for violations of one or more of these posted rules. Future swimming privileges may also be revoked on a long-term basis.

Longtime BV Resident, Elmer Crosby, Passes Away



Elmer Crosby, 93, lived in BV for 48 years, moving to Ella Lee Lane with his young family in 1971 when Westheimer was still a two-lane road. He died August 15, 2019. Mr. Crosby never missed one of our July 4th Parades until this last one, when he was bedridden. He rode in the 2018 parade proudly waving the Nation's Flag and the U.S. Army flag, under which he served in WWII. His family's Christmas decorations were legendary in the 1980's--bringing viewers from around the city -- and featured in both the Houston Chronicle and the Houston Post.

Mr. Crosby served in the Chaplaincy of the 106th Infantry Division of the European Theatre of Operations. After D-Day, he toured WWII's Army Rest Camps with the 106th Division Band, entertaining soldiers returning from the front lines. He was part of the clerical team to prepare the music tribute for General George S. Patton's funeral

service in Heidelberg, Germany in December 1945.

Upon returning to the States, Mr. Crosby completed two Masters Degrees in Music Education. He then served as Minister of Music in 16 churches across four states over his career. He spent his latter years building an e-mail ministry to share his expansive collection of articles on faith and messages of encouragement.

He leaves to cherish his memories two daughters, two sons, five grandchildren and eight great-grandchildren.

What's Happening in Houston?

Giselle - Sept 6-15

"Stanton Welch's Giselle returns to the Houston Ballet with a re-telling of a peasant girl deceived by an aristocrat disguised as a commoner. Love, betrayal and redemption play out in stunning simplicity."

Wortham Theater Center
501 Texas Avenue | Houston, TX 77002

Oktoberfest Houston - Sept 27-28

"Put on your Lederhosen and Dirndls and enjoy a variety of German and Craft beer with some of the best polka music in Texas. Portion of proceeds to benefit local non-profit, Play for Life Houston."

The Water Works at Buffalo Bayou
105 Sabine St. | Houston, TX 77007

Oktoberfest Art Market - Sept 28

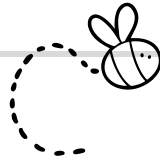
Come enjoy food, drinks, music and more than 50 artists, farmers, and artisans from Houston and surrounding areas.

1127 Eldridge Parkway

Candytopia Houston - through Sept 29

Don't miss your chance to check out candy-coated unicorn pigs or dive into a pool of marshmallows at Candytopia Houston before it closes September 29th.

7620 Katy Fwy Building 3B, STE 360
Houston, TX 77024



Cook's Corner:
Perfect Apple Crumble



INGREDIENTS

- 3/4 c. (1 1/2 sticks) butter, melted, plus more for pan
- 1 1/2 c. all-purpose flour
- 1 c. chopped pecans, plus more for serving
- 1 c. lightly packed brown sugar
- 1/2 tsp. kosher salt
- 6 large apples, cored and cut into wedges
- 1/2 c. granulated sugar
- 2 tsp. ground cinnamon
- 1/2 tsp. ground ginger
- Juice of 1/2 lemon
- Vanilla ice cream, for serving

DIRECTIONS

1. Preheat oven to 350° and grease a large baking dish with butter. In a medium bowl, whisk together flour, pecans, brown sugar, and salt. Stir in melted butter until texture is coarse and sandy.
2. Add apples, sugar, cinnamon, ginger, and lemon juice to baking dish and toss to combine.
3. Spread in an even layer, then press crumb mixture on top of apples. Bake until apples are bubbling and topping is golden, about 50 minutes.
4. Serve warm with ice cream, if using.

LOCAL HONEY FROM THE HIVE TO THE JAR
\$10/PINT CALL: DIANE 281-794-6482

Wills & Estates

Timothy R. Cook, Esq.

Meet with an attorney in your neighborhood to discuss and help draft a will for you at an affordable price

Timothy.Cook.Does.Wills@gmail.com

Briar Village Real Estate Update
July 16, 2019 - August 15, 2019

Homes Sold	3
Average Sold Price	\$210,000
Average Sold Price per square foot	\$96
Average Days on Market (sold)	96
Homes Pending	3
Active Homes	22
Months of Inventory	4.3 Months
Active Rental Homes	5
Number of Leased Homes	2
Average Lease Price	\$2000



July was a solid month for home sales in Briar Village and the Greater Houston Real Estate Market. Briar Village had three homes sell at an average price of around \$210,000 and the Greater Houston market set an all-time record with almost 9,000 single family homes sold. That is 11%

more homes sold than this time last year.

Home sales should taper down through the end of the year, but lease homes had a strong month with the average monthly lease rate of \$2000. Cheers!

Paul Holub, Briar Village Resident

Honeybee Swarms in the Neighborhood

By John McConnon



I am writing this as a homeowner and a beekeeper in Briar Village. Here in West Houston there are many naturally occurring beehives. There are also honeybee swarms or hives that may nest in homes. They do this typically up off the ground where there is a crack between the siding and the brick façade, but they can nest just about anywhere on your property. Honeybee swarms are the way Mother Nature provides for honeybees to reproduce. These bee swarms can be fairly-easily to be around, while others can be mean and aggressive.

If you find that honeybees have invaded your home, it would be best to contact a registered pest control company to help you with your bee problem. If the swarm has just entered your home, they can be taken care of more-easily because they have not built honeycomb in your house yet; however, if it has been more than a week there is probably honeycombs in your house as well. Once a swarm has been removed from your house the remaining honeybee nest honeycombs in your wall will be attractive to other honeybee swarms for years to come. It is therefore best and important to remove all the honeycombs before closing the opening where the bees were removed from.

<http://www.harriscountybeekeepers.org/bee-removal-call-list.html>

Texas National Night Out

October 1, 2019, is Texas National Night Out! Now! The goal of the event is to strengthen community and police partnerships and generate participation in anti-crime programs. The better you know your neighbors, the easier it is for us to look after for one another.

In Briar Village, all residents are invited to host parties at their homes or in their driveways for their neighbors to stop by and attend. BV will be providing signs made for those residents who would like to advertise that they are hosting. There will also be given a \$20 gift card to any resident who opens up their home for a host-party as a special thank you! Contact Erin Hardy for more information.



Halloween Party

Our annual not-so-spooky Halloween party will be held Sunday, October 27th, from 4-7 pm at the neighborhood clubhouse. This year, in addition to all the fun activities for our little ones, we will also be having a chili cook-off! Make sure to check the October Newsletter for more details about this fun event! Volunteers are always welcome! If you or your business are interested in volunteering or being a sponsor for the event, please contact Erin Hardy, the Director of Socials, for more info.



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.



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!

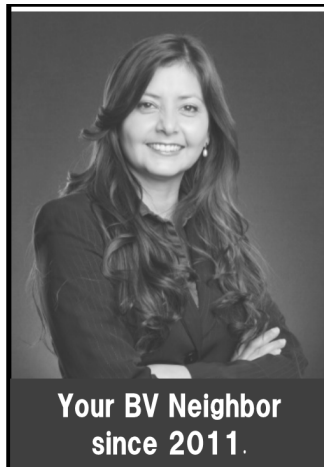
PRSR STD
 U.S. POSTAGE
 PAID
 HOUSTON, TX
 PERMIT NO. 6270

September 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.

Sept 2	Labor Day
Sept 26	BPCIA Meeting
Oct 1	National Night Out
Oct 12-13	Fall Garage Sale
Oct 19-20	Fall Garage Sale
Oct 24	Last Day Pool Open
Oct 27	Halloween Party
Dec 8	Holiday Market



**Your BV Neighbor
 since 2011.**

Lourdes Codina
 281-723-0068
 LCodina@KW.com
 or find me at www.BriarVillage.INFO

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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