

NEIGHBORS *AND* FRIENDS

Alec Luong, AIA, President, Briarhills Property Owners Association

Over the past few months the POA has commissioned a master plan be completed for the amenities area of the Briarhills Park. The master plan of the amenities area is a detailed attempt to address the community's long-term goals in a thought out and professional manner. It takes into consideration the concerns of the Board of Directors and residents alike and is a first attempt at a solution to provide long-term quality amenity infrastructure into the future. The first part of the master plan process was completed at the February board meeting with PGAL presenting the first option to the community for review.

PGAL started with a set of given assumptions. These assumptions were compiled through informal conversations with residents, previously stated long term goals of the Board of Directors, the conclusions of the capital reserve study completed last year, and the fiscal realities of the association as a whole. Some of the assumptions are listed as followed in no order of importance:

- The master plan needs address completely the conclusions of the capital reserve study.
- It needs to have the ability to be built in phases - as the association does not have the funds to rebuild everything at once.
- The master plan will not consider selling off or parceling out any portion of the 4.2 acres of Briarhills Park.
- The master plan needs to comply with the ADA guidelines set out by the State of Texas in the Texas Accessibility Standards of 2012.
- The master plan needs to consolidate space and reduce the overall square footage of the buildings.
- The buildings need to include the ability to have restroom access

for residents from the exterior of the buildings.

- The children's play area should be located in a place with maximum shade.
- The master plan will not include an expansion of the pool.
- It needs to include costs associated with necessary capital investments to keep the pool in its current configuration into the future.
- The pool should have an expanded shade area.
- The new clubhouse should have a flexible and expandable community space.
- That the new buildings should include premium construction techniques, materials, and standards as to require minimal maintenance into the future.
- The new buildings need to conform to the associations Architectural Guidelines, including having a 51% masonry exterior façade.
- The master plan needs to minimize the removal of any trees in the park.

The first option proposes to complete the master plan in two phases. The first phase would begin sometime after the pool season ends in September with the complete tear down of the pool house and the clubhouse. The tear down would include all of the buildings and foundations, including the retaining walls that currently exist to elevate the buildings. In the footprint of the existing pool house, a new pool building would be built in its place. The new pool house would include the pump room, restrooms, storage, guardhouse, and two additional unisex restrooms accessible by residents for their use from outside of the pool fence.

(Continued on Page 4)

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

Dec. 2014 Security Report Summary for HOA and POA

Alarm Local.....	4
Animal/Humane.....	1
Burglary/other.....	1
Check Park.....	8
Contract Check.....	269
Crim Mischief.....	1
In Progress.....	1
Incident Report.....	5
Information Call.....	7
Meet the Citizen.....	18
Meet the Officer.....	1
Neighborhood Chk.....	25
Open Door/Window.....	5
Prop Found/Lost.....	1
Solicitors.....	1
Special Assign.....	1
Stranded MV.....	1
Susp. Person.....	4
Traf. Initiative.....	6
Traffic Hazard.....	1
Traffic Stop.....	7
Vacation Watch.....	126
Veh. Suspicious.....	10

Total Count for Period : 788

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REBECQUE'S AND NANCY'S BEAT

Kendall Library is another one of the great perks we have by living in the Energy Corridor. We were fortunate to have this facility relocated to our area a couple of years ago where it is now situated on the Terry Hershey Trail. You can walk along the beautiful nature trail and then comfortably rest in the library perusing books.

Kendall has a meeting room and a conference room available for use just by making a reservation. They even have parking spaces where you can charge your electric cars.

Toddler Storytime, Pre-K Storytime, Babytime, Papercrafting with Arnie, and Toddler Yoga, and Baby Yoga are many of the programs offered for children. Adult programs include Yarn People where you can knit and crochet, Basic Work classes, Computer Basics, Teen Program: Craftomatics, and Kendall Bee Quilters. You can get tax assistance with the AARP Tax Preparation Help Program! Go to houstonlibrary.org/location/kendall-neighborhood-library for details of events.

Kendall even has programs about books including Mystery Book

Club, Kendall Book Mania Club, Getting to Know Your Gadgets about eBooks and Kendall Book Club Programs.

Kendall is the only facility that partners with both the Houston Public Library and the Houston Parks Department. The Parks Department is located on the first floor of the Kendall building where they have a basketball court, class rooms, conference and meeting rooms with a full schedule of activities from Swing Out Dance, Adult Kick Boxing, Adult and Senior Games to Tai Chi and Yog. Go to <http://www.houstontx.gov/parks/kendall-community-center> for details of events.

Now all you have to do is decide which of the many programs that you want to start.

We are always available to help you with your real estate needs including providing information to protest your taxes. Recently we listed a couple of properties that were not homesteaded so make sure that your property is homesteaded. Also file for over 65 exemption, if you qualify, and trailing spouse, if the over 65 spouse is deceased.

Rebecque and Nancy




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Neighbors & Friends (Continued from Cover)

The new pool house would be built at grade, and all ramps and stairs would be removed to facilitate accessibility into the pool area. The pool house would be of concrete masonry unit construction (CMU), in lieu of wood frame, and would not be conditioned except for the guardhouse room, which will serve as a temporary management office year round. Constructing the pool house out of CMU will allow the building to be more resilient to water damage from wet patrons using the facility and latent moisture due to humidity, as it would not be conditioned. Upgrading the building to a more expensive construction would allow the association to save money in long term maintenance as compared to a wood frame structure in this specific location.

The children's play area behind the existing clubhouse would be relocated out into the area where the existing clubhouse currently stands. This would bring the play area out from behind the buildings, increasing its visibility, and making it a safe area to occupy. This also has the added benefit of allowing benches to be installed adjacent to the new play area and in the shade of the large trees surrounding the existing clubhouse.

Also included in phase one is a complete overhaul of the amenities access by the residents. Currently residents have either a pool tag, a tennis key, or both. If a resident wishes to rent the clubhouse they must come and pick up a separate clubhouse key on the day of the rental. The new facilities would incorporate an electronic key fob system allowing residents to access of the amenities with an electronic swipe. Access to the clubhouse would be granted digitally on the day of the rental by the management office. Access to the pool and tennis courts would be through an electronic lock. The proposed restrooms open to the park would use the same system to ensure only residents with a fob have access to them.

Phase Two of construction would include the rebuilding of the clubhouse. The new clubhouse is proposed to be in the footprint of the existing asphalt parking lot adjacent to the tennis courts. This location was chosen because of its distance from the established trees in the park (and their foundation damaging tree roots) and for its easy access to Briarhills Parkway. The existing parking spaces in the asphalt lot would be rebuilt as head in parking along Briarhills Parkway.

The new clubhouse would be a simple building consisting of a management office, restrooms, supply and utility rooms, and one large great room with an open kitchen. The large great room would be oriented in such a way as to have access to the park through side doors and can be easily expanded in the future if need be.

PGAL is currently working towards obtaining master plan level pricing for both phases. It is important to note that it will always be more expensive to operate and maintain two buildings

instead of one, and that it is always more expensive overall to have multiple phases of construction.

After much discussion during the February Board meeting, PGAL has been instructed to develop a second option that can be built in a single phase in order to drive down the total cost relative to a split phased project. PGAL will present the updated proposal, along with the master plan level pricing at March's meeting.

The master plan of the amenities area is an important decision for the neighborhoods future, and needs to be thought out, and commented on, as much as possible. The current option, and the new option being developed, will both be available online. We encourage residents to get online and leave comments, questions, and concerns to make sure we get this right.

Alec Luong, AIA

President – Briarhills Property Owners Association

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Wash Your Hands

Reducing Spread of Disease While at Home and Work

By: Concentra Urgent Care

The Centers for Disease Control and Prevention (CDC) say that nearly 90,000 patients die in U.S. hospitals each year due to a preventable disease – many could be avoided if everyone properly washed their hands.

From germs on office equipment to sick colleagues who decided to come into work anyway, people face the same dangers in the workplace. The same simple fact holds true: Washing your hands regularly is an effective way to prevent yourself from catching or spreading a preventable disease or illness.

WHEN TO WASH YOUR HANDS

The CDC recommends washing your hands every time you:

- Prepare or eat food
- Use the restroom
- Tend to someone who is sick; both before and after
- Blow your nose, cough, or sneeze
- Handle garbage
- Treat a cut or wound
- Change a diaper or clean up after children
- Handle an animal or animal waste

HAND WASHING BASICS

The CDC has issued specific guidelines about effective hand washing:

- Wet hands with water
- Use plain bar or liquid soap
- Create a lather by vigorously rubbing hands together for 15-20 seconds—about the amount of time it takes to sing “Happy Birthday” twice
- Be sure to wash palms, back of hands, fingers, and nails (clean nails by gently scratching nails down your opposing soapy palm)
- Rinse off soap under a stream of water

WHAT ELSE CAN YOU DO?

- Focus on hand washing in the lunch and/or break room
- Be careful when using sponges and dish towels. These are ideal sites for bacterial growth. Always wash your hands after using these items.
- Maintain a clean work area; regularly clean any office equipment, especially shared items such as phones and keyboards.
- Remind your colleagues of the importance of hand washing, particularly when you witness someone neglecting to wash his or her hands.

FOR MORE INFORMATION

To learn more about how washing hands regularly can help prevent disease, ask your health care provider, or visit the CDC’s creative Web site dedicated to raising awareness of the importance of hand washing at www.henrythehand.com.

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