



Briar Village Newsletter

Houston, Texas October 2018

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

Community-wide Garage Sales

October 13 from 8:00 am 'til approx. 3:00 pm

Rain Date: October 20



It is time for the Fall BV semi-annual Garage Sale! Here is how it works (for all of our new neighbors). You get everything together and priced and you have a garage sale in your own driveway.

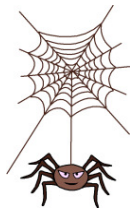
You sell what you can and YOU keep all of your money.

The BPCIA places advertisements in various places, such as Houston Chronicle, Greensheet, Craigs List, etc., in advance, to let everyone know! We always have great participation and a great turn out. Why go it alone when we have such a great turn out when we do it together?! See you there!

BPCIA

October 27 - Halloween Party

Come in costume for fun and games and goodies!



From 3:00 - 6:00 pm

BV Clubhouse

2 Bouncy Houses

Balloon Artist

Pumpkin Patch for Photos



Pumpkin Decorating / Carving Contest

7 yrs and under - 8-14 yrs - 15 yrs+ (carved only)

Gift Card Raffle for all children-attendees

Visitors welcome to bring food to share



To support the event, help sponsor it with a donation of \$25! Your name/business will be listed as a sponsor on the event poster and in the BV Newsletter.

To volunteer, email: thecodinas@hotmail.com

Lourdes Codina, Activities Director - BPCIA

Dangerous Intersection

Briargreen at Westheimer

The safest way to exit Briar Village and go east on Westheimer is to use Briargreen, and turn left at the light on Westheimer - - **only it is not safe!**

There have been multiple accidents at this intersection, mainly caused by cars on Westheimer running their red light.

Tips from a Driver Education Instructor

If you drive through the Westheimer-Briargreen intersection, you must be 100% focused on your own safety; assume that other drivers will not do what they are supposed to do.

Wait a few seconds after your light turns green to allow any stragglers to run their red light, then scoot quickly through the intersection, maintaining proper lane position because sometimes impatient drivers turn beside you from the wrong lane.



When driving, especially through this dangerous intersection, don't just look straight ahead, keep your eyes/head on a swivel, watching 360 degrees 100% of the time, because danger could come from any direction, at any time. Be ready to take evasive measures if somebody, who is looking at their cell phone, comes unexpectedly speeding passed other stopped cars 15 seconds or more AFTER their light turned red.

When driving anywhere, anytime, practice the philosophy "leave yourself an out." Know where you are going to go, and what you will do to avoid an accident. If you are on the phone, put it down and focus on protecting yourself and your loved ones from that other driver who is not paying attention, even when you are fully stopped.



In addition to the "Red Light Runners," the Westheimer-Briargreen intersection also has unprotected left turns and pedestrians of which all drivers need to be aware.

At this point, it has become a real challenge to get in or out of Briar Village safely, especially at certain times of the day. Keep your cool, be patient and be very watchful, your safety is your job.

The Pool is closed for 2018 - It will re-open the first weekend in May 2019

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.

No swimming when pool closed - If you see someone inside the pool fence when the pool is closed, call the police.

“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.**

Advertisement

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 ~ October

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.nabnetwork.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

Mosquito Control - Serious Business

We have an annual contract with Cypress Creek Mosquito Control Inc. to spray our entire neighborhood once a week April 1st through October 30th.

It takes more than weekly spraying to keep pesky and dangerous mosquitoes under control.



Mosquitoes breed in standing water. Do your part by not allowing water to stand any place around your home. If you have potted plants with saucers, make sure the saucers do not have standing water.

Watch for any container that might hold even a tiny amount of water, it doesn't

take much to support mosquito larvae.

Statistics in 2015 indicated that sharks killed 8 people worldwide, humans killed 580,000, but mosquitoes were the most deadly with 830,000 kills.

Texas ★ Loan ★ Star



Real Estate Loans for:

- ★ Purchase
- ★ Renovation
- ★ Cash Out
- ★ Refinance
- ★ Investment
- ★ Construction

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KATYHOUSTONPROPERTIES.COM

Weed-be-gone - Homemade

- 1 Gallon Vinegar
- 2 Cups Epsom Salts
- 1/4 Cup Dawn Dish Soap
(The Blue Original)



(Note: this has not been tested in Briar Village, but it looks promising!)

It will kill anything you spray it on. Just mix and spray in the morning, after the dew has evaporated. Walk away. Go back after dinner and the weeds are gone! Cheaper than anything you can buy. Never use Round-up again!



Kalnari.com

Volunteer! There's a lot to do.

Help with BV activities
is always welcome!
Who will do it, if you don't?



Local Honey from the Hive to the Jar
\$10 Pt / \$19 Qt - Call: Diane 281-794-6482



Editorial

This rebuttal is written in response to the “editorial” that was published in the August 2018 Briar Village newsletter. Please note this is not the opinion of everyone involved with the Briar Village swim team, just that of the named authors below.

In the August 2018 Briar Village newsletter an “editorial” was written about Briar Village hosting the prelims and finals for the 2018 swim season.

A common definition of an editorial is “a statement of opinion in a newspaper or magazine, or on radio or television, as by an editor, publisher, or owner.”

During the August Home Owner’s Association (HOA) meeting, we asked who the author(s) of the “editorial” were. One of the HOA board members stated that there were several authors, but would not reveal their names; however, she stated that she was solely responsible for all of the content of the newsletter. We questioned her about some of the information that was stated as a fact and not as an opinion.

First, in the “editorial” it stated that “In years past, attendance was not as large.” When we asked the author what the attendance numbers were from several years back, she admitted that she did not know. Second, in the “editorial” it stated “...some have expressed concern about the wear and tear of 800 to 1,000 outside people using our facilities.” When we asked how she counted that many people, she admitted that was just an estimate and did not know the actual number of attendants. Third, in the “editorial” it stated “...the pool is basically closed to residents for two days.” Normal pool hours are 10:30 am to 9:00 pm. A typical dual meet ends before noon, a tri 12:30pm, Saturday Championships 1 to 1:30 pm. Friday prelims end 3:30pm. Public swimming opens 20-30 minutes after last event finishes, as soon as pool deck is cleared and lane ropes are up. Clean up continues for another hour after that. Any weather delays will delay end of meet by 30 minutes to 1.5 hours. How is that basically closing the pool to residents?

It is our opinion that “editorial” was full of information that was stated as facts, and not opinions as they should have been. Ask yourself this question: if this “editorial” was so off the mark, then what else in the newsletter needs a second look? Furthermore, what type of newsletter do you want for Briar Village: one that is informed and is fact-based, or one that has “editorials” with information that was stated as facts, but not verified?

Signed,
Brian Maguire, Tracey Maguire, Kelly Foster
and Kathy Stallings

Editorial vs. Article Can you tell the difference? (Excerpts from Voxygen’s Blog)

“An editorial is an opinion, openly expressed as such. Ideally, news articles are unbiased and objective. They present facts or report other people’s opinions, such as those of witnesses or experts.

In general, a news article is supposed to be neutral and an editorial is supposed to be opinionated.”

<https://voxygen.net/2008/04/editorial-vs-article-can-you-tell-the-difference/>

* * *

August’s Newsletter had both an article and an editorial on the same subject, the Regional Swim Meets. The editorial was clearly titled “Editorial.”

The Article was objective, the Editorial was subjective.

The Newsletter Team makes every effort to strictly adhere to higher journalistic principles. Oh, maybe we should have given the name of the swim team Mom (*since moved away*) who gave us the Final Meets’ attendance numbers, but she furnished the numbers in open session of a Monthly Meeting and amongst neighbors, so we figured since her statement was public knowledge that not printing her name was ok. Well, maybe not. (The photographs on the same page as the Article and Editorial clearly show sizable attendance.) Anyway, we do not try to disguise anyone’s opinion as fact. When we occasionally print an opinion, we do our best to call it an Editorial, or frame it in quotation marks.

Since the Newsletter is the only means of communication with all residents, the Newsletter has an obligation to print any side of any issue, popular or not, but, as stated before, when printing an opinion, we make every effort to state it as such.

Remember - this Newsletter’s Team is made up of volunteers. These volunteers do sometimes debate about content and/or internationally accepted policies and practices for journalism (API) - and - we do make an effort to produce a proper and quality neighborhood newsletter. The Newsletter is approved by two Board Officers before it is printed.

The Newsletter Team openly encourages everyone to assist in producing the Monthly Newsletter, but don’t often get any positive input, and no help. Everyone is welcome, in fact encouraged (*begged*) ☺, to submit articles and editorials. See the Information Box on Page 2 for deadline dates and details.

* * *

We would also welcome someone to be a final proofreader. You will need to be available generally the last week/weekend of the month at any hour, and have Microsoft Word on your computer. Wish we could be more specific about the time frame, but we have a printer’s deadline to meet so that the Newsletter arrives in our mailboxes as close to the first of each month as possible. We do not receive all the information, such as Meeting Minutes, specific details of various activities or events, until very late, and then we have to move fast.

The Newsletter Team

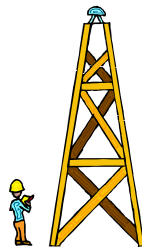
Texas – Our Texas

No other state has a more colorful or interesting history
From: texasdaybyday.com

October 1, 1837 - John P. Borden opened the General Land Office in Houston. John, with his brother Gail Borden Jr., had surveyed and laid out the town of Houston in 1836. As first commissioner of the new land office, John Borden faced the monumental job of compiling and preserving the many Spanish and Mexican land titles issued before the republic. He began with no funds or employees to assist him, yet by the end of 1837 he had successfully acquired documents from all over Texas. He also registered and surveyed new grants. In 1839 he moved the General Land Office to Austin and transported almost 5,000 pounds of documents by wagon. [*Probably on the road passed Joel Wheaton's home!*] The military bounties, veteran donations, headrights, and homestead preemptions issued by Borden and successive commissioners amounted to more than 75 million acres granted to individuals.



October 3, 1930 - Columbus Marion "Dad" Joiner brought in the famous Daisy Bradford No. 3, thus opening up the East Texas Oilfield, the largest in the world up to that time. Joiner, an Alabama native, had moved in 1897 to Oklahoma, where he made and lost two fortunes in oil before moving to Texas in 1926. Despite the contrary opinion of geologists, Joiner was convinced of the possibility of oil deposits in Rusk County. In 1930 he drilled eight miles east of Henderson, using a flimsy pine rig and battered tools. His first two unsuccessful efforts drove him and his associates further into debt, but the third well, Daisy Bradford No. 3, changed everything. Joiner's nickname came from the fact that he was "father" of the rich East Texas field. But his prosperity faded as he became involved in several lawsuits and lost his wealth. He died in 1947.



October 13, 1845 - the voters of the Republic of Texas approved an ordinance to accept annexation by a vote of 4,245 to 257. They also adopted the proposed state constitution by a vote of 4,174 to 312. The annexation of Texas to the United States had been a topic of political and diplomatic discussions since the Louisiana Purchase in 1803. Although most Texans had been in favor of annexation and had voted for it as early as 1836, constitutional scruples, fear of war with Mexico, and the controversy of adding another slave state to the union prevented the acceptance of annexation until 1845.



October 27, 1877 – the *Elissa*, an iron-hulled, three-masted barque built at Aberdeen, Scotland, was launched. After a long and varied career the vessel was purchased in 1974 by the Galveston Historical Foundation as a restoration project to complement the Strand Historic District. The restored nineteenth-century full-rigged sailing ship is now berthed at Pier 21 in Galveston, just off the Strand, and is visited by 60,000 to 70,000 tourists a year.



Yard of the Month – October 2018 Congratulations to the Pritchard Family of 2022 Briarcrest



1976 was the year the Pritchard's moved into Briar Village, that's 42 years ago, but you'd never guess, because this home looks as fresh as brand new! They were YOTM once before in November 2011. This yard and ample flower beds are always manicured, and just the right touches are added from year to year. The recent creation is a colorful Butterfly Garden, which you can see blooming in the photo above. Another project is about to start, improving drainage, so don't be surprised to see construction going on this month!

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

Honorable Mention

13922 Briar Place	14318 Burgoyne	14219 Piping Rock
1915 Briarlee	13919 Ella Lee	13823 Wickersham
13802 Burgoyne	14102 Overbrook	14118 Wickersham

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 ~ October 1989
14103 Ella Lee was Yard of the Month

~ ~ ~

Yard of the Month (YOTM) ~ Judging

March - December a home is selected for Yard of the Month based on the merits of good maintenance, design, seasonal color and an overall appearance that supports the standards set for BV by our Deed Restrictions. While the selection may not be the most perfect or beautiful in the world, each month one home has a little something special that sets it apart. To share the honor, consideration is given to the frequency with which any one home is honored, the goal being to allow five years before a home is chosen again, although that is not always feasible. An added consideration for choosing the winner? **What would Briar Village look like if all our homes looked like this one?**

Selection usually takes place during the fourth week of each month. Many homes are given Honorable Mention each month. December selections are based on Holiday Decorations.



**The soul always knows what to do to heal itself,
the challenge is to silence the mind. Caroline Myss**

Do you understand these?

Deed Restrictions VS Architectural Control

Deed Restrictions (DR)

Every section of BV has it's own set of Deed Restrictions. You should have been given a copy of yours when you bought your house. They can be found on the BV website under the Resources Tab, Governing Documents, and may be obtained from Graham Management. Deed Restrictions give details about things such as fence height, roofing materials, maintenance, activities allowed in homes in our neighborhood, etc. Our management company does drive through inspections at least monthly, and when they see a Deed Restriction Violation (DRV), trash cans in view or unmowed lawns for example, they will send the property owner a DRV letter, giving them a set period of time to address the violation.

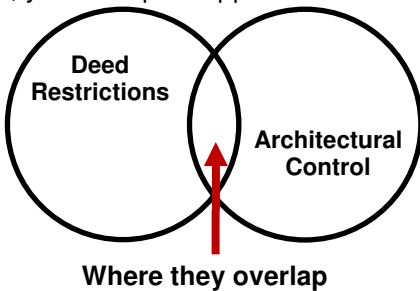
There is a set procedure for communicating with property owners to achieve Deed Restriction Enforcement, which is well known, and you are welcome to ask a Board Member for more information. Our purpose here is to clear up any confusion that may exist between two separate, but linked functions.

Architectural Control (ACC)

The Architectural Control Committee reviews requests submitted by a property owner who wishes to make changes, visible from the street, to any home. The ACC form is available on the BV website under the Resources Tab, Forms, and from Graham Management.

Recently several new homeowners have not gotten prior permission to make visible changes. When this happens, the homeowner risks having to redo or even remove the unapproved change.

Fences, roofs, paint colors, home additions, major landscaping, windows, doors, siding, structures and new concrete, must all have approval BEFORE any work begins. The simplest way to know what needs approval: if it is visible from the street, you need prior approval.

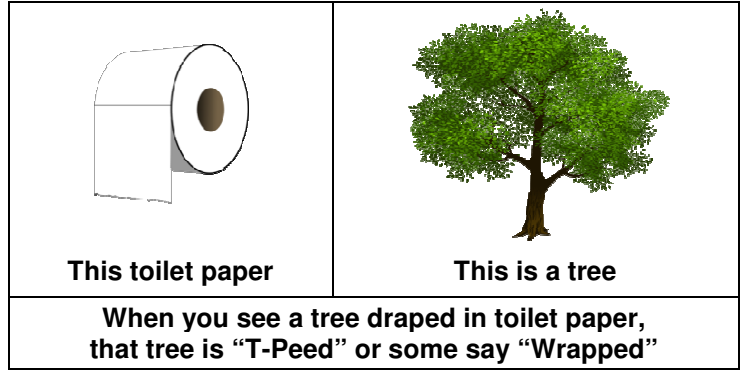


If you get a DRV letter saying you need to paint your house, you must still get ACC approval of paint color, BEFORE you paint. For any DRV letter that indicates work or repairs are required on visible fences, roofs, paint colors, home additions, major landscaping, windows, doors, siding, structures and new concrete, you must first get ACC approval to do.

Be a good neighbor: if your new neighbor or remodeler/flipper begins to immediately make visible changes, just ask them if they know they must have prior approval; recently some new owners have had to redo work done without prior approval. For details, contact the Board Directors over DR, see page 2 of every Newsletter.

Americana

For those who didn't grow up where this is done



TPing houses, trees and bushes is considered a harmless prank, usually done by younger folks. Sometimes the houses of teenage athletes are T-Pd to promote school spirit and sometimes a popular girl or boy's house will be T-Pd by their friends for fun. It can be a mess to clean up, but is generally considered an honor and is not against the law.

Research on the beginnings of TPing only revealed that toilet paper was first used for sanitary purposes in China in 589 AD. Local questioning found a person who graduated high school in Iowa in 1961 with personal knowledge of TPing in the Spring of 1962. However, another who graduated in 1956 in Ohio said they did not do TPing in that era. Best guess is TPing has been a teenage pasttime in the USA for at least the last 50+ years.

Note: anything beyond TP (eggs for example) may be considered vandalism, and you should report that to the authorities.

**Briar Village Real Estate Update
August 16 - September 15, 2018**

Homes Sold	1
Average Sold Price	\$235,000
Average Sold Price per square foot	\$116
Average Days on Market (sold)	2
Homes Pending	4
Active Homes	12
Months of Inventory	4.1
Active Rental Homes	12
Number of Leased Homes	4
Lease Price	\$1604

Only one home sold this past month in Briar Village with a healthy amount of great homes on the market for sale and for lease. This time last year we saw 17 active homes for sale and 7 other homes pending and on their way to close.



The Greater Houston Real Estate Market is still in a seller's market with 4.1 months of inventory and we saw record number of home sales and an average sale price in August, 2018, which is ahead of 2017's record pace with the number of homes sold by 7.2%, so overall it has been a strong year for Houston Real Estate.

Paul Holub, Briar Village Resident

(Note: Paul - a realtor - voluntarily submits here as it fits his schedule.)

BPCIA Meeting Highlights – September 27, 2018

Common Areas: “No Soliciting” signs will be installed at 4 entrances on 10/8. The Free Little Library is nearly complete and will be installed on 10/18.

Clubhouse: lights in the parking lot were repaired by CenterPoint. Bids to repair Clubhouse siding are in process.

Pool/Tennis Courts: pool is closed for the season.

Security: one report of a home burglary on Overbrook. Ranger Patrol reported a discarded pistol found in the bushes of a Locke Lane home, it was given to HPD. The next Citizen’s Patrol meeting is 10/18/18 at 6:00 pm; thanks were given to all those who volunteer, with a special thanks to Karen Avery.

Activities: October events are given in this Newsletter. The Committee is looking for event sponsors.

Website: running smoothly, participation is increasing.

Deed Restrictions: violation notices sent since August 22nd, 117 1st letters, 50 2nd letters, 1 3rd letter.

ACC: 8 requests received, 5 approved, 3 pending.

Financial: the 2019 budget was approved with no increase in Homeowner’s Maintenance Fees. Operating Funds = \$500,923; Reserve Funds = \$342,308; Accounts Receivable = \$70,423; 2018 collection rate = 96.7%. A discrepancy was noted on the income/expense statement account 04225 for 2018 actual.

- The Board approved:
 - Bucket seat to replace a belt seat on playground swing set.
 - Property Services Gen’l Contrator for the bathhouse renovation project. \$162,751 (+ contingency).
 - Cypress Creek Mosquito Control 2019 annual contract.
 - Fox Landscaping for Common Areas maintenance, (terminating Monarch Landscaping). \$19,560 annually.
 - AIC Security to replace the current access control system with a Brivo system, using existing access cards and installing 2 integrated cameras. ±\$12,500, and \$20/mo service fee.

V-F Waste Services new annual fee is \$151,339.

Board Elections in Early February 2019 Is this the year you decide to get involved?

In 2019 three director positions are up for re-election and one director will be resigning mid-term, so we’ll need a volunteer to complete the one year left on that term. Request for biographical data will go out in December for all candidates, then the election takes place at the Annual Meeting in early February.

After the Annual Meeting all the Directors meet and decide amongst themselves who will fill the various officer and director positions.

Please give it some thought, as we need new people to share their time and talents keeping our neighborhood the special place it always has been.

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

Bathhouse Renovation Project \$180,000

Work to renovate both of our swimming pool’s bathhouses will begin soon. The initial projected cost for this is \$180,000.

\$128,000 of this cost will come from our Reserve Funds. Reserve Funds are currently \$342,308.

Reserve Funds come from Homeowner Maintenance Fees. In order to replenish the Reserve Fund, sometimes Homeowner Fees have to be raised.

A study has been requested to evaluate how much we should maintain in our Reserve Fund.

To learn more about Reserve Funds see the following website, where subjects such as: How an HOA Pays for Common Area Expenses, How Much Money Should Be In the HOA Reserve Fund?, No Reserve Fund = Higher Dues or Special Assessments, The Reserve Fund Must Be Kept Funded, are presented in detail:

<https://www.nolo.com/legal-encyclopedia/why-hoa-needs-sufficient-cash-reserves.html>



This is your money being spent, please be informed.

The Renovation Project

Bathhouse renovation will start late 2018, completion in 90 days, depending on weather and inspections. Project includes both bathhouses: remove everything interior; new walls and fixtures; relocate entrances and interior walls for more privacy; relocate plumbing to add more stalls; new HardiPlank siding and paint; remove roof over lifeguard seating area.

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: October 25, 2018



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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October 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.

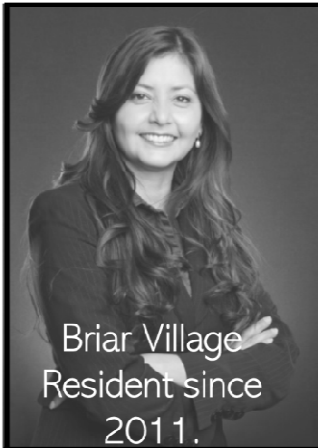
**Have a Fun & Safe October
 ~ At a Glance ~**

Oct 2	Nat'l Night Out for Texas
Oct 7	Craft Fair BV Clubhouse
Oct 13	Neighborhood Garage Sales
Oct 19	HISD Early Dismissal
Oct 25	Community Association Mtg
Oct 27	Halloween Party
Nov 6	Vote General Election Harris County
Nov 9	HISD Early Dismissal
Nov 19-23	HISD Thanksgiving Holiday



**Halloween is for
 kids of all ages!
 Have fun, be safe**

Note to Recent Owners: Any change visible from the street must have ACC approval BEFORE work starts



Briar Village
 Resident since
 2011.

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

kw ENERGY
 CORRIDOR
 KELLERWILLIAMS. REALTY
*Each Office is Independently
 Owned and Operated.*

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Send me all your questions about *Selling, Buying,
 Leasing and Investing* in Real Estate.



13731 Overbrook Lane

Multiple Offers and under contract in less than a week!



13802 Ella Lee Lane

First OPEN HOUSE scheduled for
Saturday OCT/13th!