



Briar Village Newsletter

Houston, Texas August 2018

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briarvillage.nabrnetwork.com

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

Briar Village Lemonade Stand - Sept 1st Benefit for Texas Children's Hospital Cancer Center

The Cant Family will again be hosting their annual BV Lemonade Stand on Saturday, September 1, from 8:30 am until 2:00 pm, at the Piping Rock/Briargreen intersection. This event was started by the BV Mom's Club in 2004 to benefit our daughter Nicole, who was diagnosed that year with leukemia. We are happy to report that she is a long-term survivor and now a happy student at Westside High School.



Again this year the fundraiser will benefit the Texas Children's Hospital family emergency fund, helping the families of children with cancer who need financial assistance. We hope everyone can stop by and give a little something to this wonderful cause.

Also, we are looking for volunteers if you would like to help. (Westside High School students – this can qualify for the community service hours you need at graduation!) Three people are needed during each of the following shifts:

8:30 - 10:30 ★ 10:30 - 12:30 ★ 12:30 - 2:00

If you are interested and can work one or more shifts (or really, anytime) please contact Carolina Cant at 281-497-7068 or eccant@comcast.net. Thanks, and we look forward to seeing you there!

Steve Cant, BV Resident

Pool Costs - Annually



In response to requests on the BV Message Board, follows are figures from BV's May 31, 2018 Financial Report, available on the BV Website, under Resources.

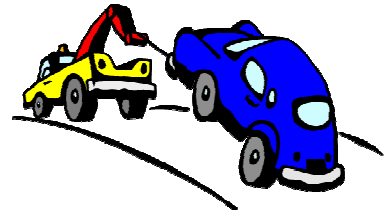
Item	Annual Budgeted \$ Amount
Pool Service , Includes 12 months regular maintenance and lifeguard services (3 bids considered for each contract)	\$46,000
Pool Permits	\$500
Pool Repairs	\$3,000
Pool Furniture	\$5,000
Pool Resurfacing - done February 2018	\$38,736
The Pool is included in these Annual Budget items:	
Water and Sewer	\$14,000
Electricity	\$12,200
Insurance	\$15,500

The Pool is open 89 days this year.

Free tows return to Houston freeways

Stranded freeway motorists...have...a new option to get out of the way in Houston, courtesy of local transportation officials.

Houston-Galveston Area Council officials announced the start of the Gulf Coast Regional Tow and Go Program, which allows for tows free of charge off Houston freeways for stranded motorists. With approval from police, a tow truck can be dispatched to move the vehicle to a safe location, up to one mile away.



"Traffic is one of the biggest concerns for Houston-area residents," said David Fink, manager of H-GAC's regional incident management program. "Hours spent in heavy congestion caused by stalled vehicles not only impact productivity and the environment but can put lives at risk."

For drivers, it can be a crucial lifeline as standing on a freeway can be treacherous. www.chron.com by Dug Begley July 9, 2018



Tow-truck drivers with the program will assist you if your car breaks down, runs out of gas or experiences any other problem on camera-monitored freeways within Houston city limits. Motorcycles and trailers are also included in the program.

You can access Tow and Go on the Houston TranStar app available on iTunes and Google Play as well as at TowAndGo.com.

www.click2houston.com/news/this-new-program-will-tow-your-broken-down-car-off-houston-s-freeways-for-free

Sales Tax Holiday August 10-11-12, 2018

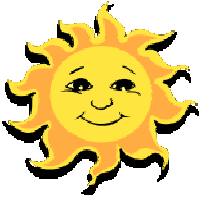
As in previous years, the law set by legislature exempts most clothing, footwear, school supplies and backpacks priced less than \$100 from sales and use taxes, which could save shoppers about \$8 on every \$100 they spend.

...all sales of qualifying items made during the holiday period qualify for the exemption, including items sold online, or by telephone or mail. Shoppers can use layaway plans to take advantage of the sales tax holiday.



For more information, details, and list of tax exempt items see: <https://comptroller.texas.gov/taxes/publications/98-490/>

“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.**

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

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Income from advertising helps offset cost of our Newsletter**

Briar Village ~ August 2018



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 call GMI 713-334-8000) 281-794-6482 dee.briarv@gmail.com	2017-18	V.P. Stephen Coad Pool 281-935-5440 stephencoad@yahoo.com	2018-19
Sec. Alvin Olson Security 832-274-7831 alvin@briarview.com	2018-19	Treas. Gale Antoinette Newsletter, DRV 281-543-0840 bvhoagale@gmail.com	2017-18
Director Lourdes Codina Activities 281-723-0068 thecodinas@hotmail.com	2018-19	Director Nara Jeffus Webmaster, Activities 832-755-8337 narabhvoa@gmail.com	2017-18
Director Eric Newman DRV, Common Areas, Tennis, Clubhouse 713-817-2168 eric_newman@icloud.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) Gale Antoinette - 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



WILL YOU RUN OUT OF MONEY IN RETIREMENT?

No matter how much you've saved, having a sense of security that there will be enough money to last through your retirement may still be a concern. Even those with a lot of money worry about market volatility, inflation, rising taxes, unforeseen medical expenses, and long term care costs. People who should be looking forward to their retirement years may be living in unnecessary fear. Then there are those who know they've not saved enough. They hope and pray they remain healthy so they can work throughout their lives. So which person are you?

I help families address financial risks faced in retirement to help reduce the fear of uncertainty. You deserve a long-term relationship with a financial advisor that listens, discovers your goals and dreams, and supports you with creative strategies.

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Quotes from
Theodore Roosevelt
26th President USA
1901 - 1909

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PAULHOLUB@GMAIL.COM
KATYHOUSTONPROPERTIES.COM

Volunteer! There's a lot to do.

Help with BV activities
is always welcome!
Who will do it, if you don't?
...Start by helping with the website,
bathhouse fix up-clean up,
Halloween party



Regional Preliminary & Final Swim Meets Held at BV Pool June 16 & 17, 2018

Our Swim Team – The Briar Flyers – competes in the Bayou Swim League, comprised of four other neighborhood’s teams: Westchester Dolphins, Briargrove Park Stars, Walnut Bend Sharks, and Spring Valley Dolphins. The swim season is in the month of June every year. Since 2011 the Preliminary and Final Swim Meets for all teams have been held at the Briar Village Community Pool. The Swim Team Organization pays the BPCIA the sum of \$400 for the use of the pool and clubhouse facilities for these 2 days of final meets.

Swimmer and spectator attendance has increased considerably in recent years. This year attendance was well over 800 each day, last year it was over 1,000 each day.

This is a wonderful activity for our children and we are proud of their accomplishments. You can see in the photos taken on June 16th that it is a standing room only crowd!



Playground Area looking west



Piping Rock at Joel Wheaton looking east



Tennis Court Parking Lot



Looking west



Looking north



Looking south from Clubhouse

* * *

Editorial

We love and support our children and our swim team. We are pleased that our neighborhood has been able to graciously host the regional swim meets for the past many years.

As the photos show, the 2 day Regional Finals are a major event. In years past, attendance was not as large.

Due to the increasingly large crowd size, some have expressed concern about the wear and tear of 800 to 1000 outside people using our facilities, pool, bathhouses and clubhouse restrooms, lawn areas and playground surface that were clearly not designed to handle crowds of that size; as well as the inconvenience of having that large a crowd congesting traffic flow while driving and parking on our streets; and during peak swim season, the pool is basically closed to residents for two days.

With 4 other neighborhoods participating, it is time to share the responsibility of holding meets with them, and/or find another, larger facility for the Regional Meets.

Briar Village Real Estate Update June 16 - July 15, 2018

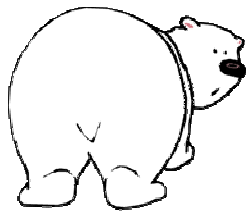
Homes Sold	2
Average Sold Price	\$297,500
Average Sold Price per square foot	\$121
Average Days on Market (sold)	128
Homes Pending	4
Active Homes	10
Houston Months of Inventory "Seller's Market"	4.1
Active Rental Homes	5
Number of Leased Homes	4
Lease Price	\$1687



Briar Village had a great month with the highest average sales price ever, due to only 2 homes selling last month; one of those was an updated home that sold for \$325,000. However, not all homes are selling like hot cakes, 10 currently listed homes have been on the market an average of 122 days. The positive news is that 4 homes are on their way to closing.

In Greater Houston, homes are flying off the shelves in most areas, and selling for top price. Two records were broken for the highest average sales price (\$316,000) and the most single-family homes sold in a month (just over 8500 homes). Houston homes will continue to sell at a high pace in the coming months, but should trend downward closer to the end of 2018.

Tip of the Month: to easily hang a picture, place a piece of masking tape across the back, outline the holes with a sharpie, then put the tape on the wall and drill or nail in the Sharpie area for an easy, level way to hang pictures. Source: 5-Minute Crafts. *Paul Holub, Briar Village Resident*
(Note: Paul - a realtor - voluntarily submits here as it fits his schedule.)

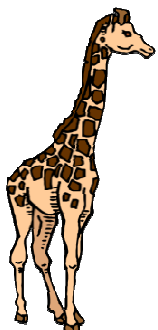


Houston Zoo – Evening Chill

**Fridays and Saturdays
Thru August 18
Open until 8:30 p.m.
Last Zoo Entry 7:30 p.m.**



Thanks to TXU Energy, the Houston Zoo is staying open late, so you can enjoy the animals in the cooler evening weather. Join us for Evening Chill every Friday & Saturday evening through August 18. From 5 to 8 p.m. guests can enjoy added music and fun family activities that are sure to entertain kids and adults alike! All activities are included in Zoo admission and are free for Zoo Members.



Save \$4 after 4 - All summer long, save \$4 on regular Zoo admission (adult and child tickets!) when you arrive after 4 p.m. Call or see website for details:

The Houston Zoo
6200 Hermann Park Drive ~ Houston, TX 77030
(713) 533-6500

<https://www.houstonzoo.org/plan-your-visit/buy-tickets/>

Yard of the Month – August 2018 Congratulations to the Truman Family of 2002 Briarcrest



Corner lots can be challenging, the Trumans teamed up on theirs, and it is outstanding! The lush lawn sweeping around the corner shows that someone has a very green thumb! There's a lot of shade furnished by gorgeous, mature oak trees, among the biggest in Briar Village. Under the trees is a colorful variety of beautiful foliage and flowers in ample beds. Artfully tucked in here and there are a few, very tasteful, properly scaled, antique garden statues collected from Grandfather's New Orleans estate. The busy Truman family arrived here in 2003 and this is their first time to be YOTM - - no one has ever been more enthusiastic about receiving this honor. This happy family makes things fun – and beautiful!

Your neighbors thank you for all your hard work and dedication: your yard is a joy to behold!

Honorable Mention

13906 Briar Place	2102 Briarstem	13806 Ella Lee
2022 Briarcrest	2002 Briarturn	13715 Locke Lane
2039 Briarlee	14302 Burgoyne	14002 Wickersham
	14315 Burgoyne	

Thanks to you all!
Your efforts make coming home enjoyable.
Drive by and take a look at your neighbors' front yards, you will be inspired.

Memory Lane ~ August 1989
2007 Briarlee was Yard of the Month

Local Honey from the Hive to the Jar
\$10 / Pint Call: Diane 281-794-6482



Lifeguards 2018

A little more about our July 4th parade!

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HERE'S ERIC BRINGING OUT EVEN MORE TACOS!

Limited space last issue prevented a proper thanks to Eric Newman, of our Board of Directors, for providing rainy-day refreshments for all our 4th of July paraders, so...

THANKS SALT AND LIGHT CONSTRUCTION, ERIC NEWMAN, OWNER!

Detailed Pool Schedule

Pool is Open August - September

10:30 a.m. – 9:00 p.m.

Tues thru Sun ~ Until Aug 19th

Then weekends thru Sept, see detail below

Aug 1 - 19	Pool open (closed Mondays for chemicals)
Aug 20 - 24	Pool closed (weekdays)
Aug 25 - 26	Pool open (weekend)
Aug 27 - 31	Pool closed (weekdays)
Sept 1 - 2	Pool open (weekend)
Sept 3	Pool open on Labor Day Monday holiday
Sept 8-9	Pool open weekends (Sept 30 th last day pool open for 2018)
15-16	
22-23	
29-30	



Access cards are required to use the Pool (and Tennis Courts) and are available through Graham Management. Order form is under the BV Website's Resources Tab and in previous Newsletters.

➡ POOL CLOSED MONDAYS ⬅

Due to a snafu in the Access card system, recently several residents have ignored posted Pool Rules and have gone swimming on a Monday. The pool gets chemically treated on Mondays and has ALWAYS been closed that day. The pool gate will now be chained and padlocked when the pool is closed. The dangers and risk of someone drowning – especially a child - in the closed pool are too great to ignore.

If you see someone inside the pool fence when the pool is closed, call the police.

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(832) 672-4969

BPCIA Meeting Highlights – July 26, 2018

Attendance: 9 residents.

Common Areas: four “No Soliciting” signs were ordered for BV entrances.

Clubhouse: CenterPoint was called to repair lights in the parking lot. A lockbox was installed by the office door, now both a key and an Access Card are required.

Pool/Tennis Courts: a chain and padlock were installed on the pool gate to prevent unauthorized access when the pool is closed. (See page 6.)

Security: no incidents reported last month to HPD, but Ranger Patrol reported two thefts from unlocked vehicles. Another dismembered cat was found.

Activities: next events in October are fall Garage Sale, National Night Out, Halloween Party and community bazaar. Sponsors are always welcome. The Team will determine monetary contribution amounts for sponsors who don't wish to offer a specific item or activity.

Deed Restrictions: violation notices sent since June 28th, 64 first letters, 44 second letters, 1 third letter.

ACC: 11 requests received, 9 approved, 2 pending and 1 previously submitted not approved. A new form for ACC applications was approved and will be on the website.

Financial: Operating Funds=\$558,102; Reserve Funds=\$341,897; Accounts Receivable=\$71,988; 2018 collection rate=96%. The 2019 budget's preliminary draft was presented, the Board will review it in detail in a separate workshop; additional information on contracts and projects will be needed.

Old Business: wheels will not be put on clubhouse furniture; bike rack will be relocated to its original location but not bolted down; shed's card reader will be permanently disabled and a deadbolt installed.

New Business: a Board member suggested a new venue be found for the two large season-end swim meets. (See page 4.) The Board will discuss a change of hosting the 2 events.

Open Forum, residents had the following questions/concerns: dilapidated vacant properties – the Board is taking action; slow progress on home renovation on Briar Place - the Board will address; concern about sanitary sewer project pipes laying on bank of bayou; alert that storm sewer culvert pipe under Piping Rock Bridge is deteriorated and may collapse; the ACC process and Deed Restrictions need attention, including better notification to new owners and renters.

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.

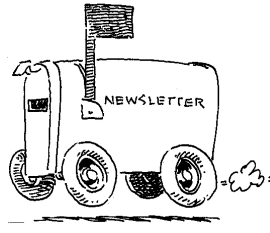


Next Meeting: August 23, 2018

>BV SECURITY – RANGER PATROL<
832-356-3224

About last month's article Mentioning street parked cars and yard art...

The Information Box on page 2 of every Newsletter states “Absent author's name = NLT (Newsletter Team).” We always include the author's name if an article is by someone that is not on the Newsletter Team. Since the NLT writes most of the Newsletter, our name(s) would be repeated multiple times, sometimes even on one page. We'd rather use that space for something more fun or interesting.



Now, if something you read herein bothers you, please realize we are unpaid volunteers, doing the best we can. We don't single anyone out and certainly don't write about anything that isn't an issue somewhere in our community, popular or not. We don't want to offend anyone, but maybe those who aren't considerate will get the message...we can always hope.

This Newsletter is our only regular communication tool that goes to all owners AND renters. We do what we can to raise awareness on issues of life in BV, even unpleasant issues. We have no way to know how many read the newsletter, except maybe when you telephone with a complaint!

The members of the Newsletter Team have a total of 79 years experience living in Briar Village. We know what is going on, what is bothering folks - lots of different folks, not just us - and sometimes we write about it.

Feel welcome to contact us any time you have something to say – good or bad – and we welcome written input from anyone, anytime. See the Information Box on Page 2 for how to submit your article.

While the Board of Directors oversees publication of the Newsletter, it belongs to the residents. You pay a little over \$500 a month for it, so speak up, let's hear from you. What are you thinking? Let us know.

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.

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.

Gale Antoinette & Eric Newman, DRV Directors BPCIA



Your greatest contribution to the universe may not be something you do, but someone you raise.



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!*

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August 2018 Neighborhood Newsletter

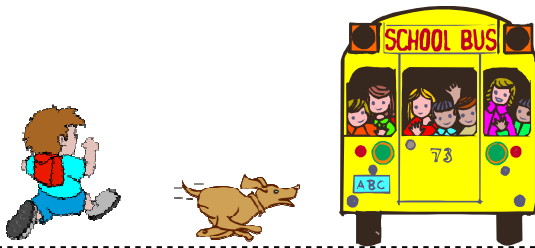
Do Not Forward

Please open and read if you live at this address. This is not advertising, it is your community news.

**Have a Fun & Safe August
 ~ At a Glance ~**

Aug 1 - 19	Pool open (closed Mondays for chemicals)
Aug -Sept	Pool - see detailed fall schedule inside
Aug 10-11-12	No Sales Tax on school-related items
Aug 23	Community Association Mtg
Aug 27	HISD 1 st day of school
Sept 1	Lemonade Stand (see page 1)
Sept 3	Pool open on Labor Day Monday holiday
Oct 2	Nat'l Night Out for Texas

All improvements visible from the street must have ACC approval BEFORE work starts



See Detailed Fall Swimming Pool Schedule Inside – School Starts Aug 27th



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