

BRIAR VILLAGE

A Neighborhood Newsletter



IN THIS ISSUE

BPCIA MEETING MINUTES

THE STATE FAIR OF TEXAS IS OPENING A DRIVE-THRU

COOK'S CORNER: CINNAMON APPLE PUFFED PANCAKE

BV: BUILDING VALUE SURVEY RESULTS

According to the Harris County Flood Control District, our HOA board can request to have a walking path mowed for the use of our residents. This area would require no additional maintenance or money from our residents. The area in question is approximately .9 miles, running on both sides of the ditch from piping rock to the Kickarillo community. This area is not only home to various creatures and plants that can be greatly appreciated, but a potential area that the BV community members can utilize for both enjoyment and health benefits.

During Covid, we have seen the numbers of people utilizing the sidewalks and other community areas greatly increase. With Covid 19 keeping a large amount of people out of their gyms and even offices, having a place for people to be active has become a necessity.

The benefits of applying for the additional mowing would include:

- No additional cost to the residents
- A green space for residents to use
- No path connecting Westheimer. This would only be the north section of the ditch.
- An opportunity to build value to current and future homeowners through a program that already exists in the city.

We hope you will see the value in this opportunity as we do.

 **Briar Village - September 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 Trash/Recycling
Sec. Dee McConnon 281-794-6482 dee.briarv@gmail.com Common Area	Treas. Brian Maguire 832-659-5913 brianjmag@live.com ACC Security
Gale Antoinette 281-543-0840 bvhoagale@gmail.com ACC DRV Common Area	Carrie Bivins 281-253-4540 hoacarriebivins@gmail.com Pool Social DRV
Miriam Munoz 713-277-7791 miriammunozhoa@gmail.com Webmaster, Clubhouse	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

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.

Alvin Olson, 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.

Alvin Olson, President BPCIA

Community Pool & Tennis Courts

Access Card required 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 Briar Village 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 the BV newsletter? BV residents can submit content to briarvillagenewsletter@gmail.com.

BPCIA Meeting Highlights August 27, 2020

On August 27, 2020, the Board held its monthly meeting *via* Zoom which was open to the community.

It was reported by each of the Board members that all is running well with their respective committees and there was little to report in terms security concerns. The Board discussed possible events for September and October taking into considerations state and local regulations currently in place. Lastly, the Board received an update on communications with VF Waste regarding complaints the residents have made the last several months. It was reported that VF Waste was put on notice of its various breaches and the potential cancellation of its contract approximately a week before the meeting. Since then, VF Waste supervisors have been in contact with a Board representative regarding complaints, replaced a driver on our route, and are sending supervisors to follow the trash trucks at random intervals to ensure compliance and re-training. The Board is pleased with the response to date and will continue to evaluate the situation to ensure consistent performance.

In September, the Board will hold its annual 'budget meeting' to vote on the budget for next year. At this meeting the Board will vote on whether or not to raise HOA dues and whether or not to continue with contracts for vendors which are set to expire. [This is an important meeting so if you want your voice to be heard, make sure to show up!](#) At this time, it is most likely that the next meeting will be held *via* Zoom.

The official Meeting Minutes for August will be posted on the BV Website shortly after approval under the "Neighborhood Stuff" tab.

BV Ladies Night a Success!

What a fun night! A huge thank you to Carrie Bivins and Kelly Foster for once again creating an amazing event for the BV ladies! We would also like to thank the BV HOA board for allowing the event and Bovine and Barley for serving up drinks and snacks. It was so fun to get see our neighbors and meet new ones. I hope we get to do this again!

**We have Local Unfiltered Honey
Call or Text Dee 281-794-6482**

Swim at Your Own Risk

Our neighborhood pool is "Swim at You Own Risk." This means that there are no lifeguards on staff at the pool. Making the decision to make our pool SAYOR means that we can enjoy this neighborhood amenity longer into the year, but please make sure that you and your family are following the pool rules. **Propping the gate open or allowing others in who do not have an access card is prohibited. If you prop the gate open for another person and that person has not signed a waiver, you will be personally liable for damage caused by, or personal injury to, the person you have allowed in.** Only residents and their guests, who have current access cards and signed waivers are allowed to use the pool. Access cards cost \$25 for each household and can be ordered from Graham Management.

Pool Hours : Tuesday -Sunday 7am - 8:30pm
Closed Monday

Pool Rules

1. **Per the new Harris County guidelines, face coverings must be worn when not swimming. Please follow CDC guidelines regarding washing your hands and social distancing.**
2. Parents/Guardians must watch children at all times. **NO LIFEGUARD IS ON DUTY.**
3. Absolutely no glass containers, running, horseplay, diving, pushing, pets, loud/offensive/abusive language or behavior or smoking of any kind is tolerated within the pool gates.
4. Swimming/bathing suits or special swim-type diapers must be worn at all times.
5. All patrons must clean up after themselves.
6. No swimming during rain, lightning or thunderstorms.
7. Non-proficient swimmers are to be supervised by competent swimmers.
8. Persons inside the pool area MAY NOT open the gate for another person. A key card must be used to enter the pool area.
9. The baby pool is reserved for children 42 inches and shorter and must be supervised at all times.
10. No standing, sitting or playing with rope dividers.

Important Dates for Westside HS Students

September 3rd – Back to School Bash (virtual)

September 8th – Classes begin online

September 14th – Westside PTO presents Principal Wittpenn (virtual)

EARLY VOTING: OCTOBER 13, 2020 - OCTOBER 30, 2020

Early voting will be here soon! This election will likely bring lots of people to the polls. Make sure you are prepared and cast your vote before Election day (November 3rd) to avoid long lines and crowds. Luckily, Texans have more time to vote early due to the COVID-19 pandemic.

You can find information regarding voting by mail, locate a polling location, and see the sample ballot at <https://harrisvotes.com/>



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Lunch Special:
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with fries and soda.
Mon-Fri 12p-3pm

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YasmeenArabicKitchen.com
832-584-8739

We DELIVER and CATER in Houston, TX and surrounding areas.
PICKUP: 14526 Piping Rock Lane, Houston, TX 77077



BRIAR VILLAGE REAL ESTATE UPDATE JULY 16, 2020 - AUGUST 15, 2020

<p>HOMES SOLD 5</p> <p>AVERAGE SOLD PRICE \$250,700</p> <p>AVERAGE SOLD PRICE PER SQ. FT. \$116</p> <p>AVERAGE DAYS ON MARKET (SOLD) 66</p> <p>HOMES PENDING 4</p> <p>ACTIVE HOMES 11</p> <p>MONTHS OF INVENTORY 3.0 MONTHS</p> <p>ACTIVE RENTAL HOMES 4</p> <p>NUMBER OF LEASED HOMES 3</p> <p>AVERAGE LEASE PRICE \$1700</p>	<p>Briar Village is finishing off the summer selling months in strong fashion. This past month there were five sold properties at the average price of \$250,000. Home inventory is down to just eleven active listings and reflects the overall lower home inventory of the Greater Houston Market. The average lease price stayed consistent at \$1700 with three homes leasing.</p> <p>The Greater Houston Real Estate Market broke records in July. It was the first time ever that Houston had over 10,000 single family homes sell. With the low interest rates and strong buyer demand, it has brought the inventory level to just 3.0 months of inventory. The average sales price increased to \$338,000, a new July record.</p> <p>Stay healthy & safe!</p> <p style="color: gray; font-style: italic;">Paul Holub, Briar Village Resident</p>
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The State Fair of Texas Is Opening a Drive-thru

In years past, the news that you could buy a Fletcher's Corny Dog without leaving your car would be just okay. Good, I guess, if you're extremely into convenience and fried food. But in a normal year, the thought of driving to Fair Park to get a corny dog and some deep-fried Oreos without ever even getting out of the car would not make most of us unexpectedly emotional.

This is not a normal year, though, and when the State Fair of Texas announced on Wednesday that it will be offering some of the deep-fried hits of the festival's food booths to visitors on a drive-thru basis, emotional it was. Like pretty much every other large-scale social event in America, the State Fair was canceled in response to the COVID-19 pandemic, making 2020 the first year since World War II in which North Texas's signature fall gathering would not occur. Alas, this year there would be no chainsaw carving, no slam-dunk exhibitions, no vegan sculptors crafting Mount Rushmore out of butter, and no Funnel Cake Bacon Queso Burgers. This year, Big Tex would not wave from on high at the revelers gathered there to celebrate being alive together under the Texas sun (and also deep-fried junk food).

That is, he wouldn't be doing that until the State Fair of Texas announced that it would be welcoming visitors for a drive-thru version of the festival on weekends from September 25 to October 18. Visitors will purchase their tickets in advance beginning September 2, reserving a two-hour slot during which they can drive through the fair grounds, taking a photo with Big Tex (who'll be wearing a giant mask, naturally) and receiving an abundance of artery-clogging delights: Fletcher's Corny Dogs, Stiffler's Fried Oreos, french fries, cotton candy, and kettle corn, plus soft drinks. Tickets cost \$65 for a two-person package, and \$99 for enough food to feed four. (Prices are per vehicle, each of which can hold up to eight people, per State Fair of Texas rules—the tickets simply reflect how much food you'll receive.)

The wilder, more adventurous creations for which culinary fabulists are rightly celebrated each year, unfortunately, won't be on display. "While we wish we could offer all your favorite Fair foods, the health



and safety of all involved remains the top priority," the event's website explains. This is more of a greatest-hits collection, with turkey legs and sausage sticks available a la carte for an additional fee. But that feels right in 2020, a year in which we've lost access to so many of the rituals we've developed to remind ourselves of what life can look like when it's good. These brief flashes that conjure the feeling of normal life are about familiarity, not novelty, and we would prefer to find ourselves unexpectedly weeping while eating a corn dog on a stick than while trying to figure out whatever the heck "Cherish Erbert Champagne" is. Call us traditionalists, if you must.

The professionally taken photos, included in the food packages, of families posing with a masked Big Tex waving down from on high will be an unusual souvenir for most who make attending the Texas State Fair part of an annual ritual. But this is an unusual year, and the attempt to capture some of the spirit of the event in a way that keeps visitors and the wider community safe and healthy feels right—maybe even inspiring. Big Tex, after all, rose like the phoenix of myth from his own funeral pyre just a few years ago, and when he looms over fairgoers now, he is a totem to rebirth. That resilience is on display throughout the State Fair this year, such as it is, and that is why the thought of safely enjoying fried Oreos in the midst of a pandemic is surprisingly emotional. This is Texas, and we will find a way to persevere, adapt, overcome, and drive through.

<https://www.texasmonthly.com/the-culture/the-state-fair-of-texas-is-opening-a-drive-thru/>

Cooks Corner: Cookout Recipes CINNAMON APPLE PUFFED PANCAKE



- 1 Honeycrisp apple, thinly sliced
- 1 tbsp brown sugar
- 6 tbsp unsalted butter, melted
- 4 eggs
- 2/3 c whole milk
- 2/3 c all-purpose flour
- 2 tsp vanilla extract
- 3/4 tsp cinnamon
- 1/2 tsp kosher salt
- whipped cream, for serving
- 1/2 c real maple syrup
- 2 tbsp unsalted butter
- 1/2 tsp cinnamon
- 1/2 tsp vanilla extract

1. Preheat the oven to 450 degrees F.
2. Arrange 3/4 of the apple slices in the bottom a 10-12 inch cast iron skillet and drizzle 4 tablespoons butter over the apples. Sprinkle the brown sugar over top of everything. Place the skillet in the center of the oven for 10 minutes.
3. Meanwhile, in a blender, combine the eggs, milk, flour, vanilla, cinnamon, salt and the remaining 2 tablespoons melted butter. Blend on high for 30 seconds to one minute or until the batter is smooth. Make sure no large clumps of flour remain. Remove the hot skillet from the oven and pour the batter into the skillet. Place the skillet in the center of the oven and bake for 18-20 minutes or until the pancake is fully puffed and browned on top. Do not open the oven during the first 15 minutes of cooking or you might deflate your pancake.
4. Remove the Dutch baby from the oven and serve topped with the remaining apple slices, whipped cream, and cinnamon syrup.

CINNAMON BUTTER MAPLE SYRUP

In a small saucepan, combine the maple, butter, and cinnamon and bring to a boil over high heat. Reduce the heat to medium and simmer for 3-5 minutes. Remove from the heat and stir in vanilla.



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

Citizen Patrol is actively seeking new members. Join this great group of residents who volunteer some of their free time to drive our neighborhood keeping an eye on things on our behalf. No experience is required, but a background check and attendance at a one-night training session are required.

Food Truck Night!

September 28th 4-9 pm: Sizzles Food Truck will at the Clubhouse serving up burgers, sandwiches, loaded fries, and more! This event will be outdoors and the clubhouse restrooms will remain closed. If you plan to swim, please make sure that you have your own access card, and have signed the waiver. Come join your neighbors for a Socially distanced dinner!!

LASAGNA HOUSE III
BRIAR VILLAGE
NEIGHBORHOOD DELIVERY

Feed 4 for \$35
Select One Entree
Served with House Salad & Garlic Bread

Entree Options
Chicken Alfredo
Lasagna
Linguini with Meatballs
Add Red or White Wine \$15/bottle

DRIVE-THRU PICKUP AT
Briar Village Clubhouse Parking Lot
(Please wear a mask when picking up)

Wednesday, September 9
5:30pm to 6:00pm
Order & Pay by Phone 281-496-9114
by Tuesday, September 8

BV: Building Value

By: Amy Hill

At last! The results of our Briar Village survey are in! You can find them right here in this issue of the newsletter! Yes, it is a small sampling compared to the number of residents, but we still feel like the results are heartfelt and accurate.

We did not count the surveys where folks did not follow directions, so some were discarded. We did, however, include the comments that were given. They are helpful and give great insight about what people are thinking!

Things have changed a bit since we first started asking people to chime in and let their voices be heard. Trash pick up is on the minds of residents right now. And according to HOA president Alvin Olson, crime in our neighborhood is down significantly. There are lots of walkers, bikers and runners. Not a good time for criminals.

Our committee has decided not to move forward with plans for Building Value at this time because we feel it is too hard to get together and plan. When COVID dissipates, we plan to move forward and assist the board however we can. Carrie Bivens has been appointed liaison between our committee and the board. Thanks, Carrie!

	1	2	3	4	5
Crime	30	6	1	2	2
Cracked streets/sidewalks	5	16	15	4	1
Designation of ranking for schools our children attend	4	17	11	15	2
Super neighborhood involvement	1	0	13	23	3
Acoustics in clubhouse	0	1	1	5	34

This chart shows the results of the neighborhood survey listing areas of concern with number 1 being of most concern and 5 being of least concern.

Surveys were on paper and survey monkey was also used. If a person did not follow instructions on the paper surveys, they were discarded but their comments have NOT been discarded.

In addition to the five issues that Briar Village residence ranked by importance level, many residence also wrote in other issues not included on the form that they felt should be addressed. In the list to the right, the write in comments have been consolidated to show the number of times a particular issue was mentioned in the write-in survey results. This data has been listed in order of frequency and the number of times the issue was mentioned is following each category.

- Home maintenance/upkeep - 11
- Landscaping and lawn maintenance - 6
- Homeless people nearby - 5
- Traffic safety (speeding, stop signs, non-resident traffic) - 4
- Trash at entrances to neighborhood and littering - 3
- Vehicles parked in the street - 3
- Waste Management issues - 3
- ACC/Deed restriction Compliance - 2
- Flooding and Drainage concerns - 2
- Neighborhood association fees - 2
- Community garden - 1
- No security at night - 1
- Pool - 1
- TNR (trap, neuter, return) - 1
- Vacant retail spaces nearby - 1



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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September 2020 Neighborhood Newsletter

DO NOT FORWARD

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



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PLUMBERS, ELECTRICIANS, LANDSCAPERS, HANDYMAN, ROOFERS, CLEANING SERVICES AND INSURANCE AGENTS

Are you a Briar Village resident and own your own Business? I'm organizing a Home Improvement Networking Group in Briar Village.

If you're interested, text or email me for details.

HELP ME SUPPORT OUR COMMUNITY!

This Month's Business Highlight:

ROOM REDEZIGN Hillary Roy - www.roomredezign.com
 830.928.5856 - roomredezign@gmail.com

Hillary's Goal is to offer a full spectrum of services for her clients. She can help you reach your goal of staging your home for sale or redesigning your home for your own comfort and style.

Home Staging - Organization - Interior Design