

BRIAR VILLAGE

A Neighborhood Newsletter



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CLEAR THE CLUTTER BEFORE CHRISTMAS

BRIAR PARK COMMUNITY IMPROVEMENT ASSOCIATION

2020 Annual Meeting - Call for Nominations

The 2020 Annual Meeting of the members of the Briar Park Community Improvement Association will be held on Thursday, February 6, 2020, 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 four (4) Directors, and to discuss the affairs of the Association. Registration commences at 6:30p.m.

This is the official call for nominations. If you would like to run for a position on the Board, or if you would like to nominate a willing candidate, please send in a nomination form (located on the website), either by:


Email at creyes@grahammanagementhouston.com, By mail to 2825 Wilcrest, Suite 600, Houston, Texas 77042, or By fax at 713-334-5055.

The deadline for nominations for the absentee ballot is January 3, 2020.

A proxy and absentee ballot will be sent to all property owners prior to the meeting date.

Reminder: 2020 Annual Assessment Due

After doing a thorough review of the current and projected budgets, the Board voted to approve the 2020 operating budget with no increase to the assessment rate. Payment is due by January 1, 2020, and is delinquent after January 31, 2020. Late fees, interest and fees for certified mail will be added after January 31, 2020. Arrangements for quarterly payments can be made; please contact Graham Management prior to December 31, 2019 to request the agreement. Statements detailing balances and the available payment options have been mailed to every homeowner. If you have any questions, please call Graham Management at 713-334-8000.

 **Briar Village - December 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	Sec. Erin Hardy 832-725-9051 erinbvhoa@gmail.com Socials
Treas. Brian Maguire 832-659-5913 brianjmag@live.com Tennis courts	Timothy Cook 281-536-4362 timcookhoa@gmail.com Newsletter
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.

BV Governing Docs & Forms

Under the "Resources" tab of the Nabr 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.

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 December 5, 2019

The Board began the meeting by ratifying its prior decision to approve two payment plans for residents who were working towards paying past due assessments.

Director Reports: The Board reported that new flowers had been put into the several flower beds around the neighborhood as had been previously decided and that a bulletin board had been ordered for the clubhouse. Several residents raised issue with broken gates at the tennis court and pool entrances. The board informed residents that they were aware of the issues and that repairs for the pool door had been approved and completed while the board was still in the process of collecting bids for the tennis courts gate. The Board has also been collecting bids for other repairs to the tennis court gates.

As for security, this was a quite month for crime and the vast majority of complaints received involved loose pets in the neighborhood. Security also reported that there were reports of a potential fight between students at one of the school bus stops.

Other than the Holiday Market on Dec. 8, there are no other events scheduled in the neighborhood for the months of December and January. The Board discussed the possibility of adding an event for Christmas and whether it would be feasible on the short timeline. The November chili cook-off was reported to be a success, with three residents placing in the contest and receiving gift cards.

While it is unclear the exact date when the neighborhood's prior website will become available to the residents to use, it is believed that it will be available very soon. The neighborhood will continue to use both the prior website and the NABR website for several months during the transition.

The Board discussed the possibility of changing the date/frequency the newsletter is sent out to residents and agreed to further discuss these options in the future.

Financial Reports: It was reported that there was \$385,787.24 in Operating Funds and \$350,549.84 in Reserve Funds. Total accounts receivable were \$79,236 and the 2019 collection rate was 96%.

The next meeting of the board will be on January 23, 2020 (the last meeting of the current board) and the annual meeting to elect new directors will be held on February 6, 2020.



Holiday Decoration Judging December 22

Please keep your lights on from 6:30 pm to 8:30 p.m. on Sunday, December 22 as the judging team will be driving the Village looking for the best decorations!

Safety Tips courtesy of



RANGER PATROL & CO.[®]
Security Agency

"Providing quality service to protect our local communities"

During the Holiday Season, there is typically an uptick in crime as criminals seek to take advantage of your vacation time and assortment of presents. A special thank you to Ranger Patrol, BV's security company, for this list of tips to help keep our neighborhood, belongings, and families safe:

Protecting Your Home

When it comes to protecting your home, there is more at stake than your possessions. If a burglar comes into contact with a member of the house or a pet, the encounter could quickly turn violent. Luckily though, thieves are often "lazy," and many burglaries can be prevented by using simple strategies to deter them from attempting to enter your home. The following are some tips on how to protect your home and your family from burglars:

- Lock all doors and windows, including your garage door, when you leave the house and while sleeping.
- Install a dead-bolt and/or a secondary locking system on doors that lead outside. Using a lock that can only be operated from the inside is an extra security measure.
- Remember that patio doors with glass panels can be especially vulnerable. Consider installing double-cylinder locks, where you need a key to unlock both sides, so that a burglar can't enter your home simply by breaking the glass next to the lock.
- Be suspicious of anyone who asks to enter your home for any type of "maintenance" reason. There are numerous cases of impersonating electricians or gas line inspectors who turn out to be dangerous. Always demand to see an official company ID.
- Install peepholes, wide-angle viewers, or 'smart' doorbells in your doors.
- Protecting Yourself When Out:
 - When leaving your vehicle, make sure all doors are locked and windows closed.
 - Never park in an isolated area but instead, park in a well-lit area as close as possible to the entrance.
 - Never leave valuable packages, unlocked guns, or laptop bags in your vehicle. Any items that you do leave in your car should be stored in the trunk, lock-box (if available), or otherwise out of site.
 - Make a mental note of where you parked your vehicle. Consider using your phone to take a picture of the lot/floor number if parking for an extended period of time to make it easier to locate your vehicle after a long day.
 - When shopping, avoid displaying large sums of cash or valuable purchases which may make you a target upon leaving the store. Keep shopping bags in sight at all times to avoid them being grabbed by a thief.
 - Carry your handbag or purse close to your body with the clasp or flap towards you and don't carry your wallet in your back pocket.
 - Never leave a purse, wallet, or credit card on a store counter or in a dressing room.
 - If you have credit cards saved to a mobile wallet, make sure they cannot be used for purchases without entering a pin or similar safety feature in case your phone is stolen.
 - When returning to your vehicle, have your keys ready and stay alert. Be sure to avoid dark areas where criminals might hide.
 - If you have car trouble, remain in your car and use a cell phone to call for assistance, or return to the store and notify security.

Who Let the Dog's Out?

There have been several complaints of loose dogs in the neighborhood so we would like to remind everyone of Houston's leash laws.

The Houston Municipal Code makes it unlawful for any owner to permit their animal to "run at large" - e.g. be allowed to go on public property or private property of another without its owner having "direct physical control over the animal." Further, a dog may be declared a "public nuisance dog" if it "is documented by BARC, a police officer, a neighborhood protection official or a member of the public to be running at large three or more times in a 12-month period." Beyond the City Code, we would also like to remind pet owners that there have been several sightings of coyotes in the neighborhood lately.

So, for the safety of BV residents, your pets, and your wallet: Please keep keep your dogs on a leash or contained in your backyard!

BV Young Entrepreneur



When HISD had to cancel the 5th grade class trip to Camp Olympia one of Briar Villages younger residents, Joseph Packard, was not going to let that stop him from getting to camp this summer. To earn the money to

get himself to camp, Joseph is selling his very own chili seasoning that helped him take 3rd place in the BV chili cook-off in October. His "Chili Out" kits are \$5 each and make a great little holiday gift or stocking stuffer. If you missed your chance to purchase yours at the Holiday Market this past weekend - don't worry! It's not too late to order chili kits. To place an order for chili kits, email josephschiliout@gmail.com.

Houston Happenings

Zoo Lights: Nov 23-Jan 12

Sip hot chocolate as you stroll around the zoo taking in the light displays and getting into the holiday spirit. The event offers a s'mores station, bites, drinks, hot chocolate, and more.

6200 Hermann Park Drive | Houston, TX 77030

Christmas Village At Bayou Bend: Dec 12-30

Bayou Bend Collection and Gardens becomes a winter wonderland featuring thousands of lights and activities for all ages.

6003 Memorial Drive | Houston, TX 77007

Andrea Bocelli With The Houston Symphony: Dec 12

Don't miss Andrea Bocelli's return to Houston! He will be performing at the Toyota Center, accompanied by the Houston Symphony

1510 Polk Street | Houston, TX 77002

Houston Run-off Elections



Incumbent Mayor Sylvester Turner and Houston attorney Tony Buzbee are headed to a runoff election on December 14th, after advancing from the general election in November.

Can't make it to the polls on Election day? Early voting will be held December 2-10, 2019. Typically, there is far less of a wait to vote during early voting, so try and get your vote cast before election day! Polls are open 7 a.m. to 7 p.m.

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Cook's Corner:

WHITE CHOCOLATE CRANBERRY COOKIES



INGREDIENTS

115 grams (1/2 cup) unsalted butter, room temp
 90 grams (1/2 cup) brown sugar
 50 grams (1/4 cup) caster sugar
 2 teaspoons vanilla extract
 1 large egg, room temperature
 210 grams (1 and 1/2 cups) plain flour
 1/2 teaspoon baking soda
 Pinch of salt
 Zest of 1 orange
 150 grams (1 cup) white chocolate chips
 55 grams (1/2 cup) dried cranberries

INSTRUCTIONS

Preheat the oven to 180 C (360 F). Line two baking trays with baking paper.

In a large mixing bowl, add the butter and sugars and beat using an electric beater for a minute or two until smooth and creamy.

Add egg and vanilla and beat until combined, scrapping down the sides. Add flour, baking soda, salt and orange zest and beat again until a soft cookie dough forms.

Add chocolate chips and dried cranberries and beat briefly until combined. Spoon approximately 1.5 tablespoons of cookie dough into small balls and roll until smooth using your hands.

Place on the baking trays, leaving room for the cookies to flatten out. Bake for 10-11 minutes or until golden brown on the edges.

Clear the Clutter Before Christmas

Christmas is coming and so are the toys! If you already have piles of kid clutter everywhere, don't stress out. There are a lot of places that will gladly take your gently used toys. TheSpruce.com put together a list of places that are always looking for toy donations:

Hospitals - Many medical facilities accept gently used toys for their young patients to play with while they are hospitalized. There are hospitals with toy wish lists posted on their website so you can see their exact toy needs. Always check with a hospital before you show up with a box of toys, though. Some will not take any items that are not new because of the risk of spreading illness.

Shelters - Many shelters will gladly take gently-used toys. Shelters for abused women and the homeless are often overlooked as toy donation sites, but children end up at these locations too.

Churches - From newborns to school-age kids, local churches provide childcare services to a variety of children during church-related events and Sunday services. Contact the children's ministry coordinator to find out if you can drop off toys with them.

Social Services - Your local social services division can connect you with a variety of kids who might love to play with your child's toys. This department can get your donated toys to families who are less fortunate or to children in foster care where resources may be limited.

Police and Fire Departments - Police officers and firefighters often carry small toys, usually stuffed animals, to comfort scared and injured children on the scene. These departments generally look to the public for donations to provide this service. Call your local police and fire departments to find out if they would like gently-used toys to comfort children during a stressful situation.

See more places you can donate at <https://www.thespruce.com/where-you-can-donate-toys-3129154>

BV: Building Value Neighborhood Initiative



The winner of the neighborhood initiative naming contest is Joy Cocchiara! Joy has been a Briar Village Resident for 30 years. Congratulations!

Is there something that you feel our neighborhood needs to improve on? The neighborhood initiative wants to hear from you. If you have not already done so, please fill out the form below and drop off at an HOA meeting or the clubhouse mailbox, or scan and email to Carmen Reyes - creyes@grahammanagementhouston.com.

Briar Village Real Estate Update October 16, 2019 - November 15, 2019

Homes Sold	3
Average Sold Price	\$202,833
Average Sold Price per square foot	\$107
Average Days on Market (sold)	42
Homes Pending	4
Active Homes	10
Months of Inventory	4.0 Months
Active Rental Homes	8
Number of Leased Homes	2
Average Lease Price	\$1575



Briar Village continues to sell at a higher pace this fall with three homes sold this past month at an average sales price of \$202,833. More home sales should be on the way this month with four homes currently pending. This brings

down Briar Village's current home inventory to ten.

The Greater Houston Area Market continues its low supply of homes with 4.0 months of home inventory. That means buyer demand is stronger than the supply and we are in a seller's market for most areas of Houston. Houston is also ahead by 4.2% of 2018's record year for home sales. Cheers!

Paul Holub, Briar Village Resident

Hello Briar Village!! Property owners and renters are all welcome to fill out this survey!!!! We want to make our great neighborhood even better!!

Name _____ Address _____

Meanwhile, please rank these issues one through five in the order of their importance to you and return or mail to Graham Management at 2825 Wilcrest Drive Ste. 600 Houston, TX 77042 Attention: Carmen, bring to HOA meeting, or put in mailbox at the clubhouse. You can also scan and e-mail to Graham Management - creyes@grahammanagementhouston.com We are trying to determine what you are most concerned about to improve our neighborhood. If your concern is about an individual resident or specific address, this is not the forum. Those concerns should be addressed through Graham Management.

- _____ Crime
- _____ Cracked streets/sidewalks
- _____ Designation of rankings for schools our children attend (such as Recognized, Exemplary etc.)
- _____ Super neighborhood involvement
- _____ Acoustics in clubhouse

Please indicate one or two other issues of concern to you.

1. _____
2. _____



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!

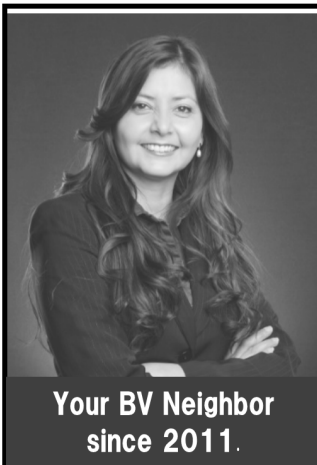
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December 2019 Neighborhood Newsletter

DO NOT FORWARD

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

Dec 22	Holiday Decoration Judging
Dec 23 – Jan 3	HISD Winter Break
Jan 1	Annual Maintenance Fees Due
Jan 20	Martin Luther King, Jr. Day
Jan 23	HOA Meeting
Feb 6	Annual Meeting & Board Directors Election



**Your BV Neighbor
 since 2011.**

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

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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