

BRIAR VILLAGE

A Neighborhood Newsletter

Q1 2022

CHEERS

to the new year

2022

New is the year, new are the hopes, new is the resolution, new are the spirits, and new are warm wishes for our Briar Village neighbors. Have a promising and fulfilling New Year!



IN THIS ISSUE

- Message from the Board - 1
- Real Estate Update - 2
- Briar Fliers - 2
- Streets & Lights - 2
- Clubhouse & Pool - 2
- New Trash Guidelines - 3
- Upcoming Events - 4
- Volunteering - 4
- BV Structure - 5
- BV Leadership - 6
- Buy This, Not That - 7
- Cook's Corner - 8
- Important Contacts & Information - 9

MESSAGE FROM THE BOARD

Dear Briar Village Neighbors,

We hope this newsletter finds you happy and healthy on behalf of the Board! We know it's been some time since you've received an updated newsletter, so please familiarize yourself with the new layout and updated contact information.

In this issue of the Briar Village Newsletter, you will find lots of community information. Read on to introduce new Board members, catch up on neighborhood news, the upcoming 2022 event schedule, and much more.

It takes a lot to pull together this publication - thank you to each of you who helped along the way. Read every word and let it inspire your contributions and suggestions for future issues.

*A few notes about the Newsletter. Frequency has changed from monthly to **quarterly**. Yard of the Month will resume with the next publication.*

AROUND THE VILLAGE

REAL ESTATE UPDATE

Briar Village saw one of the highest average sale prices in its history this past month. Five homes sold with two of them selling well over \$300,000 to bring the average sales price to \$306,000. Briar Village has seen higher averages but it is usually from a one or two sale month. With no active homes and four pending homes, 2022 is a great year to maximize your home's value.



As you may have seen on the news, mortgage rates have increased dramatically in the past few months. We ended 2021 around 3.4% for the 30 year fixed conventional loan and it is currently at 4%. We will see how the Federal Reserve decides to tackle rates in the next few months and how higher interest rates impact buyer demand this year. Cheers!

Paul Holub, Briar Village Resident

January 16, 2021 - February 15, 2021

Homes Sold	5
Average Sold Price	306,000
Average Sold Price/SF	\$147
Average Days on Market (Sold)	31
Homes Pending	4
Active Homes	0
Months of Inventory	1.4 Months
Active Rental Homes	2

STREETS & LIGHTS

Neighbors, there have been multiple inquiries regarding street repairs throughout the neighborhood and the traffic signals at our entrances.

Understand that these are beyond the control of the board and Graham Management, rather they lie in the hands of the City of Houston.

Our City Council representative is Mary N. Huffman. Her contact information is (832)393-3007 or DistrictG@houstontx.gov. If you'd like to lodge an official complaint, call 3-1-1.

SWIM TEAM - BRIAR FLYERS

Another year in the books! Before we know it, summer will be here and the kids will be ready to get back in the water.

Each year the swim team takes time to reach out to our community in search of support for our amazing little team.



Your donations help to provide scholarships for swimmers who otherwise could not participate, helps pay the coaches, and helps provide swim equipment that always seems to be needed.

If you are interested in helping support the Briar Flyers for the 2022 swim season, please reach out to Kelly Foster at kellyabfoster26@gmail.com.

What the Team Needs From Our Neighbors:

- Keep an eye out for registration announcements in April
- Remember that **Spring Fling** is on April 30th
- If you are interested in coaching, please email briarflyers@gmail.com
- The team needs a treasurer - please volunteer
- Don't forget to consider sponsoring so the kiddos have the best experience possible
- Be patient when we host swim meets as the street parking can be pretty intense

CLUBHOUSE & POOL

As spring approaches, be on the lookout for information from Graham Management regarding household pool gate cards, hours of operation, etc.

And have you checked out the clubhouse lately? The renovations are spectacular and it's available to rent for your events. The rental form can be found online.

Pricing is as follows:

- Deposit: \$200
- Rental Fee:
 - Monday - Thursday \$150
 - Friday - Sunday \$200
 - Holidays - \$200

BRIAR VILLAGE TRASH & RECYCLING GUIDELINE: HIGHLIGHTS AND WHAT'S CHANGED?

BV changed the trash and recycle service to Texas Pride effective January 1, 2022. A one-page, front and back, set of guidelines were sent out to residents in January, printed on pink paper. If you don't have a copy, check with your neighbors. Here's the scoop...

Heavy Trash:

- 2 heavy trash items per service day. Heavy trash here means appliances, water heaters, furniture, etc. Items with significant metal content will often be picked up the night before or early in the morning by scrap metal collectors that drive the neighborhood before trash collection.
- Scrap wood such as fencing or decking, or flooring and carpet must be cut in lengths and tied in bundles less than 50 lbs each, with a limit of eight bundles per service day. The previous company only took construction material in small quantities.

Household Garbage: bags or cans each less than 50 lbs (no number stated as a limit).

Yard Waste:

- Like household garbage, in bags or cans less than 50 lbs each
- Branches to be tied in clearly identified bundles 3' x 3' x 3', each less than 50 lbs.
- Individual branches less than 6-inches in diameter.

Recycling:

- Most important thing: Don't place your recyclables in plastic trash bags or grocery bags. Texas Pride has informed us that they do not expend the time to open the bags, they simply toss those in the trash.
- If your bin is full put the overflow in clean paper bags or cardboard boxes, and consider buying a larger bin; ask your neighbors if they have an unused recycle container.
- Glass bottles and jars are accepted by Texas Pride (change from the previous company)
- Plastic bags not accepted (grocery, dry cleaning or Amazon mailer bags). Take used grocery plastic back to the grocery store or Walmart, most have container to deposit them for recycling.
- Soiled and oily pizza boxes are NOT accepted (grease and oil contaminates other recyclables, just toss those).
- Styrofoam is not accepted. This included clamshell take out containers and the packing that comes in boxed electronics. This is not a change from the previous company, there is not feasible technology to recycle Styrofoam.
- No light bulbs or batteries. Take those to the bins near the doors at Home Depot, Lowes, or Best Buy.

KEEP BV BEAUTIFUL

- Take pride in the appearance of your home and your landscaping.
- Lawn services working on non-garbage pickup days should place bagged leaves/grass out of sight, not on the curb.
- Help minimize street flooding by bagging your landscaping rather than blowing it into the street.
- Keep an eye on your pups and their poops!
- Power-washing is really affordable and can make a world of difference on your driveways, sidewalks, fences and homes.
- Parking on grass is prohibited.
- If you see something, say something - it takes a village to keep up the Village!

Got a REALLY great handyman, housekeeper or contractor? Please share on the message board at briarvillage.com!



STATPOOL SERVICE

1127 Eldridge, Suite 300-354
Houston, TX 77041
John - (832) 352-7958

UPCOMING EVENTS

- Food Truck: The Twisted Grilled Cheese - Thursday March 10th
- Easter Egg Hunt- Sat. April 16th
- Spring Fling - April 30th
- Garage Sale - April 2nd (Rain out April 9th) Please email if you want to participate:
kfosterhoa@gmail.com

CITIZEN PATROL

The Citizen Patrol needs you! 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 your behalf.

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

For more information contact Maurice Townsend at mtowns7557@aol.com.

MORE VOLUNTEER OPPORTUNITIES

We are always looking for volunteers to help with events and initiatives. Currently, we need Welcome Committee, Yard of the Month, and Easter Party volunteers. Please help while getting to know your neighbors. Email kfosterhoa@gmail.com for info.

SUPER NEIGHBORHOOD

Did you know that Briar Village is part of what's called a Super Neighborhood? Specifically, Super Neighborhood 17. Go here to read more about our group, our reps and contact information.

<https://www.houstontx.gov/superneighborhoods/17.html>

A super neighborhood meeting was held on February 9th with a couple of notable outcomes.

- Regarding **The Lofts at Briar Forest**, a proposal to build low income apartments adjacent to and south of 1725 S TX 6, SN 17 unanimously opposed the development. We are monitoring see if the City of Houston will advance the project further.
- **Kendall Library** - the library is expected to open in late spring with both the interior and exterior renovations completed.

OUR NEWSLETTER

NEEDS YOU

We are looking for a committed group of people who are interested in helping with our community newsletter. We always need help writing, editing, and photographing BV events.

Contact us at
briarvillagenewsletter@gmail.com

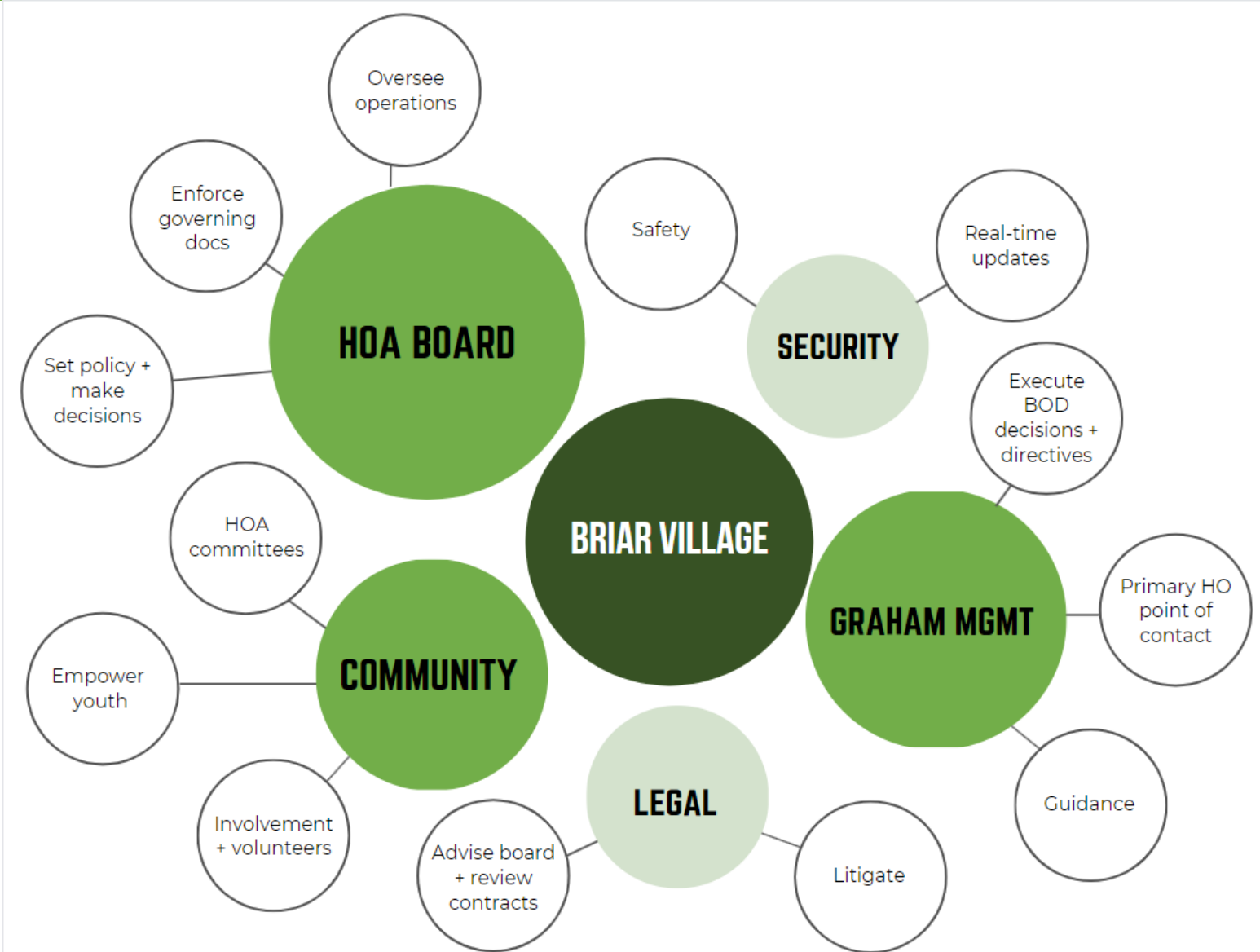
Just for fun

KEYS YOU WISH WORKED IN REAL LIFE



BRIAR VILLAGE PIECES

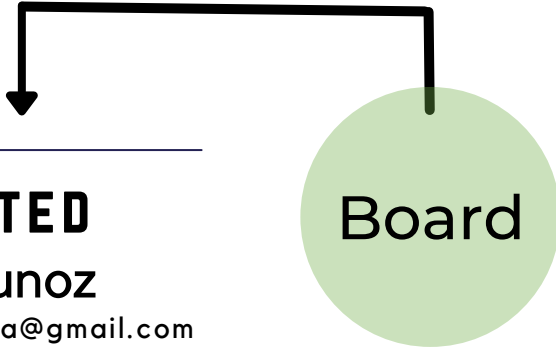
What exactly does the HOA Board do? "It takes a village," and the HOA Board is just one piece of the big picture. In effort with other groups, our HOA plays a part in maintaining this beautiful neighborhood.



GETTING IN TOUCH WITH THE BOARD

Many neighbors use the message board to communicate, however, the most effective way to send and receive information with your board and the HOA is through the official Graham Management website. graham.cincwebaxis.com While the message board is useful to communicate neighbor-to-neighbor, the management company and the board prefer you use the above referenced site.

BPCIA BRIAR PARK COMMUNITY IMPROVEMENT ASSOCIATION



We would like to thank everyone who ran for a position on the board. Your 2022 BriarVillage Board Members are as follows, please note that Officer Positions will be appointed at the next board meeting. Thank You to everyone who ran and came out to attend the meeting.

RE ELECTED

Miriam Munoz

miriammunozhoa@gmail.com

Title & Responsibilities

TBD @ March Board Meeting



RE ELECTED

Kelly Foster

kfosterhoa@gmail.com

Title & Responsibilities

TBD @ March Board Meeting



RE ELECTED

Brian Maguire

brianmag@live.com

Title & Responsibilities

TBD @ March Board Meeting



NEWLY ELECTED

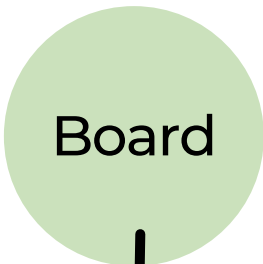
Diane Guillerman

dguillermanhoa@gmail.com

Title & Responsibilities

TBD @ March Board Meeting

**MEET
YOUR
HOA
BOARD**



RE ELECTED

Carrie Bivins

hoacarriebivins@gmail.com

Title & Responsibilities

TBD @ March Board Meeting



RE ELECTED

Casey Collins

mrcaseybriar@yahoo.com

Title & Responsibilities

TBD @ March Board Meeting



NEWLY ELECTED

Rob Harvey

rharveyhoa@gmail.com

Title & Responsibilities

TBD @ March Board Meeting



BUY THIS, NOT THAT

A Few Products That Will Put a Little Cash Back in Your Stash

Amy Abdallah

OK, so I shop. A lot. As of the writing of this article, Amazon tells me that I have placed 76 orders in the past three months. And that's just Amazon. But just because I shop a lot does not mean that I don't like to save a buck or two in the process. Take a look at these product recommendations that'll be easier on the pocketbook without sacrificing quality. And, no, I don't get any kickbacks for these endorsements.

1) Every day should start with a good cup of joe (IMO) so let's start the recommendations with coffee pods. If you have a Keurig-compatible machine, like many of us do, you cannot go wrong with **Solimo coffee pods**. I buy the dark roast on Amazon for \$29.99 for A HUNDRED PODS! Y'all that's like 30¢ a cup! Compare that to grocery store multi-packs ranging between \$7-10 for 10-12 count. Plus... don't you just love getting a hundred of *anything*?



2) Since I drink 2-3 cups of coffee in the morning, I need something to bring me down – relaxing candles. As we know, if you buy a scented candle and you can barely smell it... feels like a total rip off. So we go to Bath and Body Works or BBB and buy White Barns or Yankees at upwards of \$20 a pop! Yes, they smell great but DANG. I came across this brand – **MVP Group Wellness Highly Fragranced Candle 16oz.** while shopping on Instacart (another recommendation) at HEB!! As of this writing, these two-wick candles are \$7.20 each and I would pin them up against any branded candle out there. PLUS, they last forever! You can find them on Amazon, but they jack up the price. HEB is the way to go with these for sure!

3) Talk about jacking up prices... have you seen what a typical greeting card costs these days? \$5-7!! When did that happen? There are always going to be occasions when you want to peruse the card aisle for that perfect message, but when you have friends, family, coworkers, etc. that you want to reach out and touch with a physical card, this **Hallmark Multi-Pack** is perfect! At just \$23 and change, this cute little box comes with an assortment of 20 cards for various occasions. That's \$1.18 a piece, folks! And, yes... they say "Hallmark" on the back and on the envelope in case you're scared of generics.



4) Let's wrap this up with a story about whiskey. If you're not a drinker, skip to the end. For those of you who like a little shot of cinnamon flavored goodness, read on. Fireball, a really tasty treat, typically served highly chilled - \$5-7/1oz. shot at a bar. If you buy the 750mL bottle for home consumption, takes you to 60¢ a shot... but that stuff is sticky and messy. Solution...I would recommend this little ditty here. **Fireball minis**. They are 1.7oz each. If purchased individually, they are +/- \$1.50 each. But if you buy the **BUCKET of 20** (available at Specs and Total Wine), your cost is \$19.99. \$1.00 each!

That's all for this month, BV Neighbors. Look for more product recommendations in the future and feel free to send me yours for consideration in upcoming issues of the newsletter.

COOK'S CORNER

Loaded Baked Potato Soup



Ingredients

- 4 potatoes, scrubbed
- 8 bacon slices
- 4 tbsp unsalted Challenge Butter
- 2 garlic cloves, minced
- 1/4 cup yellow onion
- 1/3 cup all-purpose flour
- 2 cups low fat milk
- 1 cup half and half
- 2 cups chicken stock
- 1 tsp kosher salt, plus more to taste
- 1/2 tsp garlic salt, plus more to taste
- 1/2 tsp black pepper
- 1 cup mild cheddar cheese
- 1 cup sharp cheddar cheese
- 1 cup sour cream
- fresh chives, for garnish

Instructions

1. Pierce the potatoes multiple times with a fork, then microwave them for 12 to 15 minutes, or until tender.* Carefully halve the potatoes and let cool. Once cool enough to handle, remove the skins, and cut into chunks.

2. Meanwhile, cook the bacon in a skillet over medium-high heat until crisp. Transfer to a paper towel-lined plate to drain and cool. Reserve up to 1 tablespoon of the bacon fat from the pan, discarding the rest. Once the bacon has cooled, crumble it into small pieces.

3. In a large pot, melt the butter over medium-low heat. Add the reserved bacon fat, garlic and onion and cook for 2 to 3 minutes, or until the onion is tender. Slowly whisk the flour into the pan and stir for 1 to 2 minutes. Slowly whisk in the milk and half-and-half. Keep whisking until smooth. Gradually add the chicken stock. Bring to a light simmer and whisk in the kosher salt, garlic salt and pepper. Keep at a light simmer until the mixture has thickened slightly, 5 to 7 minutes.

4. If you'd like to use cheeses and bacon as a garnish, reserve 1/4 cup of each. Stir in the remaining cheeses, remaining bacon, and the sour cream. Remove the pot from the heat. Scoop potato chunks into the pan, breaking them into small pieces or leaving them chunky, depending on your preference. Serve hot, topped with your favorite garnishes, like cheese, bacon and chives.

Prep Time: 10 mins, Cook Time: 25 mins, Total Time: 35 mins, Servings: 8, Calories: 502 kcal

Variations: For extra kick, saute diced jalapenos with your onions and add 1 tsp of cayenne pepper with your other spices. Almond milk and fat free half and half cut the calories, but not the flavor.

IMPORTANT CONTACTS & INFORMATION

Ranger Patrol & Co., Inc - Dispatch 832-356-3224

Always call 9-1-1 for Emergencies Houston Police Dept Non-Emergencies 713-884-3131

Graham Management - April Pitarra, Community Manager

Email: apitarra@grahammanagementhouston.com Phone: 713-334-8000

BPCIA - Briar Park Community Improvement Association

Meetings are held at the Briar Village Clubhouse every 4th Thursday of the month at 7 PM

BPCIA NEIGHBORHOOD BOARD

Title	Name	Contact Info	Areas of Responsibility
TBD	Miriam Munoz	miriammunozhoa@gmail.com	TBD
TBD	Kelly Foster	kfosterhoa@gmail.com	TBD
TBD	Diane Guillerman	dguillermanhoa@gmail.com	TBD
TBD	Brian Maguire	brianjmag@live.com	TBD
TBD	Carrie Bivins	hoacarriebivins@gmail.com	TBD
TBD	Casey Collins	mrcaseybriar@yahoo.com	TBD
TBD	Rob Harvey	rharveyhoa@gmail.com	TBD

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 7:00 a.m. on Tuesday & Friday. Trash is not allowed in view any other time by 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 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 Years, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas.

BV Governing Docs & Forms
Under the "Resources" tab of the BV website, there are links to important BV documents including deed restrictions, amendments & guidelines, CIA formation docs, meeting minutes, etc.

Architectural Control Committee
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 the BV newsletter? BV residents can submit content to:
briarvillagenewsletter@gmail.com.

The Website and Message Board are FREE to all Residents! <https://briarvillage.com>

Problem Resolution

The Board asks residents not to contact service providers or board members directly for problem resolution; please contact Graham Management as the first step for problem resolution.

Deed Restriction Violations (DRV)

Please review our Deed Restrictions on the Briar Village website. If you receive a DRV letter, please take it seriously but do not take it personally. The best course of action is to simply correct the problem. If you are uncomfortable with a DRV letter, please feel free to contact the management company or Board President to discuss.

Community Pool and Tennis Courts

Access cards are required for admittance and can be obtained from GMI for \$25 each. The order form is on the BV website.



Briar Village
 A Family Neighborhood in Far West
 Houston
 2825 Wilcrest Drive, Ste 600
 Houston, Texas 77042

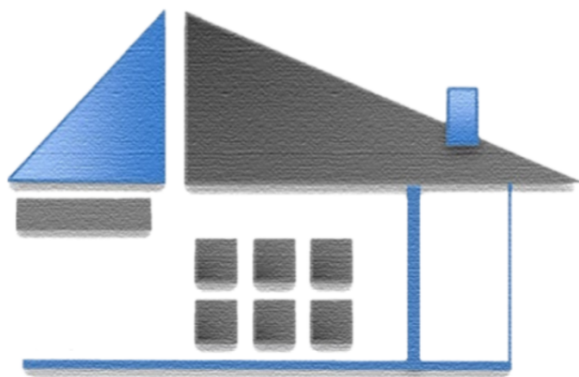
See this Newsletter
 in color on the BV
 Website
 Join today, it's free!

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Spring 2022 Neighborhood Newsletter

DO NOT FORWARD

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



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- Fences
- Pools
- Brick Work