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CALENDAR

April / May / June

- 4/18 - Good Friday
- 4/19 - Annual Easter Egg Hunt
Clubhouse, Starts at 9 AM
- 4/26 - Spring Fling
*Come out and splash into summer
Start time 1-4 PM*
- 4/24 - Board Meeting**
- 5/3 - Garage Sale "Saturday"
Starts 7 am
- 5/08 - Annual Meeting/Election**
- 5/17 - Saturday "Bingo Night"
Clubhouse, Starts at 6 PM
- 6/7 - Saturday "Poker Night"
Clubhouse Starts at 6 PM
- 6/14 - Flag Day
- 7/4 - Independence Day
Parade Starts at 10 AM

THE ANNUAL MEETING THAT WASN'T!

What we all thought was the routine Annual Meeting of Homeowners on February 6, 2025, was unfortunately anything but routine! There are several reasons why.

All homeowners in the Briar Park Community Improvement Association (BV) received the notice of the meeting late last fall or early December via the US Postal Service. Also included was a Nomination Form and a Proxy/Absentee Ballot in the event a homeowner was unable to attend the meeting. The Nomination Form and Ballot listed four (4) candidates running for the board with instructions to vote for four new board members.

This caused confusion as there were only three (3), not four open board positions! When the board and Graham Management became aware of the error, steps were taken to get the word out as quickly as possible via an email blast to all those homeowners with registered email addresses. In the email, Graham apologized for the error and created a ballot which included the word "Corrected." The corrected ballot and explanation were posted on briarvillage.com.

On February 6, 2025, the Annual Meeting of Homeowners was called to order with fewer than 30/768 homeowners in physical attendance. The meeting proceeded and a "last call for ballots" was made before two Graham staff members and two homeowners from the audience moved to the clubhouse office to count, recount, and verify the ballots and proxies received so that new board members would be established. The homeowners' portion of the meeting was completed, and the meeting was recessed until the votes were tabulated and verified.

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Board/Committees

BRIAR PARK CIA BOARD/COMMITTEES

C/O GRAHAM MANAGEMENT
2825 WILCREST DRIVE, SUITE 600
HOUSTON, TEXAS 77042
PH: 713-334-8000
FAX: 713-334-5055

President - Carrie Bivins
bvhoacarriebivins@gmail.com

Vice President - Casey Collins
mrcaseybriar@yahoo.com

Secretary - Melissa Mehall
hoamelissamehall@yahoo.com

Treasurer - Larry Cannon
hoalarrycann@gmail.com

Director - David Patronella
hoadpatronella@gmail.com

Director - Eric Wallin
cew3832hoa@gmail.com

Director - Robert Belkin
rlbelkin@mail.com

Committees:

Common Areas - Casey, Robert

Clubhouse - Melissa, Casey

Pool - Carrie, Larry

Tennis Court - Melissa, Casey

Security - Larry, Eric

Website - Robert, David

Social - Eric, Carrie

Newsletter - Robert, David

DRV / ACC - David, Casey

Manager:

Teya Grayned-Viser
tviser@grahammanagementhouston.com

MJM Security:

Dispatch 832-356-3224

Problem Resolution

The Board asks residents not to contact service providers directly for problem resolution; please contact Teya Grayned-Viser at tviser@grahammanagementhouston.com.

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 or need more time to remedy things, contact a board member or GMI - our management company - as soon as possible to discuss it.

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 Graham Management.

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.

Community Pool & Tennis Courts

Access Card required for admittance, and can be ordered for \$25 from Graham Management. Form is on the BV website. Please be mindful of the gate. The pool is closed for the season and will reopen in May.

Garbage and Recycling: Texas Pride Waste

- Pick-up Tuesday & Friday: Trash can only be put by the curb after 6:00 p.m. on Monday & Thursday or by 6:00 a.m. on Tuesday and Friday.
- Bagged Lawn Debris is not to be left curbside except at above times. Up to 8 bags or cans with weight limit 50 pounds each. Landscapers should be instructed to place bagged debris behind fences if their work does not coincide with the trash schedule.
- No construction debris, hazardous waste, tires.
- Bundle/tie limbs 4' long.
- Heavy Trash on Tuesday & Friday (dishwashers, water heaters, etc.) No more than 2 bulky items per trash day. Note you cannot put out bulky items and let them sit on the curb for 3 days while awaiting the next heavy trash pick up day. Deed restriction enforcement will occur.
- Recycle Day is Thursday - use recycle bins only on Thursdays
- If Tues, Thurs or Fri are Holidays, pick-up is skipped
- Holidays are: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Annual Easter Egg Hunt Neighborhood Event! We'd love to see you!

From Social Director, Eric Wallin

Hop Into Spring – Get ready for an egg-citing time **Saturday morning, April 19 at the clubhouse** for our Annual Easter Egg Hunt. The Easter Bunny will be on-site for pictures, so don't forget your cameras!

We'll have three fun-filled waves to make sure everyone gets a chance to hunt.

Bring your baskets and your best hunting skills—we can't wait to celebrate with you!



Start Time:

9 AM (First wave begins at 9:10 AM)

1st Wave:

Kids up to age 5

2nd Wave:

Ages 6-10

3rd Wave:

Latecomers & anyone who didn't find enough eggs



Spring Fling! Pool officially opens – Come wet your toes!

Get ready for this year's Swimming Pool Spring Fling! On **Saturday, April 26, Briar Village will kick off the swim season by opening the Pool to all residents.** Grab your towels and sunscreen and head over for fun, food and more. **Kids and teens can join the BV Swim Team!** Members of the Briar Flyers swim team will also be available to answer questions and register new teammates. The Briar Flyers provide a positive, empowering environment for BV teens to make new friends and build self-confidence. And they have a splash while doing it! So come out Saturday, April 26 from 1pm – 4pm to meet your neighbors and enjoy the beautiful Pool amenities.

The pool will open officially weekends in May and beginning this June, will remain open Tuesdays through Sunday. Watch for scheduling details on briarvillage.com.

It starts with a small step.

"Volunteering has long been at the heart of community life, a way for individuals to contribute time, energy, and expertise to causes that matter. But at its core, volunteering isn't just about the act of giving; it's about creating connections, sharing skills, and making a difference—often in small but meaningful ways." - Dave Thomas, Nottingham Community and Voluntary Service, Nottingham, England

"So how do I get started?" It's very easy. Just say hello. Get to know your board members. Ask what we are up to and find a way to contribute. Help set up an event, join the Citizen Patrol team, or write an article for the newsletter. Check the social calendar and commit to attending. Get involved. Along the way, you'll make new friends and feel a little bit more connected to the neighborhood. Email a board member and introduce yourself. Our emails are listed on the previous page. We look forward to hearing from you!

Discover the Joy of Backyard Birdwatching

-Amy Backlas

Each winter, I look forward to the arrival of migrating birds through our neighborhood. Observing nature that unfolds right outside my door brings me a deep sense of peace and grounding.

During migration, a delightful variety of birds visit my yard. Yellow-rumped Warblers feast on the berries of my Wax Myrtle bushes, while Cedar Waxwings serenade the air with their sweet, high-pitched songs as they devour berries from my American Holly tree—often



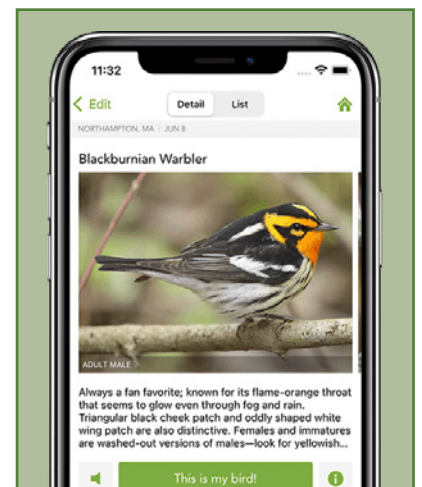
leaving the branches nearly bare by the time they move on. American Goldfinches and other songbirds flock to my feeder, stocked with sunflower seeds, safflower, and peanuts. My three-tiered water fountain offers hydration and a place for bathing. Watching the birds take turns at their ‘water hole’ is always a joy, and the soothing sound of cascading water adds to the peaceful atmosphere. Ruby-throated Hummingbirds make brief appearances in March, returning in late August and staying through mid-October. They sip nectar from my Turk’s cap, Mexican petunias (Ruellia), and other flowering plants, with my hummingbird feeders offering extra nourishment.

As winter gives way to spring, I’m treated to visits from House Wrens, Tufted Titmice, House Finches, Carolina Wrens, Carolina Chickadees, and occasional Robins. Year-round, there are visits from Red-bellied Woodpeckers, Mockingbirds, Blue Jays, and White-winged Doves. One of my greatest joys is watching a pair of resident Cardinals raise their young, their breathtaking songs filling the air. One year, a pair of Carolina Wrens built a nest in a hanging plant, raising their brood in its sheltered leaves.

If you’re curious about the birds of Briar Village, I recommend Merlin Bird ID, a free app from Cornell University. It helps identify birds by photos and sounds and lets you create a ‘Life List’ of the species you’ve encountered. It’s a fun and easy way to deepen your appreciation for the natural world!

Step outside, breathe in the fresh air, and take in the beauty of the world around you. Consider adding a feeder or water source to see what surprises you attract.

Nature has a way of soothing the spirit and awakening the senses.



Merlin Bird ID is a free app for iOS and Android

Growing with Kids

Gardening is one of the few hobbies that offer hands-on activity involving science, math, language, health and nutrition. But don't tell the kids! Children involved in gardening activities gain so much more than we might imagine....

Environmental stewardship - once engaged in gardening children learn to see the earth as something full of life everywhere they look. Once they are able to appreciate how they are connected to this process they are more likely to take care and responsibility for our precious environment.

Practice in personal growth and social skills - children love to show us what they can do. What an awesome experience for a child to see that they can actually grow a pepper or even a lemon that they may only have seen in the grocery store. How about picking flowers for Mom or a neighbor and being able to say ..."I grew these myself!"

Learning about health and nutrition - growing their own food, even a few tomatoes, really gives kids insight into where their food comes from and what goes into their bodies. In addition, gardening is an awesome form of exercise for young and old.

Active learning - no science class can compare to seeing nature in action. When we are in our gardens we learn keen observation skills, whether looking for seeds to break through the earth or finding the butterfly caterpillars that have devoured the milkweed.

Joy - learning that simple pleasures are often the best and longest lasting. Joy in a sense of accomplishment, joy in the miracles of nature, joy from sharing with others, the joy of sheer beauty and more are all right in your own back yard. Encourage your kids to do a little gardening this Summer! Sometimes we have to be subtle in our approach or they will just think of it as work.

Here are a few ideas:

- Plant a fruit tree with the kids and have them help care for it.
- Plant a veggie or herb garden.
- Plant a butterfly garden or just add some butterfly plants to your landscape.
- Plant a few hummingbird attractive plants to the garden.
- Give the kids a "plot" of their own, to plant as they choose.
- Plant a tree and measure its growth each year.
- Grow a few things from seeds. Sunflowers, cosmos and zinnias are good choices for this time of year.
- Lay in a hammock or on the grass and just look around.

The sky, the bugs, the grass the flowers and the trees. Almost anywhere you look at the miracles of nature are there for your enjoyment.

This Summer we hope you and your family will "stop and smell the roses!"



Having a beautiful and well-maintained community is one of the best ways to protect your investment!

Good day, Briar Village residents! It's April, and that means it's time to celebrate another Yard of the Month! After a well deserved rest, the YOTM crew is back on the job! Winter is long since over and Spring is in full-effect. So pack away those extra sweaters and blankets and take inventory of your critical gardening supplies: Old T-shirt. Check. Bug spray. Check. Ice cold drinks in the fridge. Check. Now get to work!



Remember, YOTM is a friendly competition to acknowledge the hard work of neighbors who help beautify our community and make it an enjoyable place to live. If the YOTM team doesn't knock on your door, please know that your work is appreciated by everyone because maintaining a home's curb appeal helps maintain the home values for everybody. You can nominate a YOTM house by contacting Eric Wallin at cew3832hoa@gmail.com.

Yard of the Month April

This month, we're excited to recognize the Dowell residence at **14103 Briarplace**. Their beautifully maintained flower bed has seen a few revisions over time but always bounces back with charm. The thoughtful choice of house colors adds a striking touch, making their home truly stand out.

Congratulations to the Dowell family! Keep up the fantastic work in keeping Briar Village beautiful.



A friendly DRV Reminder

Briar Village is fortunate to have great homeowners who take pride in their homes and their community. Sometimes, however, homeowners unintentionally overlook situations that may be in violation of the deed restrictions.

Please familiarize yourself with the deed restrictions and if you have any questions about them contact Teya Grayned-Viser at (713) 334-8000 or tviser@grahammanagementhouston.com. If you need a copy of the deed restrictions, you can download them from the Document section of the Briarvillage.com website.

If you do receive a deed restriction violation ("DRV") letter from Graham Management, do not ignore it. We wish to encourage compliance, not to punish violators or generate revenue, so simply remedy the situation or contact Graham with questions. If you need more time to address the violation, contact Graham. However, taking no action at all will likely result in fines.

Thank you for understanding how adhering to the restrictions protects our home values and makes our neighborhood a more beautiful and pleasant place for us all to live.

THE ANNUAL MEETING THAT WASN'T! (continued from page one)

During that “time out”, the board was notified that there was not a quorum of homeowners. A quorum is the minimum number of voting members physically present and those who completed/sent in their Corrected Ballots or Proxy. In a regular board meeting, there must be a quorum of directors present for the Board to conduct Association business. In an Annual Meeting, a quorum of homeowners is required. In our case, our bylaws state that a quorum is equal to 10 percent of homeowners or very simply 77 out of 768 homeowners. We did not meet that quorum due to low voter turnout at the meeting and the number of proxies/corrected ballots! The board was unaware of this until the vote counts were completed.

Because of the reason noted above, the board was advised that a Declining Quorum (sometimes called a Reduced Quorum) could be utilized. A Declining or Reduced Quorum occurs when the required quorum is reduced such that a meeting can be held. The meeting was recessed and reconvened several minutes later with Graham Management providing the explanation and information regarding the lack of quorum and Declining Quorum. In our case the required quorum was reduced by fifty percent, meaning that we needed only half of 77 homeowner votes to meet the requirements for the meeting and election.

The meeting continued after a couple of audience questions regarding the quorum were addressed by Graham. The election results were announced and shortly thereafter the meeting was adjourned.

A few days later, the board president, secretary, and Graham Management received an email from two concerned homeowners regarding the validity of the meeting because of utilizing a Declining Quorum and thus the election results. With the help of our legal counsel, the meeting was indeed declared invalid and another Annual Meeting was necessary.

Suffice to say lesson learned...a hard lesson!

Soooo, what does this mean for every homeowner? You should have received notice of the new Annual Meeting of Homeowners (May 08, 2025), accompanied by a nomination form and a Proxy/Absentee Ballot. If you have not, please go to briarvillage.com or contact Graham Management (tviser@grahammanagementhouston.com, 713-334-5055) to obtain a ballot. (Nomination Forms were due by Monday, April 7, but nominations will be taken from the floor as well at the meeting.)

What is also noticeably clear is that your participation in the annual election is essential! We all get busy with life–family obligations, work obligations, travel, illness, church activities, cooking, cleaning, home repair projects, volunteer activities and so much more, but **PLEASE take a minute to mail or email your ballot or better yet, attend the meeting!**

Living next to Cluckingham Palace?

How would you feel about your neighbors getting up to 6 chickens or rabbits and keeping them in their backyard? What about a vegetable garden in the middle of their front yard? There is a new house bill, HB294 under consideration by the Texas Legislature, that would allow all of this, with no ability of an HOA or Deed restrictions to stop it.



The language is in the link below.

<https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB00294I.pdf>

The bill seems to take away the HOA and Deed Restriction control that has governed neighborhoods for decades. The Agriculture Committee is currently considering whether or not to move this bill to the floor for a vote. These proposed rules may work in rural counties but not the tight living quarters in Houston subdivisions.

If you feel strongly either way, please feel free to contact your state representative and your state senator. Let them know how you feel. If you are unsure of who your representatives are, go to this website: <https://wrm.capitol.texas.gov/home>



Mark your calendar for Echoes in the Park, a free community concert and festival on Saturday, April 12, 2025, from 11 AM – 4 PM at Ray Miller Park (1800 Eldridge Pkwy). Enjoy an afternoon of chamber music, local artisan vendors, delicious food, kids' activities, and more, hosted by The Energy Corridor of Houston Orchestra (ECHO). Connect with neighbors and support local artists. Grab your picnic blankets, bring the family, and experience the magic of live music in the park!



On Saturday, April 26th, volunteers will meet at Camden Park (2951 Wilcrest Dr.) to pick up trash along the Westchase District Trail System. The event starts at 8:00 am with breakfast and we'll do cleanup between 8:30 a.m. and 9:30 a.m. Register online at [Trails Without Trash 2025 Registration](#).

After that, you can come home to BV and cool off at the Briar Village Spring Fling for a swim and something to eat.



Latest update on Kirkwood Construction - Stormwater lines are currently being installed along the west side of Kirkwood south. Paving from Briar Forest to Southlake has been completed. Phase II construction from Westheimer to Briar Forest is expected to be complete in autumn of this year. The road is open in both directions but expect delays. This update is from the office of District G Council Member Mary Nan Huffman.