

NEIGHBORS *AND* FRIENDS

Alec Luong, AIA, President, Briarhills Property Owners Association

I hope everyone had a wonderful Holiday's and a Happy New Year. There are two short items that I wanted to touch on briefly – changes to the monthly meeting procedures and the upcoming dues payments.

Last month the Board of Directors approved a motion to limit the public portion of the meetings to 2 minutes of comments per resident for a maximum of 10 minutes total. The past few months have seen meetings run longer than anticipated and resulted in some topics not being addressed because of the length of time the open portion of the meeting lasted. This isn't to say we do not want to hear from residents, quite the contrary. What we encourage residents to do is to contact the Briarhills Management Office ahead of time and request space on the agenda. The office is open Saturday from 9 AM – noon, and on Monday from 1 PM – 4 PM. It can also be contacted via email at briarhills@sbcglobal.net. If you would like to discuss a particular issue with the Directors you are asked to please let Rita, the office manager, know ahead of time so that the topic can be property scheduled into the agenda and given the full time it requires.

This is also the time of year that Maintenance Fees are due. The Board of Directors did not increase the dues this year, which will be \$570.

Maintenance fees are due by January 1st, and are considered late on March 1st. There is a \$100 late fee associated with any fees that are paid late. Each household should have received by now a statement invoice of the fees to be paid, and a short description of the payment policy for 2015.

Maintenance fees are critical for the POA for obvious reasons. Paying them late is not only costly to the homeowner, but also for the POA as we incur additional management expenses tracking down and keeping tabs on outstanding balances after the due date deadline. Please make sure to have your payment in before the deadline.

Please be aware that invoices are sent only as a reminder and it is still your responsibility as homeowner to know that the POA dues are paid in January. Your payment of the dues is not contingent upon whether or not you receive the invoice. If your mailing address has changed, please inform the POA office in writing as soon as possible.

As a reminder the monthly meeting for January will be held on Thursday, January 8th. The monthly meeting for February will be on Monday, February 2nd.

Happy New Year!

REBECQUE AND NANCY'S BEAT

Recently we were asked what was a "WOW" factor for us. The answer is our neighborhood! Just look around at the energy, and I do not mean only that we are located in the heart of the Energy Corridor, but of our personal neighborhood dynamics. We have had our 1st Annual Market Festival, Movie Night in the Park, and July 4th Parade and picnic, all organized by our neighbors. Does anyone want to start other activities such as card night, neighborhood get together, book club, study club, or whatever ideas you may have? Let the board know.

Our Board desires that we all have input into the decisions affecting our neighborhood. Therefore they are rotating the POA meetings from the first Monday nights to Tuesday last month, Wednesday this month, and Thursday in January in an attempt to make it convenient for everyone. Let them know which night is best for you by showing up and participating.

Can you believe the volatility of the real estate market in our neighborhood? The average price per square foot in Briarhills has gone up 66% since 2010 and the average sales price has increased 63% from \$203,500 to \$331,000. The square foot average has gone up 56% in Meadow Briar and average sales price is up 38% from \$314,055 to \$433,700. The increase in Oaks of Parkway has been 42% in average square foot and 32% in average sales price from \$550,000 to \$728,333.

Due to the Recycle Day sponsored by the Energy Corridor last month, I finally parted with a carload of antique (old checks, records, etc) paper freeing up space in my study. My son and daughter will appreciate this.

Next month we will talk about the benefits we are reaping from living in the Energy Corridor.

Rebecque & Nancy

IMPORTANT NUMBERS

GOVERNMENT SERVICES

Emergency	911
Constable (<i>Closest Law Enforcement</i>).....	281-463-6666
Poison Help	1-800-222-1222
Library and Community Center.....	832-393-1880
City Services.....	Call 311
Citizens' Assistance.....	713-247-1888
Public Works.....	713-837-0600
Neighborhood Protection.....	713-525-2525
Animal Control.....	713-229-7300
Wild animal problem	713-861-9453
Hazardous waste.....	713-551-7355

OTHER UTILITY SERVICES

Street light problem.....	713-207-2222
.....	(then 1 then 4)
Power out/emergency	713-207-2222
Gas leak suspected.....	713-659-2111
Before you dig.....	Call 811

BRIARHILLS SERVICES

Trash collection	713-733-1600
Amenity tags	281-558-7422
Tennis courts.....	281-558-7422
Pool parties.....	281-558-7422
Clubhouse rental	281-558-7422
Marquee messages	281-558-7422

ADVERTISING INFORMATION

Please support the businesses that advertise in the Briar Hills Beat. Their advertising dollars make it possible for all Briar Hills residents to receive the monthly newsletter at no charge. If you would like to support the newsletter by advertising, please contact our sales office at 888-687-6444 or advertising@PEELinc.com. The advertising deadline is the 8th of each month for the following month's newsletter.

NEWSLETTER INFORMATION

Article Submission.....	briarhills@sbcglobal.net
Advertising.....	advertising@PEELinc.com

Nov. 2014 Security Report Summary for HOA and POA

Accident/FSGI.....	1
Alarm Local.....	1
Burglary/Mot. Veh.....	1
Check Park.....	4
Contract Check.....	168
Dist/Loud Noise.....	1
Incident Report.....	3
Information Call.....	6
Meet the Citizen.....	14
Neighborhood Chk.....	14
Open Door/Window.....	1
Road Rage Inc.....	1
Solicitors.....	2
Susp. Person.....	3
Theft/Other.....	1
Traf. Initiative.....	19
Traffic Stop.....	5
Unk .Med. Emerg.....	1
Vacation Watch.....	193
Veh. Speeding.....	1
Veh. Suspicious.....	6

Total Count for Period : 446



THE LEGAL BEAT

By George Niño, Vice-President,
Briarhills Property Owners Association

Dear Neighbors,

I hope you had a wonderful holiday. As we begin the New Year, I thought about financial issues that might be of interest to you, including one of the most important numbers each of us have. We each have memorized certain significant numbers—birthdays and phone numbers to name just a few. But what about a number that arguably is just as important. Do you know your credit score? Just about every adult in the United States has a credit score. Your credit score is not a single number nor is it a static number, but it is the primary number that determines the interest rate lenders will charge you for loans, including mortgages, automobile loans, and credit cards. Your score may even be analyzed by a future employer before a job offer is made to you.

The following is a simplified discussion of a very complex industry. There are three major credit reporting agencies: Experian, Equifax, and TransUnion (collectively “CRAs”). Each of these CRAs uses its own proprietary process to maintain a credit report on you and generate credit scores based on your report. A credit score is a numerical summary of your credit-worthiness, and each CRA typically has a different number for you. Credit scores generally range from about 300 to 850, with +800 being a score that generally entitles you to the best interest rates a lender has to offer.

Your credit report includes certain identifying information about you, your debts, and your assets. If information in your credit report is wrong, it can result in you having a lower credit score, which means you could be charged a higher interest rate and conceivably pay hundreds or thousands of dollars more than you should for a house or car. Inaccuracies in credit reports are so common that there is a federal law that protects consumers and their interactions with the CRAs. This law is called the Fair Credit Reporting Act (the “FCRA”). The FCRA provides a process for consumers to review their credit reports and report inaccurate information to the CRAs with the goal of having the inaccurate information removed from the report. (FCRA litigation is a specialized area of law I learned about a few years ago when I sued the three major CRAs on behalf of millions of people who had inaccurate reports. It was an eye-opening experience to learn about this industry.) By law, every 12 months you have the right to one free credit report from each of the three CRAs. The easiest way to request your free credit report is by logging on to annualcreditreport.com, a website operated by the three major CRAs, so that they could comply with their obligations under the FCRA. It is a good idea to check your credit report often to make sure it is accurate. Certain types of inaccurate, old debt that

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Cypress-Tomball Democrats

JANUARY MEETING

The next Cypress-Tomball Democrats monthly meeting will be on Tuesday, January 20th, 2015. It will be held at Rudy's Grill & Cantina, 11760 Grant Rd., Cypress, TX 77429, from 6:30 to 8:00 p.m.

All are welcome to attend the meeting and to join this growing club, which meets on the third Tuesday of every month. The meetings are open to all, and always feature great fellowship and informative guest speakers. For more information, visit the website at www.cytomdems.com; contact Glenn Etienne at cytomdems@yahoo.com; or “Like” the club on Facebook.



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Legal Beat (Continued from Page 3)

should not be on a credit report are so common that they have a nickname—zombie debt. This type of debt can result in inaccurate, low credit scores, in much the same way that the activities of identity thieves can damage credit scores.

Regarding credit scores, you have at least three of them, and they change over time—going up or down depending on your behavior. For example, if you engage in certain conduct, including maxing out your credit cards or not paying your bills on time, your credit score will suffer. Though you are not entitled to a free credit score from the CRAs, there are ways to get your score for free. An application called Mint (available for free at mint.com) is a highly rated program that aggregates your financial information and helps you track your assets and debts. Mint also provides you with a free, regularly updated credit score. Another free app that has received excellent reviews and provides free credit scores is Creditkarma. Both of these apps provide you with guidance about how to improve your credit score.

Please spend the time to know and monitor your credit score, then determine ways to improve it. You could save yourself some money on your next loan.

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Primary School (20 mths - PreK) 9 a.m.
Lower School (K - 5th) 10 a.m.

Thursdays

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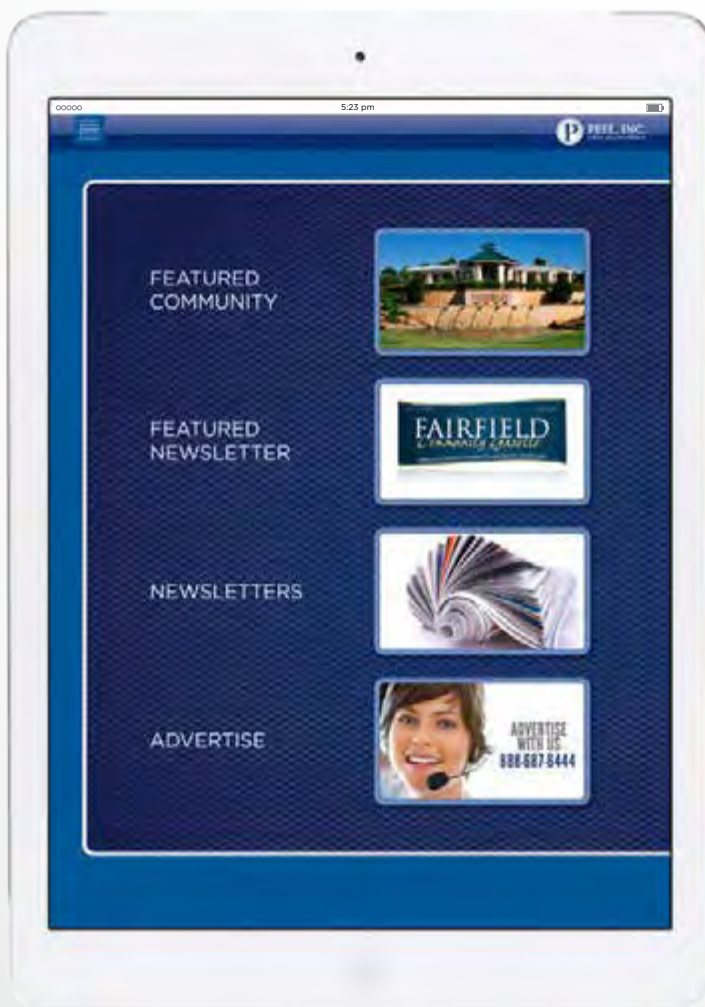
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NORTHWEST FLYERS YOUTH TRACK CLUB

Free Registration/Orientation Breakfast

The Northwest Flyers Youth Track Club will celebrate its 28th Anniversary Season by hosting its annual free Registration/Orientation breakfast on Saturday, February 7th, 2015, for all boys and girls who are interested in joining for the 2015 track season. The breakfast starts promptly at 8:30 AM at the Cypress Creek Christian Community Center Forum located at 6823 Cypresswood Dr., Spring, TX, 77379.

The free breakfast is the opportunity for youth athletes to register for the 2015 spring/summer track season, and to meet the Northwest Flyers coaches, staff, and other new and returning athletes. The event will be highlighted by a special presentation from a member of the USA Track & Field Olympic organization (USATF). All athletes and parents who wish to join the Northwest Flyers must attend the orientation.

The Northwest Flyers Track Club is a youth (ages 6 -18) track club, affiliated with USA Track & Field (USATF), that provides a full program of sanctioned "track" events such as sprints, hurdles,

middle distance, distance and relays, and sanctioned "field" events such as long jump, triple jump, high jump, pole vault, shot put, discus and javelin. The Northwest Flyers has approximately 285 members. The club was founded 28 years ago by Olympic gold medalist Fred Newhouse to foster the development of youth track & field in the Northwest Houston area.

The Northwest Flyers is a member of the "Win with Integrity" program, a partnership between USATF and the American College of Sports Medicine. "Win with Integrity" brings elite track & field athletes and school-aged kids together to promote healthy lifestyles, keeping active, and living with integrity through the sport of track & field.

For additional information on the Northwest Flyers Track Club, please visit the team website at <http://www.northwestflyers.org> ; contact Linette Roach at linette.roach@sbcglobal.net; or "Like" the club on Facebook.



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The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

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