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CALENDAR

January / February / March

- 1/20 - Martin Luther King Jr. Day
- 1/23 - HOA Meeting
- 2/6 - Annual Members Meeting/
Board Elections
- 2/14 - Valentine's Day
- 2/17 - Presidents Day
- 3/1 - First Night of Ramdan
- 3/10 - HISD Spring Break
- 3/17 - St. Patrick's Day
- 3/26 - HOA Meeting



Contribute an article.
Join a committee.
Meet your neighbors.
Be more interesting!
info: rlbelkin@mail.com

New Year Reflections

Robert Belkin

Before the 2024 holiday season completely fades away, I would like to thank all the good neighbors in Briar Village, our West Houston sanctuary, who help make our community feel like a true family.

Most of us work hard and we get up and we only have so much time in the day. We have so many work obligations or domestic projects, not to mention the friends and family that depend on us, that it's difficult to find the time or the will to reach out to our neighbors – the people you see but may sometimes not know very well. These are the same people, who through their neighborly ways, quietly help make Briar Village feel like a comfortable and safe place to live.

For example, a neighbor recently made a big impression on me while I was washing my car one beautiful Sunday morning. She took the time to pull over and roll down her window to chat. We've had pleasant exchanges in the past but it had been a while and it was really nice of her to take the time to slow down and say hello. On this day, she shared some landscaping advice and even offered a tip on how to dry my car.

It's moments like these when neighbors go out of their way to create positive, meaningful moments with those they live so close to and yet may not otherwise know very well, that give me a sense of peace and comfort in the general goodness of people.

So thank you, my Briar Village neighbor. I sincerely hope you and your husband have a happy, healthy new year ahead. And may all my other BV neighbors choose to find joy in their everyday lives by creating moments of connectivity with your Village neighbors in 2025.

Board/Committees

BRIAR PARK CIA BOARD/COMMITTEES

C/O GRAHAM MANAGEMENT
2825 WILCREST DRIVE, SUITE 600
HOUSTON, TEXAS 77042
PH: 713-334-8000
FAX: 713-334-5055

President - Carrie Bivins
bvhoacarriebivins@gmail.com

Vice President - Casey Collins
mrcaseybriar@yahoo.com

Secretary - Melissa Mehall
hoamelissamehall@yahoo.com

Treasurer - Larry Cannon
hoalarrycann@gmail.com

Director - David Patronella
hoadpatronella@gmail.com

Director - Eric Wallin
cew3832hoa@gmail.com

Director - Robert Belkin
rlbelkin@mail.com

Committees:

Common Areas - Casey, Robert

Clubhouse - Melissa, Casey

Pool - Carrie, Larry

Tennis Court - Melissa, Casey

Security - Larry, Eric

Website - Robert, David

Social - Eric, Carrie

Newsletter - Robert, David

DRV / ACC - David, Casey

Manager:

Teya Grayned-Viser
tviser@grahammanagementhouston.com

MJM Security:

Dispatch 832-356-3224

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.

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 or need more time to remedy things, contact a board member or GMI - our management company - as soon as possible to discuss it.

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 Graham Management.

BV Governing Docs & Forms

Under the "Resources" tab of the Briar Village [website](#), there are links to important BV documents, including: deed restrictions, amendments and guidelines, and the CIA's formation documents. The Board also regularly posts the approved meeting minutes, past newsletters and important forms. under this tab.

Community Pool & Tennis Courts

Access Card required for admittance, and can be ordered for \$25 from Graham Management. Form is on the BV website. Please be mindful of the gate. The pool is closed for the season and will reopen in May.

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 6:00 a.m. on Tuesday and Friday.
- Bagged Lawn Debris is not to be left curbside except at above times. Up to 8 bags or cans with weight limit 50 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 Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Board of Directors Elections Are Coming!

Our next regularly scheduled Board Meeting will be held on Thursday, January 23. Then in early February, we hold our Annual Members Meeting meeting to elect our 3 Briar Park Community Improvement Association Board Members.



The meeting will be held on Thursday, February 6, 2025, at the clubhouse located at 13902 Piping Rock, Houston, Texas, 77077. The meeting will begin at 7:00 p.m. The purpose of the meeting will be to elect three (3) Directors, and to discuss the affairs of the Association. Registration commences at 6:30p.m.

The deadline for nominations for the absentee ballot has closed, but potential candidates who missed the deadline can declare their intent at the election meeting. A proxy and absentee ballots will be sent to all property owners prior to the meeting date. Please return them by February 5th at noon to Graham Management via email or in person. Information is located on the proxy ballot or bring your ballot in person.

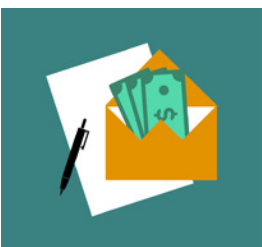
HOA Meeting Time Changes

With the start of a new year comes a new meeting schedule. Beginning January 23, 2025, Open Sessions for the The Homeowner Association meetings will begin at 6:30 instead of 7:00. However, once a quorum is declared, the Open Session will immediately close and the executive session will commence for 30 minutes to reopen to the public at 7:00pm. This format is required by law. Your attendance is encouraged and clubhouse doors will reopen at 7:00pm.



Reminder: 2025 Annual Assessment Due

Homeowners should have received their 2025 statements with payment details. Payments were due by January 1, 2025. Any payments made on or after January 31st will incur interest and additional fees. To set up quarterly payments (at no extra cost), arrangements and the first payment must be made before January 31, 2024. Please contact Graham Management at 713-334-8000 or via email at AR@grahammanagementhouston.com.



Please note that not receiving a statement does not exempt you from making timely payments. You can also log into the CINC portal at <https://graham.cincwebaxis.com> to make payments or access real-time account information.

This year's Holiday Market, was a big success! Despite some rainy weather, plenty of people stopped by throughout the day to browse and buy and get into the holiday spirit. A dozen or so talented BV residents set up their "pop-up" stores to sell wares (and services) and greet their neighbors. Items ranged from \$1 to \$50+ and were ideal for co-workers, friends and family. You just never know! Next year, instead of buying foreign made goods from online platforms run by billionaires, come out to the **Annual Briar Village Holiday Market** and shop local. Check a few people off your Holiday gift list and share in the festivities. Special thanks to Sandy Flint, Carolina Cant and all the vendors, volunteers and elves who helped put this event together!





Having a beautiful and well-maintained community is one of the best ways to attract new homebuyers!

Kudos to Pat McFarland, Eric Wallin and all the 2024 “Nominators” with discerning eyes who helped select Briar Village’s finest examples of curbside appeal each month. Of course, many beautiful homes were not selected. But don’t feel dismissed. Whether you were acknowledged directly or not, your efforts were noticed.

Now that the winter months are upon us and curbside appeal is nearly impossible, the YOTM team is going to take a three month break. But start planning your weeding and mulching agendas now because evaluations will resume in April. If you would like to join the YOTM team or ever have a home that you would like to nominate, please contact Eric at cew3832hoa@gmail.com.

Yard of the Month October 14318 Piping Rock Lane

The proud owners of this home have lived in Briar Village about 6 Years and this yard has always been manicured and attractive. Magnolia trees and stately prime provides patches of shade over the front lawn. Hien Nguyen is the family member with the green thumb here and it’s no surprise to learn that she was also awarded a YOTM Designation at a former house in the 1960 area. Thank you for enhancing the beauty of one of our main corridors!



Yard of the Month November 2007 Briarstem

Briar Village YOTH for November 2024 goes to Katy and Patrick Green 2007 Briarstem. When I walked up last weekend they were working on it together, evidence of their devotion. Added lighting keeps it looking great day or evening and the recent addition of edging stones and landscaping boulders is striking. Congratulations, guys!

Yard of the Month December 14115 Piping Rock

Holly Hunter Berry and Mel Berry are honored to receive the Yard of the Month award. Residents of Briar Village for nearly 50 years, The Berrys have loved raising their son Nathan in a neighborhood they describe as warm and welcoming. Their outdoor space features natural elements like boulders and freeform plants, designed to create a sense of tranquility.



Many BV residents brightened our Holidays with beautiful light displays. Below are just a few examples. Thank you all for sharing your festive creations!



Turn Fall Leaves into Nutrient-Rich Mulch

Amy Backlas

Instead of sending fallen leaves to landfills, transform them into valuable mulch for your yard! Creating mulch from autumn leaves is simple and sustainable.

For a no-fuss approach, collect fallen leaves in garbage bags, seal them tightly, and let nature do the work. I normally put a few holes in the bag and dampen the leaves to help the decomposition process before sealing. Over time, the leaves will decompose inside the bags, producing a rich, organic mulch you can use in your garden.

For quicker results, shred the leaves to speed up their breakdown. You can use a leaf shredder attachment on your lawn mower or invest in a standalone machine. Shredded leaves can be used immediately in your yard.

Composting is another excellent option—combine shredded leaves, grass clippings, and vegetable scraps to create nutrient-packed soil. Once ready, spread the leaf mulch or compost around your plants to insulate roots, retain moisture, and improve soil health with minimal effort.



Garden gold!

Benefits of Leaf Mulch

- **Moisture Retention:** Reduces the need for frequent watering.
- **Nutrient Boost:** Enriches the soil, reducing the need for fertilizers.
- **Temperature Regulation:** Keeps soil warmer in winter and cooler in summer to protect plants.
- **Weed Suppression:** Minimizes weeds for easier gardening.
- **100% Organic:** An eco-friendly solution for your yard.

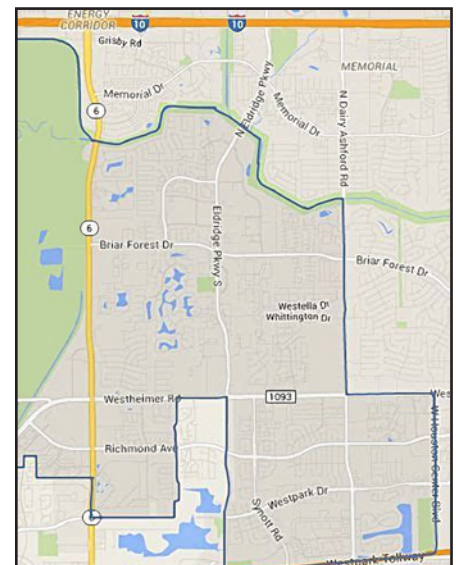
Start turning those fall leaves into garden gold today!

Let our voice be heard!

“Eldridge/West Oaks” Super Neighborhood (SN17) is currently conducting a brief online survey that will help shape the SN17’s monthly agenda & newsletter.

SN17 works closely with others in far west Houston e.g. the Alief, Briar Forest and Memorial SNs, on public forums and projects, accomplishing goals and facilitating City services to benefit businesses and community residents in our boundaries.

The mission of the SN17 Eldridge/West Oaks Super Neighborhood is to maintain, protect, and enhance the residential, commercial and institutional property values of the area, to promote and improve quality of life of its residents. Let your voice be heard and visit www.SN17.org to share your opinions.



SN17 represents our ‘hood!