



Briar Village Newsletter

Houston, Texas July 2018

Serving 768 Homes ~ Since the 1970s

briarvillage.nabrnetwork.com

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

Proudly Presenting the Briar Flyers Swim Team 2018



*We're the Briar Flyers, watch us go! We are faster than anyone we know!
We will beat everyone, we will beat everyone! We're the Briar Flyers, watch us go!*

The Briar Flyers' 2018 season has come to an end. We had a large number of swimmers this year – great participation in this very worthwhile activity. The swimmers and their parents all worked very diligently to make the season a rousing success. Thanks to all the swimmers and parents for their hard work, determination, and teamwork. And thanks to the BPCIA Board of Directors and all of our community's residents for their continued support. Go Flyers! We are very proud of you!

Update: Our Security Service Changed Names

Our patrol personnel and the Dispatch phone number 832-356-3224, remain the same, but the name of the company has been changed to Ranger Patrol & Co. Inc. (It used to be called United Ranger.)

Security Alert

In the middle of the night, a group of young men is checking cars parked on our streets and in our driveways. When they find an unlocked car door, they rifle through the contents and help themselves to whatever has value. Several neighborhood cars have been visited in this manner, losing money, and a firearm. Video indicates they have lookouts posted, so brightly lit areas don't seem to deter them, but locked doors do. So lock up. Make checking that everything is secured part of your bedtime routine.



Cars Don't Belong On Lawns

It is actually against City of Houston Ordinances to park vehicles on the lawn. Residential water lines are not buried very deep, so the weight of your vehicle, especially a truck, risks breaking your water line. Repairs are expensive and inconvenient, so park on the concrete. Besides all that, neighborhoods with cars parked on the lawns are unsightly and not in keeping with the aesthetics of our village.

Swim Meet Parking – Well Done!

Thanks to the Swim Team Parents who did a great job of marking No Parking Zones on Piping Rock for Meets, allowing plenty of room for residential traffic and emergency vehicles. Only issues this year: during the end of season Banquet, cars were parked on both sides of the street, and for one Meet, a couple of cars were parked on the grass at the west end of the Tennis Court Parking Lot. It's hard to anticipate everything that will happen, but next year, hopefully, acceptable parking will be stressed to all participants ahead of time.

Website Issues

If you post a for sale ad on the BV Website, be sure to include lots of detail; just saying oven or cooktop is not enough, we need measurements, electric or gas, color, manufacturer, etc., and maybe your email address, in case we have questions. Many may be interested, but do not want to communicate publicly about it. Since we can no longer private message back and forth, if you haven't included your contact information in your profile or your ad, you are missing potential buyers.

The new website offers some features we didn't previously have, but it is missing features we really like. If you have expertise in this area and would be willing to make some viable suggestions to improve the new website or for a better, affordable website, the Board will look at your suggestions.



“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.

A d v e r t i s e
Business Advertising is welcome in this Newsletter
Rates and details in box at the right
Support Our Advertisers!
Income from advertising helps offset cost of our Newsletter

Briar Village ~ July 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

<i>BPCIA Position, Name, Term Years, Primary Area, Backup Area(s), Contact Info</i>			
Pres. Diane McConnon	2017-18	V.P. Stephen Coad	2018-19
Clubhouse	(to rent Clubhouse call GMI 713-334-8000)	Common Areas, Pool, Tennis	
281-794-6482		281-935-5440	
dee.briarv@gmail.com		stephencoad@yahoo.com	
Sec. Alvin Olson	2018-19	Treas. Gale Antoinette	2017-18
Security		Newsletter, DRV	
832-274-7831		281-543-0840	
alvin@briarview.com		bvhoagale@gmail.com	
Director Lourdes Codina	2018-19	Director Nara Jeffus	2017-18
Activities		Webmaster, Activities	
281-723-0068		832-755-8337	
thecodinas@hotmail.com		narabhvoa@gmail.com	
Director Eric Newman	2018-19	Graham Management Inc. (GMI)	
DRV, Pool, Tennis		(BV Mgmt Co. started 4/1/2016)	
713-817-2168		Attn: Carmen Reyes, Community Mgr.	
eric_newman@icloud.com		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.**

Longtime BV resident's barbershop burned

Gilbert Garza's family has lived on Joel Wheaton since 1992. Gilbert is a barber; in 1987 he opened a barbershop in the strip center at Piping Rock and Highway 6, next to McDonald's - a very convenient location for his BV neighbors/clients. Last January, after 31 years at this location, a fire gutted his barbershop, closing it permanently - - but Gilbert is still cutting hair! So Briar Villagers, you can now find him at his new location - the Men's Barber Shop at 15965 Westheimer, in the Wingate Strip Center, 1.8 miles west of Highway 6; open Tuesday - Friday 7 - 6 and Saturday 7 - 3, phone: 281-493-9166.




Thanks to Joanne Bailey for this neighborly update

Pool is Open July - August - September Tuesday thru Sunday ~ 10:30 a.m. - 9:00 p.m. Until school starts Aug 19th - then weekends thru Sept.

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. Access cards will be mailed to you. Don't Wait to Order, Allow Time for Delivery! No Access cards will be sold within the subdivision this year. Access cards will NOT be available from Board Members or Lifeguards.



NO ONE DOES THIS.



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242 years ago this month American Colonies in Revolution

"The majority of men who took up arms during the "popular uprising" phase of the war in 1775-1776 were not fighting for independence, but for their rights as Englishmen* within the Empire.



Although a growing number believed independence inevitable, most maintained allegiance to [King] George III, who, they assumed, was being misled by corrupt ministers conspiring to enslave the colonies.

Congress insisted that the colonies were only protecting themselves from these conspirators - that reconciliation would occur as soon as the King restrained his advisers."

Allan R. Millett, Peter Maslowski, and William B. Feis, For the Common Defense: A Military History of the United States From 1607 to 2012 (2012), p. 58

**In 1776 two-thirds of America's Colonists were born in America, and most of the other one-third weren't English.*

That Coyote might be innocent

While patrolling on June 19th, our security officer was stopped by a man who asked for help finding his dogs that had escaped from the yard. The officer took the man's phone number and continued patrolling. Shortly he saw two dogs on Briarview, just south of Piping Rock with a cat in their mouths playing tug-o-war. The officer hit his siren to scare off the dogs, but it was too late. The dogs then proceeded to run from house-to-house, yard-to-yard, apparently looking for their next target.



The officer phoned the man, and together they found the dogs, who had made it all the way across Briargreen, and were heading east on Locke Lane. The man was able to catch the dogs and get them back home. The officer told him about the cat, but the man didn't respond. The man did say that the dogs regularly get out and they usually just sit outside the fence waiting to be let back in.

The officer then reviewed the video of a couple of months back, of the "coyote" killing a cat. The officer says he is 90% sure it was one of those dogs in the video, not a coyote.

This incident has been reported to Animal Control.

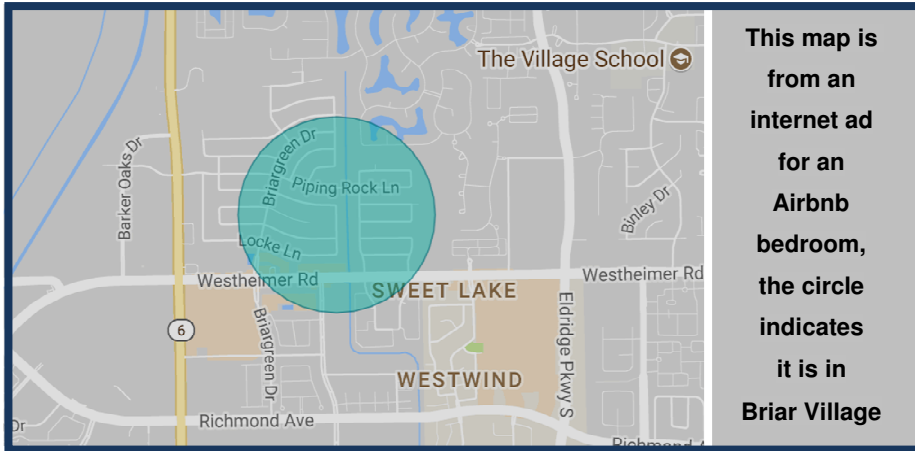
Volunteer! There's a lot to do.

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



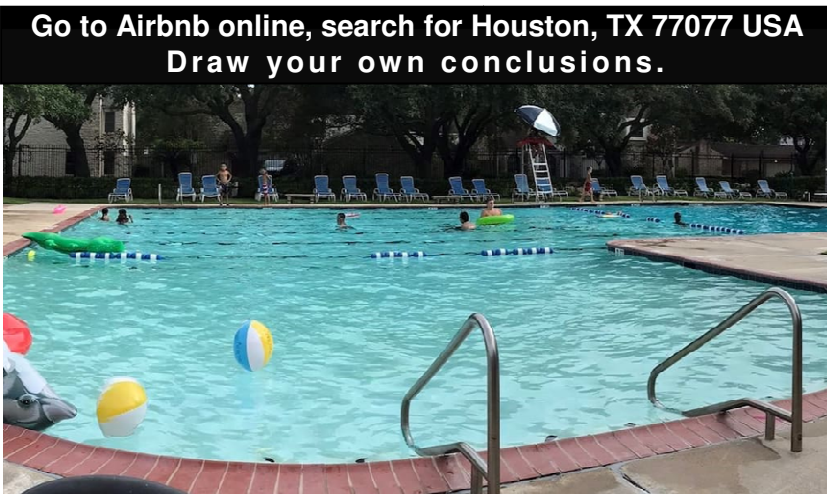
FYI: ever heard of Airbnb?

People rent out bedrooms in their home thru the internet



Airbnb is an American company which operates an online marketplace and hospitality service for people to lease or rent short-term lodging including holiday cottages, apartments, homestays, hostel beds, or hotel rooms, to participate in or facilitate experiences related to tourism such as walking tours, and to make reservations at restaurants. The company does not own any real estate or conduct tours; it is a broker which receives percentage service fees in conjunction with every booking. The company has over 5 million lodging listings in 81,000 cities and 191 countries and has facilitated over 300 million check-ins.
Wikipedia

\$29 per night is the rate quoted to stay in one Briar Village home
The below photo of our neighborhood pool is included in that ad
On the Worldwide Web



Briar Village's attorney is currently reviewing transient room rental. Briar Village Deed Restrictions state specifically: ours are single family homes, you cannot rent rooms or apartments in your home; you cannot have incoming business clients/operations in your Briar Village home.

The following, from the City of Houston, shows the city's stand on supporting our Deed Restrictions.

From http://www.houstontx.gov/planning/Neighborhood/deed_restr.html:
 Deed restrictions are written agreements that restrict, or limit, the use or activities that may take place on property in a subdivision. These restrictions appear in the real property records of the county in which the property is located. They are private agreements and are binding upon every owner in a subdivision. All future owners become a party to these agreements when they purchase property in deed restricted areas. A primary purpose of most deed restrictions is preserving the residential character of a subdivision by keeping out commercial and industrial facilities. For people who prefer to live in a wholly residential environment, deed restrictions are desirable. Deed restrictions may legally prohibit a person from operating certain types of businesses from their home...

LONG TERM CARE POLICY REVIEW

Did you know one of the largest U.S. long term care insurance providers was recently sold to a corporation overseas?¹

For the second time in three years, my elderly parents have received letters from this company stating their future premiums would be significantly higher if they didn't take an option to reduce benefits, and that their rates may rise again next year!

Do you know if your policy has guaranteed premiums and benefits?

I am happy to review your policy so you will know what it provides and if your premiums are guaranteed. If you do not have coverage, I can help you find a policy with coverage and premium guarantees offered by top-rated insurance companies.

713-552-7918

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¹<http://investor.genworth.com/investors/news-releases/archive/archive/2016/China-Oceanwide-To-Acquire-Genworth-Financial/default.aspx>

The Citizen Patrol Needs You!
For more information
Contact Karen Avery at
jxb1339@att.net



Yes, it rained on our July 4th parade! Patriots aren't bothered by a little (pouring) rain. We had a good turn out and a very fun time. Nice day for refreshments in the Clubhouse too!



Thanks to organizer Lourdes Codina, and to Eric Newman for wonderful refreshments.



Yard of the Month – July 2018
Congratulations to the Stanfield Family of 2323 Briarview

Having a tall flagpole and flying Old Glory on a windy day while Yard of the Month is being chosen for July gives you a definite advantage! The lawn, shrubs and flowerbeds are meticulously groomed, so even without the flag, it is still a smashing home and yard. Margie bought the house new, then husband Joe joined her, calling this their home 25 years ago, he is now chief cook and yardman! They were YOTM once before in November 2002. Joe could not have been more gracious about being recognized and offered his sincere thanks to us for all we do for the neighborhood! *Being a volunteer has many fine rewards, but Joe deserves any thanks.*



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

Honorable Mention

13906 Briar Place	13802 Burgoyne	14307 Chevy Chase	13806 Locke Lane
2022 Briarcrest	13830 Burgoyne	13706 Ella Lee	13827 Overbrook

On the afternoon of June 30th, except for a couple of vacant properties, every lawn in Briar Village was lush and green!



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 ~ July 1998 ~ 2003 Briargreen was Yard of the Month

Briar Village is Our Home

Briar Village is not (and never will be) River Oaks or Cinco Ranch, but it is not Mission Bend either. We occupy a unique spot in demographics and real estate values, and basically always have.

Our neighborhood's future depends on our decisions today.

Front yards with numerous, miscellaneous pots, garden gnomes, and various other pieces of yard art, or bright paint colors, aren't typically found in more expensive neighborhoods. Cars parked on the lawn and/or lining the streets, rented rooms, and trash cans out at all times aren't found in more expensive neighborhoods either.



We are what we are; it is unrealistic to aspire to be something we can never be, like a Royal Oaks – but it is hard reality that if we don't tend to lean more that direction than the other, we will surely devolve to something less. If you can't grasp this concept, take a drive and look around Alief at the neighborhoods the same age as Briar Village.

We are all concerned about maintaining the value and desirability of our homes, within our means of course. If your habits, or the appearance of the parts of your residence and yard that are visible from the street, deviate from that of your neighbors, it may be time to re-evaluate your thinking.

The one aspect that just doesn't click with some – ever – is parking in the street, especially if you live on Piping Rock, Briargreen or Joel Wheaton – the major streets most of us have to drive on to get in or out of our 'hood – to get home.

Except in the most urban areas in the USA, parking in the street in front of your house has traditionally been frowned upon. Cars parked in the street make the entire neighborhood look congested, not spacious, AND cause uncalled for traffic problems when two cars cannot easily pass OR when emergency vehicles must slow down to get through. Please be considerate and find a way to park all your cars in your driveway and garage. (Yes, this is challenging with teenaged drivers at home.) It may sometimes be inconvenient for you to have to move a car to get another car out of your driveway, but your car(s) sitting in the street is an inconvenience for everyone else 24/7.

Time to sign up for Fun Fair Positive Soccer – Fall League Starts in October

Study says 71% quit all youth activities by age 13 in the USA. According to the research, kids quit due to (1) not getting enough playing time and (2) getting yelled at. FFPS has an *equal play* and *play all positions* rule to ensure everyone plays. FFPS has positive coaching and parent training to ensure the kids are respected. Performing is not the kids primary reason to play. The kids just want to be accepted and loved for who they are. Practices and games at Westside High School and/or Bush Park. See: www.ffps.org for details.



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BPCIA Meeting Highlights – June 28, 2018

Attendance: 18 residents.

Common Areas: awaiting pricing for “No Soliciting” signs for entrances.

Clubhouse: a smoke detector was purchased and installed. Poor acoustics and broken legs on upholstered furniture need to be addressed.

Pool/Tennis Courts: repaired windscreens and a cable in tennis court foundation.

Security: there were no incidents reported in the community in the last month to either HPD or Ranger Patrol, but some thefts from unlocked vehicles were mentioned on the Website.

Activities: the July 4th parade begins at 10 am.

Website: more owner registration every day and Nabr is planning an update that might make the message board easier to navigate. Based on a complaint from a homeowner, Graham Management will not be responsible for and will not post on the Message Board.

Deed Restrictions: violation notices sent since May 24th, 118 first letters, 45 second letters, 1 third letter.

ACC: 9 requests received, 6 approved, 3 pending.

Financial: Operating Funds=\$596,385; Reserve Funds=\$341,650; Accounts Receivable=\$74,274; 2018 Maintenance Fees are 96% collected. CPA advised that new assets, such as furniture, do not need to be in the depreciation schedule. A \$250,000 CD was made at Mutual of Omaha Bank for 15 months at 2.25% interest rate.

Old Business: no update on bathhouse renovations; the Board discussed if this project should be scaled down, but will await bids to discuss further. Playground was safety inspected, only 2 issues (signage and mulch depth) are being rectified.

New Business: the Swim Team is to remove all stored food supplies from the Clubhouse during the off season. The Board requested proposals to conduct a financial reserve study and approved the Statement of Values from the insurance company.

Resident discussion and input included: dispelled rumors that a change in security patrol companies is being considered and that Swim Team will be discontinued. The importance of Swim Team to our children for the past 40 years was stressed and reinforced with support for the future. Holt & Young is BPCIA’s attorney. People are accessing Clubhouse office space who should not be, Board is working on this issue. Questions about fence and tree trimming responsibility between neighbors.

Discussion about cost of trash pick up and recycling, Board will review all options prior to end of contract in October, including changing to City-provided services. Concern for safety and liability because people have been inside the pool enclosure, and swimming, on Monday when the pool is closed; efficacy of Access card system needs to be examined and evaluated.

Praise and thanks were given to Mark Wilson, our patrol officer, and to Eric Newman for personally fixing the tennis court screens!

BV I.D. Sticker for the back of your vehicle

This sticker on the back bumper or the back window identifies you as a Briar Village Resident. Stickers are available at BPCIA Monthly Meetings, from Board Members or Citizens on Patrol Volunteers. Stickers are optional, they are NOT required.



New Briar Village Website
<https://briarvillage.nabrnetwork.com/index.php>

If you want to sign up for the new website, we are here to help! Please send an email to briarvillagewebsite@gmail.com with your name, BV home address and email address, and we will send you a welcome email with a temporary password to log in and get started.

Storm Drain Maintenance

If you have a storm drain in front of your home please be diligent keeping leaves and trash clear from the grates so that water can properly drain from the streets. It takes us all working together to keep the neighborhood looking good and DRY!



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

Community Association Meeting

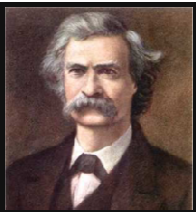
The best way to learn about and comment on BV business is in person, by regular attendance at Monthly Meetings, which are held in the BV Clubhouse, on the 4th Thursday of each month (*except Nov & Dec*), and start at 7 p.m. Attire is casual, everyone welcome.



Next Meeting: July 26, 2018

God created war so that Americans would learn geography.

*American Humorist
Mark Twain*



➤ BV SECURITY – RANGER PATROL ◀
832-356-3224



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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July 2018 Neighborhood Newsletter

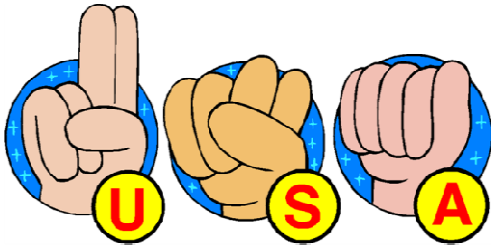
Do Not Forward

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

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

July 4	Annual Parade
July 26	Community Association Mtg
Aug 19	Pool - last day of summer schedule. Open weekends only thru remainder of Aug & Sept
Aug 27	HISD 1 st day of school
Sept 3	Labor Day

*See inside
 We are a neighborhood of single family homes*



Pool Open 10:30 am - 9:00 pm Tues - Sunday



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