

# BRIAR VILLAGE NEWSLETTER

WINTER 2025

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## CALENDAR

December / January / February

- 12/11 - HOA Meeting
- 12/14 - First Night of Hanukkah
- 12/22 - HISD Winter Break
- 12/24 - Christmas Day
- 12/26 - Kwanzaa
- 12/31 - New Years Eve!
- 1/19 - Martin Luther King Jr. Day
- 1/22 - HOA Meeting
- 2/12 - Annual Member's Meeting/Board Elections



Contribute an article.  
Join a committee.  
Meet your neighbors.  
Be more interesting!

info: rlbelkin@mail.com

## 'Tis the season!

### Briar Village Holiday Market This Sunday!!

Step into a winter wonderland of handmade treasures this weekend, Sunday, December 7, 11am to 5pm, for the annual Briar Village Holiday Market.

Discover unique, one-of-a-kind gifts crafted with love by our very own talented neighbors. From charming ornaments and glittering jewelry to festive home décor and delightful treats, there's something for everyone on your list.

Let's make this the most memorable, Holiday Market Briar Village has ever seen!

## Call For Nominations

### Four Board Positions are opening

The Briar Village Annual Member's Meeting is next February and four (4) Board of Directors seats will be open for re-election. Inframark will be mailing out Nomination forms soon so watch for it in your mailbox. If you are interested in serving your community as a Board member, please complete the form and return it to Inframark by one of the following methods:

Email: Guillermo Perez at [guillermo.perez@inframark.com](mailto:guillermo.perez@inframark.com)

Mail/Drop Off: BPCIA c/o Inframark Community Management, 2002 W Grand Parkway N, Suite 100  
Katy, Texas 77449

The submission deadline for the Call for Nominations form is Thursday, January 1, 2026

*Have idea on how to make Briar Village a better place to live? Bring your ideas to the Board Meeting for discussion or contact any Board Member to begin a dialog. They would love to hear from you!*



Board/Committees

BRIAR PARK CIA BOARD/COMMITTEES

c/o Inframark Community Management  
2002 W Grand Parkway N, Suite 100  
Katy, Texas 77449  
PH: (281) 578-4200

**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 - Andrew Rohrer**  
andrewbvboard@gmail.com

**Director - Eric Wallin**  
cew3832hoa@gmail.com

**Director - Robert Belkin**  
rlbelkin@mail.com

Committees:

Common Areas - Casey, Robert

Clubhouse - Andrew

Pool - Carrie

Tennis Court - Andrew

Security - Larry, Mark Wilson

Website - Robert

Social - Eric

Newsletter - Robert

DRV / ACC - Andrew, Melissa

Manager:

**Guillermo Perez**  
guillermo.perez@inframark.com

GAP Private 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 Tuesday, Thursday or Friday are Holidays, pick-up is skipped
- Holidays are: New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Our next monthly HOA Meeting is this Thursday, December 11, 2025.

Executive (closed) Session begins @ 6:30pm. Open session begins at 7pm.

Hope to see you there!

The Clubhouse is available for rentals.

Host an unforgettable evening right here in your own neighborhood by renting out time in the Briar Village clubhouse! With convenient amenities like a full kitchen, ice machine, two bathrooms, chairs and tables for scores of people, ample parking, and a welcoming environment, it’s the ideal spot to relax, celebrate, and connect with friends and neighbors. Spare yourself the stress of squeezing people into your house and hoping you don’t annoy the neighbors. Make use of the clubhouse’s wide-open floorplan. Your next event can be effortless and memorable—reserve the neighborhood clubhouse and turn an ordinary night into something special! The rental form is available through Inframark’s Vantica portal or call Inframark at (281) 578-4200.



Architectural Control Committee (ACC) Position Open

A seat on the ACC is opening and interested persons are encouraged to contact committee member Diane Guillerman with your questions. The ACC is a 3-person committee responsible for reviewing requests on the basis of compliance with restrictions, harmony of design with surrounding structures, and compliance with minimum construction standards. Approvals are required for all types of exterior modifications or additions, including roofs, structures, fences, painting, and major landscaping, which are visible from street view. Committee members are asked to serve for two years. Email Diane at [dianeguillerman@gmail.com](mailto:dianeguillerman@gmail.com) to learn more.

Reminder: 2026 Annual Assessment Due date

Homeowners should receive their 2026 statements with payment details in their mailboxes in the coming days. Payments are due by January 1, 2026. **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, 2026. Please contact Inframark at (281) 578-4200 to set things up.



Please note that not receiving a statement does not exempt you from making timely payments. You can also log into Inframark’s Vantica portal at <https://home.inframark.com> to make payments or access real-time account information.

The past year has been filled with memories and moments that brought us closer together. From our neighborhood-wide garage sales where residents traded stories as well as treasures, to the friendly competition of bingo night and game night, each event offered Villagers a chance to connect and enjoy life.

Summer and Fall events added even more reasons for families and friends to relax and spend time together. If you didn't make it out to any of the happenings this year, think twice about staying home next time. BV is our home and everyone is welcome to take part. Your new friends are waiting to meet you!

## APRIL Easter Egg Hunt

Briar Village held its annual Easter egg hunt and the Easter Bunny made a special appearance! Easter Eggs were scattered about the clubhouse common areas waiting to be discovered and the kids, and kids-at-heart, had a blast hunting for surprises. The little ones and parents had a great time making new friends. Thank you to the all bunny volunteers who worked behind the scenes to make this year's Easter Hunt a raving success.



More activities inside clubhouse kept everyone busy.



## APRIL Spring Fling

Swim season kicked off with the annual Briar Village Spring Fling. The pool gates opened for the first time this year and the Briar Village Briar Flyers swim team were signing up new recruits. The Briar Flyers provide a positive, empowering environment for BV teens to make new friends and build self-confidence. Swim team members were available to answer questions and register new teammates. Introduce your children to the Flyers next Spring Fling and have a dog or take a dip in the pool while you're at it!



It was a beautiful day and the pool was ready for business



Check out this giant waterslide!



Volunteers helped man the concession stand.



## May Neighborhood Garage Sale

The Spring and Fall neighborhood-wide garage sales are always popular and full of interesting things. Advertisements were purchased and signage placed at all four entrances to help drive outsider traffic. But that didn't stop our very own from going bagain hunting themselves. Next year, grab a cup of coffee and go out to meet your neighbors. You may score something cool!



## May Bingo Night

With help from his wife, Denise, Social Director Eric Wallen spearheaded a couple of exciting nights of gameplay and prizes for residents looking for action on a Saturday night.



## JUNE Bridge Cleanup

On Memorial Day, volunteers joined Board members in trimming tall weeds from the curbs and cracks and cleaning up debris around the bridge.



## Branch Trimming

Low tree branches over Piping Rock and the Tennis Court parking lot were practically touching vehicles, so Board members trimmed back the lowest limbs until the process of vetting professionals to prune all the trees played out.



Before



After



## And still more Pruning

Overgrowth at the Joel Wheaton entrance looked shabby and concealed the attractive walkway. Board members and volunteers trimmed away the excess foliage.



*See something in the common areas that doesn't look right? Let the Board know or submit a work order to Inframark. If it's something you can easily address, let a board member know about and let's get 'er done! Volunteers welcome!*

## JULY FOURTH

It's a Briar Village tradition to celebrate July 4th down by the clubhouse as a community. And this year was no exception. Patriotic neighbors in cars, trucks and even bicycles participated in this year's Annual Parade led by a ladder truck from nearby Fire Station 86. Free ice cream was available to beat the heat. Come down next year and join the summer tradition. Better yet, decorate your car and join the procession!



*Cars participating in the parade start lining up*



## JULY Shred Day

West Houston Document Destruction took over the pool parking lot early on Saturday, July 19 and a steady stream of neighbors took advantage for nearly 3 hours. Whether they came with small or large amounts, everyone expressed their gratitude for this convenient shred event.



*A camera screen on the truck let folks watch their documents being shredded on-site.*



*They even shredded these old diskettes!*



## AUGUST Fun Day

With August comes the start of school and that means it's time to close the pool for the season. But not before throwing one last pool party! A DJ brought the tunes poolside and The Sip Factory brought the treats. BV's favorite food truck El Guajillo was also there. It was a great time for neighbors to hang out and enjoy the amenities on a hot summers day.



Family time!



Music!



Balloon toss!



Friends!



Food!

## AUGUST Neighbor's Night Out

Sorry folks. Our resident photographer missed this one. But Neighbor's Night Out is a great opportunity to increase your community connectivity. Next year, get social, take photos and submit your favorite moments to a 2026 newsletter!

## OCTOBER Halloween

Due to weather, the Fall Halloween event was rescheduled to November 1. But to keep Halloween Weekend rolling, Board members decorated the clubhouse with tons of creepy Halloween decor, treats and party favors and people were encouraged to show up in costume. The parking lot had a carnival atmosphere and the mild weather was perfect. If you were one of the people who had to park down the block, you know it was worth the walk. Thanks to everyone who came out and volunteered. And bravo once again to Social Director Eric Wallin for making the Fall Festival event such a success!



The massive obstacle course and slide exhausted the kids who couldn't get enough time on it



Everyone gave Super Mario Bros a try at the Roadgamers.com truck



Carnival games to explore



These photos don't do the clubhouse justice. It was very Instagrammable. Great job guys!



Icey treats by Husky Sno

Thank you for investing time and heart into your homes!

Congratulations to all our neighborhood residents for keeping our community looking beautiful! Your care, creativity, and pride in maintaining your home’s curb appeal shows and we are truly grateful. You help create a community that’s not only attractive to all of us, but also to potential home buyers. Keep up the fantastic work!

If you appreciate a well tended flowerbed, pruned shrub, and the decorative touches that add to a front yard and to the warmth and character of our neighborhood streets, consider joining the YOTM team. Your contribution will be truly appreciated! Contact Eric at cew3832hoa@gmail.com to learn more.

Yard of the Month April  
14103 Briarplace



Say hello to the Dowell residence at 14103 Briarplace. Their beautifully maintained flower beds have seen a few revisions over time but always bounces back with charm. The thoughtful choice of colors adds a striking touch, making their home truly stand out.

Congratulations to the Dowell family!

Yard of the Month May  
2318 Briarlee Drive



This lovely home is owned by the Acosta Family. They moved into BV couple years ago and they have been working on improving to the house and the yard. They recently had two trees removed from the front and replaced them with two pretty flower beds, one including a fountain. The Boxwoods, Foxtails Ferns and the Pentas add a nice touch of texture and color to this well kept yard.

Yard of the Month June  
2022 Briarcrest Drive



That’s a beautiful yard — immaculate lawn, vibrant flowerbeds, and a clean, classic design. Congratulations to Joyce Pritchard at 2022 Briarcrest Dr. for winning Briarvillage Yard of the Month for June 2025! After more than 20 years in the neighborhood, it’s great to see her dedication recognized.



Yard of the Month July  
14306 Burgoyne

Drive by and see this well maintained and diligently tended yard any month of the year. They have charming curb appeal and lovely plants. Judith, her husband Karim and daughter Jordan have lived in Briar Village since 2018. And Judith said they love their Neighbors and BV. A big thank you and family for always having such a nice, well-cared lawn.

YOTM Hiatus and Lights in December

The YOTM team will take a break in December to give homes a chance to show us their best holiday displays – it’s the season of lights! Show us your best! Then, YOTM team will take a three month winter hiatus and pick things up again next April. But please don’t wait that long to take down your Holiday decorations. Do so by the January 11, the 2nd Sunday of the New Year. Until then, break out those bulbs and get to work!

Yard of the Month August  
13923 Ella Lee Lane



Congratulations to the Stathopoulos family at 13923 Ella Lee Ln for earning August’s Yard of the Month! Their beautiful home features a charming fishpond just outside the front door—perfect for peaceful evenings—and a cozy bench in the front yard that invites friendly conversations with neighbors. Thank you for helping make Briar Village a more welcoming and picturesque place!

Yard of the Month September  
14310 Piping Rock



Our Yard-of-the-Month for September 2025 is a standout on one of our major entryways. The display of colorful Vincas, Sunshine Ligustrum, Bougainvillea, Coleuses, chartreuse sweet potatoes vine, and various ornamental grasses at 14310 Piping Rock have defied the summer heat and are still shining on. A year ago, Monica Ahluwalia re-designed her front yard to incorporate a few sizable boulders and rock edging to add an artistic touch to her landscape. The combination is striking.

Yard of the Month October  
2018 Briarcrest Drive



Congratulations to Raul and Claudia Veyna at 2018 Briarcrest Dr. for being selected as our October Yard of the Month! Raul and Claudia are often seen outside adding new yard art or tending to their beautiful flower beds, keeping their yard looking vibrant and inviting. Thank you for helping make Briar Village such a lovely community!

Yard of the Month November  
2018 Briarcrest Drive



Viky and Dani Guijun and son, Victor, at 13702 Locke Lane, have been BV residents since 2014. The Guijun’s home is a clean, crisp white color with contrasting black accents and an elegant, modern black door. Beautiful, red bougainvillea’s add vibrancy. The Guijun’s have done all the planning and planting themselves, including the side yard fence, which adds another touch of class to the home. A big “thank you” to the Guijun’s for their efforts to maintain this beautiful home!

## UPCOMING

Happenings around the 'hood

Remember to watch for your  
Assessment letters in the mail.  
Payments are due January 1.

### Briar Village Holiday Market

This Sunday!! 11am - 5pm

The clubhouse is open all day with plenty of parking so drop in for a few minutes and meet your talented neighbors turned vendors. Buy unique items like handcrafted gifts, clothes, delicious seasonal treats and so much more. **Shop local!** Questions? Email Sandy Flint - [saflint@comcast.net](mailto:sflint@comcast.net).



### ECD Holiday Lights Bike Tour

Saturday, December 20, 7:00 pm

Grab your bikes and meet at the container art atop Energy Hill in Terry Hershey Park (Memorial Dr. & S. Mayde Creek Dr.) for an adventure in sights and holiday lights! The ride is open to all ages, however children riding independently need to be able to ride approximately 8-10 miles round-trip. [Click here for more details.](#)



### ENERGY CORRIDOR - HOLIDAY FEST-FARMERS MARKET

Sunday, December 21, 1pm - 5 pm

Holiday magic meets shopping and family fun featuring a snowy wonderland where faux snow falls as you shop, live Christmas music fills the air, and the scent of fresh-baked goodies welcomes you. 60+ vendors and tons of activities and close by at 1520 Elderidge Parkway at Briar Forest, in front of the Kroger center. [Click here for more details.](#)



The Board would like to extend our sincerest condolences to friends and family of longtime resident and YOTM team member Pat McFarland who passed away earlier this week. She also headed our Citizen Patrol team for over 12 years. She will be dearly missed.

