

# BRIAR VILLAGE

*A Neighborhood Newsletter*



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**HOLIDAY DECORATION  
WINNERS**

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## Meet Our New Board Members

During the annual BPCIA meeting on February 7th, Briar Village residents voted on 4 open board member seats. Those seats have been filled by Gale Antoinette, Carrie Bivins, Tim Cook and Alvin Olson. Alvin and Tim were both already serving as board members, but now will hold the titles of President and Vice President respectively. Gale Antoinette is returning to serve on the board. She previously served one term, during which she served as board treasurer. Carrie Bivins has been a Briar Village resident for seven years and in that time she has been very active in putting together and hosting events, serving as a swim team rep, and she is also a member of BV: Building Value, our neighborhood improvement committee. Congratulations to you all and we wish you luck!

 **Briar Village - February 2020**  
 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. Alvin Olson 832-274-7831 alvin@briarview.com Security Webmaster Clubhouse	V.P. Timothy Cook 281-536-4362 timcookhoa@gmail.com Newsletter
Sec. Dee McConnon 281-794-6482 dee.briarv@gmail.com Common Area	Treas. Brian Maguire 832-659-5913 brianjmag@live.com ACC Security
Carrie Bivins 281-253-4540 hoacarriebivins@gmail.com Pool Social DRV	Gale Antoinette 281-543-0840 bvhoagale@gmail.com ACC DRV Common Area
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, Secretary 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, Secretary 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.

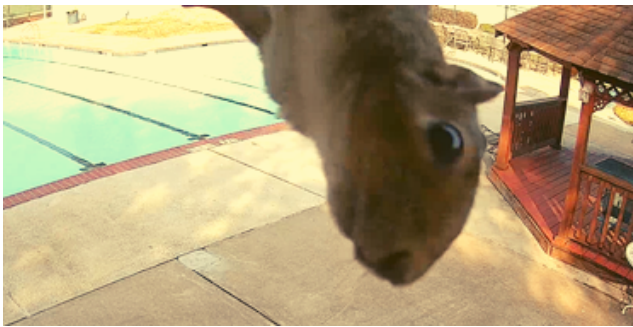
**Briar Village Newsletter**

Want to contribute to your BV newsletter? BV residents can submit articles and other content to Newsletter@briarvillage.com.

## **BPCIA Meeting Highlights** January 23, 2020

The Board began the meeting by notifying others that there was no action taken outside of the meeting which required approval. This meeting was the last meeting for several of our Board members and they were thanked for the time and dedication they put into the Board over the last two years.

**Director Reports:** The Board reported that they were successful in catching the vandal who had been damaging the wiring on certain BV security cameras:



The little guy was captured and released in a safe location and the wires have since been repaired.

The Board was also able to report that many of the scheduled repairs to the entrances of the tennis courts and the pool had now been completed and persons would be able to access them with their key cards. The Board reminded residents that there was a new disclaimer/waiver which they were required to sign before they could begin use of the tennis courts.

During the homeowner forum, a representative for the group BV Building Value spoke to the group about the surveys which had been sent out and the lack of feedback. The Board and the resident discussed possible means to improve participation in the survey.

## **BPCIA Annual Meeting Highlights** February 6, 2020

The Briar Park Community Improvement Association (BPCIA) held its Annual Meeting in the BV Clubhouse on February 6, 2020, the main purpose of which was election of new Board members. A significant number of residents attended the meeting and voted in person in addition to the dozens of proxies received before the meeting. All-in-all, voter turnout was high with the top candidate alone receiving 125 votes.

There were four seats up for election this year and seven candidates running, two of which were incumbents (one of those incumbents was appointed to the Board in September and this was his first election). Two incumbents did not decide to run for re-election: Eric Newman & Steve Coad. We thank these Board members for their service to the Board and community. Both of these Board members have done a significant amount for the neighborhood and their presence on the Board will be missed.

The four candidates who were elected were:

- 1) Alvin Olson
- 2) Timothy Cook
- 3) Gale Antoinette
- 4) Carrie Bivens

After the public part of the meeting was adjourned, the Board met privately to discuss officer election and selection of director positions. The Board decided that its next President would be Alvin Olson, the Vice President would be Timothy Cook, the Secretary would be Dee McConnon and that Brian MaGuire would continue as Treasurer.

Director oversight positions were preliminarily chosen as shown on page two of the newsletter but the Board is awaiting the arrival of a seventh member and the arrangement may change.

## Cooks Corner: Engagment Chicken



### Ingredients:

- 1 whole chicken (4 pounds)
- 1/2 cup fresh lemon juice
- 3 whole lemons, 1 sliced for garnish
- 1 tablespoon kosher or coarse sea salt
- 1/2 teaspoon freshly ground pepper
- Fresh herbs for garnish (4 rosemary sprigs, 4 sage sprigs, 8 thyme sprigs, and 1 bunch flat-leaf parsley)

Preheat oven to 400 degrees with rack set in upper third. Remove giblets from chicken and rinse chicken inside and out with cold water. Set chicken, cavity-side down, in a colander to drain for 2 minutes. Pat chicken dry with paper towels and place breast-side down in a medium roasting pan fitted with a rack; pour lemon juice all over chicken, inside and out. Season chicken, inside and out, with salt and pepper.

Pierce whole lemons three times with the tines of a fork; place pierced lemons inside cavity. Using kitchen twine, truss chicken to enclose. Transfer roasting pan to oven and reduce temperature to 350 degrees; roast for 15 minutes.

Remove roasting pan from oven and, using tongs or two wooden spoons, turn chicken breast-side up. Return chicken to oven and cook until a thermometer inserted into the thigh reaches 180 degrees and juices run clear when thigh is pierced with a fork, 1 hour to 1 hour 15 minutes.

Let chicken stand 15 minutes before carving. Transfer carved chicken to a serving platter and pour juices from roasting pan over chicken. Garnish with lemon slices and fresh herbs; serve.

<https://www.marthastewart.com/348799/engagement-chicken>

## Houston Happenings

### Paloma by Pitaya: through Feb 24

Conceived by the French studio Pitaya, "Paloma" is a site-specific installation of winged creatures suspended from live oak trees in the park's Brown Promenade.

Discovery Green  
1500 McKinney | Houston, TX 77010

### Valentine's Murder Mystery Dinner at Maggiano's: Feb 14-15

Watch performers from The Murder Mystery Company entertain and lead you through a fun and exciting mystery tour while enjoying a 3-course dinner at Maggiano's. \$67 per person.

Maggiano's Little Italy  
2019 Post Oak Boulevard | Houston, TX 77056

### Cirque du Soleil: Alegria: Feb 21 - March 30

Alegria was one of the first ever Cirque du Soleil shows to blow audiences away and now, over two decades later, the pull of this epic spectacle is just as strong! Meaning 'joy' in Spanish, Alegria is a celebration of the energy of youth.

Grand Chapiteau At Sam Houston Race Park.  
7575 N Sam Houston Pkwy W | Houston, TX 77064

### BYOD Houston Dog Walk Social: Feb 22

This is a responsible dog owner meet up! Bring your dog and come walk the 3-mile loop with us! Free PUPpuccinos for the doggos at the end of the walk. Visit [byodcities.com](http://byodcities.com) for more information!

Memorial Park  
6501 Memorial Dr. | Houston, TX 77007

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### Reminder: HOA Fee's Are Due

BV Maintenance Fees of \$543.00 were due January 31, 2020. If yours are not paid, please make arrangements to do so. Contact Graham Management by email to Carmen Reyes at creyes@grahammanagementhouston.com.

Installment payments are accepted.

Those with delinquent Maintenance Fees may be denied access to certain community features.

### Swim Team Registration Starts Soon!



Attention all Briar Flyers and future Flyers!!! We are excited to announce that 2020 swim team registration opens on April

1st! Sign up at [briarflyers.swimtopia.com](http://briarflyers.swimtopia.com) or reach out to the reps via email at [briarflyers@gmail.com](mailto:briarflyers@gmail.com). We are looking forward to a fun new season with more games, prizes and fun than ever before!

Flyer parents, if any of you are interested in getting your volunteer role out of the way now, we are looking for help with sponsorships. Please reach out via email if you are interested in helping out.

Be on the look out for Spring Fling posts in upcoming newsletters.

**DO SOMETHING TODAY THAT YOUR FUTURE SELF WILL THANK YOU FOR.**

*Our actions and decisions today will shape the way we will be living in the future.*

### If Your New Year's Resolution Is Sliding, Consider Tiny Habits To Reach Your Goals

Dr. BJ Fogg is the Founder and Director of the Behavior Design Lab at Stanford University where his team has studied habit formation on over 40,000 people. According to Dr. Fogg, the best way to reach your goals is not by setting a large New Year's Resolution but instead, create a set of tiny habits which will naturally snowball themselves into the larger behavioral changes you want. In this way, tiny habits are like compounding interest and they will exponentially grow the longer they are in place - no matter how small they started.

Luckily, Dr. Fogg's research has shown that there is a simple formula for creating any habit:

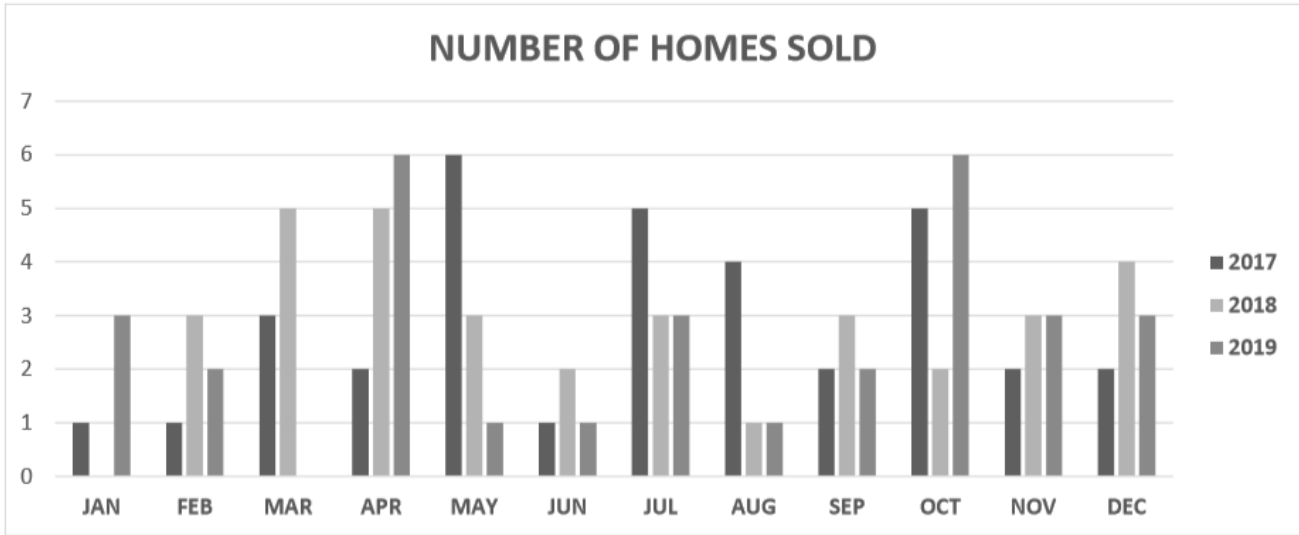
- 1) Motivation - Choose something you actually want to do, not just something you feel obligated to do
- 2) Ability - Choose something small and simple that you know you will be able to accomplish every day no matter your busy schedule (e.g. two push-ups or one minute of meditation)
- 3) Prompt - Identify a way to reliably trigger your behavior (e.g. an alarm or by connecting your new habit to an existing habit)
- 4) Celebration - Celebrate your new habit so your brain associates it with positive feelings.

Interestingly, Dr. Fogg's research shows that it isn't necessarily repetition which creates a new habit. People who form a habit out of repetition often view habit formation as suffering which can lead to procrastination and self-blame. By contrast, using positive emotions to celebrate tiny successes actually re-wires your brain to want to accomplish the tiny habits and compound more and more successes from those tiny habits (as it seeks more positive feedback). This is why a positive peer group can be one of the most effective forms of encouraging a person to make lasting change.

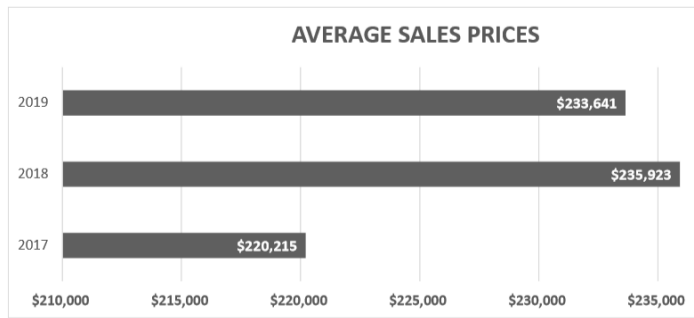
[Wall Street Journal](#) (Jan. 5, 2020)

[Forbes](#) (Dec. 31, 2019)

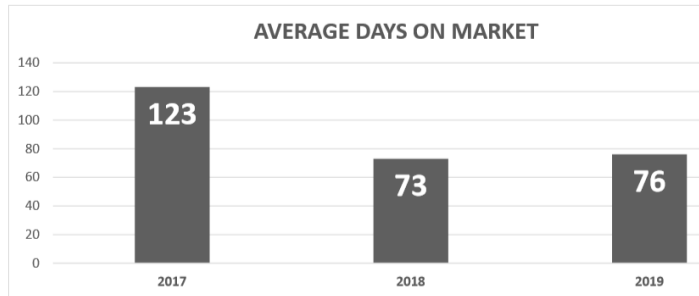
### Briar Village Real Estate Update



In 2017 & 2018, Briar Village sold 34 single family homes before dipping slightly in 2019 with 31 home sold. Also, it is interesting to note that there doesn't seem to be a peak season in which most homes are sold. June has frequently been the highest selling month in the Greater Houston Area for the past couple of years, and yet fewer than three homes have sold in Briar Village for the past three years.



The average sales price dipped just slightly in 2019 but is still substantially higher than 2017.



The average days on market is the time a home is on the Multiple Listing Service (MLS) before the owner accepts an offer. Even with the large amount of home inventory we saw in 2018 & 2019, the average days on market dropped dramatically from 2017.

-Paul Holub, Briar Village Resident

## OUR NEWSLETTER NEEDS YOU!

We are looking for a committed group of people who are interested in helping with our community newsletter.

Contact us at [Newsletter@briarvillage.com](mailto:Newsletter@briarvillage.com) for more information.



### BV Christmas Light Winners!

First Place:  
14302 Burgoyne



Second Place:  
14114 Locke Lane



Third Place:  
1911 Briarlee



Fourth Place:  
13731 Burgoyne



**Briar Village was beautiful for the holidays. Thank you to everyone who participated and put in the effort to make our neighborhood beautiful this holiday season!**



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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.

- Feb 14 HISD Early Dismissal
- Feb 14 Valentine's Day
- Feb 17 Presidents Day
- Feb 25 Mardi Gras
- Feb 29 Leap Day



**Your BV Neighbor  
 since 2011.**

**Lourdes Codina**  
 281-723-0068  
 LCodina@KW.com  
 or find me at [www.BriarVillage.INFO](http://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*