

NEIGHBORS *AND* FRIENDS

Alec Luong, AIA, President, Briarhills Property Owners Association

The Board has approved Master Plan Option B and is moving forward now with a process which, with your support, will provide substantial improvements to our community, including: (1) replacing our clubhouse and poolhouse with modern, more user-friendly and energy efficient facilities; (2) making much-needed repairs to the pool area, including more shade, a new plaster coating to the pool, and a new pool deck; (3) adding new playground equipment for our children; (4) adding a new bathroom accessible from the play area and park; (5) making security enhancements; and (6) adding new landscaping.

As more fully described below, the Board needs the support of the community to approve the steps required to make these important improvements. Specifically, the Board needs a certain number of signatures on a petition to approve borrowing some of the money for these improvements.

Regarding the improvements, the Board considers them to be in the best interest of our community for several reasons. These improvements will not only enhance our common facilities, but also protect and hopefully increase the value of our homes. The improvements also will enhance facilities that many of our neighbors use and that more of our neighbors would use if the facilities were in better condition, like the clubhouse and pool. These improvements concern facilities, which have not had necessary repairs in many years, if ever. For example, it is this Board's understanding that the pool plaster coating has never been repaired or replaced, which is why children sometimes complain that their feet are scratched when they walk in the pool.

Because our facilities have not received certain maintenance and enhancements over the last several years, our community has a lot of catching up to do. Currently we have facilities, which go unused

or underutilized, while at the same time the cost to maintain those underused facilities continues to increase. The clubhouse, which is sorely in need of improvements, is not energy-efficient, and is becoming increasingly more expensive to maintain, is an example of this. The Board also anticipates that more shade in the pool area will likely result in more use of the pool by our residents.

The Board has decided to take on this task for the benefit of the community and has worked diligently to address this issue. That is why the Board has publicized Master Plan options on our community website, in newsletters, and at Board meetings. The Board also has asked for input and comments from our community. Ultimately, after considering this input, the Board has approved Master Plan Option B as being the most appropriate option for our community.

The Board also has reviewed cost estimating information regarding Master Plan Option B, which was derived from interviews with three different contractors. With this information, the Board was able to receive budget master plan pricing for the project. With the cost estimating complete, the master plan process has now been completed. Regarding this process, PGAL provided master plan services to the Board at no cost (other than expenses) at the request of Board President Alec Luong, because, as an architect with PGAL, he asked if PGAL would donate master plan services to this project, and the company agreed to do so.

The cost estimates for Master Plan Option B were all very close to each other—right around \$550,000. Broken down, this cost represents approximately \$400,000 for the building and landscaping, \$100,000 for the pool, and \$50,000 for design upgrade (security systems, block wall bathroom construction, upgraded roofing materials, etc.) This is a great number for a project this size, particularly since a lot of work needs to be done.

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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

(Continued from Cover)

As of January 1, 2015, the POA has almost \$260,000 in our savings account. This represents all of the cash accumulations and savings that the POA currently have. The POA also has \$80,000 in savings bonds – giving us a grand total of \$340,000 in assets at our disposal. With that in mind, the Board moved to make a few important decisions.

First, regarding a more detailed summary of Master Plan Option B, this option requires the clubhouse and poolhouse to be razed and rebuilt as a single building in the area that the children's play area currently occupies. New children's play equipment would be replaced and installed in the footprint of the existing clubhouse. The new building would be approximately 3,000 SF with a shared bathroom with the pool and an additional unisex bathroom accessible from the play area and park. The pool also would receive much-needed upgrades. A new plaster coating will be installed, as well as replacing the existing coping and replacing the existing concrete pool deck. The full Master Plan Option B and its associated description can be found online at www.briarhills.org.

The Board believes that this mix of amenity upgrades offers something for all of the community's user groups. We heard from parents and children alike that the children's play area is in serious need of replacement. We heard from the tennis players, parents and children that a bathroom accessible from the park would be a great addition. We heard from the clubhouse users and social groups that a clubhouse with a more functional great room would make it a better venue to rent out and use. We heard from the pool patrons that walking in the pool is more like walking on a coral reef and that more shade is needed.

The Board also believes that Master Plan Option B will provide a new and improved building that will be a source of pride for our community, an attractive option for potential homebuyers (thus maintaining or increasing home values), and a community gathering place that will last just as long, if not longer, than the 40 years of the current clubhouse. It also will be cheaper in the long run—the cost of the upgrades over the anticipated lifespan of the building is far cheaper than the continued maintenance and replacement cost of the existing clubhouse building systems.

Second, to implement Master Plan Option B, the Board has proposed securing a loan to finance the project. The cost to borrow money is at historic lows, and the Board believes that we should take advantage of lower interest rates to make these needed improvements now. As described above, the POA currently has \$340,000 at its disposal. Using all of our cash reserves would not be prudent decision. With that in mind, the Board unanimously approved a financing strategy that would require \$200,000 from our cash reserves, and a loan regarding the remaining \$350,000. This would give the POA a cash reserve of \$140,000 for future improvements or to be used as part of our "rainy day" fund.

In 2010, an amendment was passed that required the Board to get written approval from 60% of the homeowners in order to borrow money. The Board has decided that a petition is the best way to secure the required 272 signatures (60% of 452 households) in order to make this plan a reality. A petition allows us the time to get the word out

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to the neighborhood and sit down with residents in a more personal fashion to make sure everyone understands what this plan means to the POA and its future. The Board members intend to go door-to-door to collect signatures for the petition. At the time of this writing, the Board is working with its attorneys the draft the petition language.

To maintain current levels of services (including the constable's security services, community maintenance, and operational expenses) and maintain current savings contributions, the Board will raise the annual maintenance fees for 2016 by 10%, which will increase fees \$57. Depending on the final financing terms, the Board may have to increase fees in 2017 by an additional 10%. The hope is that, with this capital investment, future maintenance fee increases can be avoided, as there should be no additional major capital costs to contend with for many years to come.

So, to summarize, the Board needs your help. We need your approval to get a \$350,000 loan. We need your help to get excited about this project, to talk to your neighbors, to ask questions, to get involved, and to be a part of this great opportunity to envision what Briarhills can be now, and for 40 more years into the future!

Briarhills Property Owners Association Board

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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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REBECQUE'S AND NANCY'S BEAT

Now is now the time for Spring Cleaning to clean out, repair, and spruce up your home. Routine maintenance includes servicing your AC, cleaning out your clothes dryer ducts, refrigerator coils, and replacing filters in return air vents and purified water systems. Clean gutters and check for leaks, trim plants and trees, check sprinkler and drainage systems. When mulching the beds leave 4 to 6 inches of slab visible. You don't want to make a path for termites to invade your home.

We find that many homeowners prepare their houses to sell, but do not take the same effort to make the home more enjoyable for their own use. If you are considering selling your house in the next couple of years, do the minor improvements that you talk about, but never get around to doing. Paint and discard or give away what you do not want or need. I tell my children that before they buy anything check out my house or garage first.

Items in need of simple repair that we most commonly see in inspections are leaky faucets, rotten wood, lack of or

deteriorated caulking, loose toilets, minor electrical issues, minimal insulation, garage door auto reverse mechanism out of alignment, improperly secured attic stairs, lack of catwalk in attic to access equipment, inadequate number of or split purlins (support beams) in the attic, clean rusted lintels, and align doors to open and close properly.

Some safety issues are a fireproof door between attached garage and house, checking and cleaning fireplace, and older dangerous breaker boxes that do not pass inspection. I have replaced boxes in both of the houses I have owned in Briarhills.

Repair these items for your own enjoyment and make your home more energy efficient.

Cracks in exterior brick can alarm buyers and make inspectors highlight this as a potential problem. Using a reputable brick company to point the bricks, not only improves the appearance, but closes up the openings for insects.

Enjoy the wildflowers.

Rebecque and Nancy

WOW!
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Nancy Scott
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Portable Fire Extinguishers



A portable fire extinguisher can save lives and property by putting out a small fire or containing it until the fire department arrives; but portable extinguishers have limitations. Because fire grows and spreads so rapidly, the number one priority for residents is to get out safely.

Use a portable fire extinguisher when the fire is confined to a small area, such as a wastebasket, and is not growing; everyone has exited the building; the fire department has been called or is being called; and the room is not filled with smoke.

To operate a fire extinguisher, remember the word PASS:

- **PULL** the pin. Hold the extinguisher with the nozzle pointing away from you, and release the locking mechanism.
- **AIM** low. Point the extinguisher at the base of the fire.
- **SQUEEZE** the lever slowly and evenly.
- **SWEEP** the nozzle from side-to-side.

For the home, select a multi-purpose extinguisher (can be used on all types of home fires) that is large enough to put out a small fire, but not so heavy as to be difficult to handle.

Choose a fire extinguisher that carries the label of an independent testing laboratory.

Read the instructions that come with the fire extinguisher and become familiar with its parts and operation before a fire breaks out.

Install fire extinguishers close to an exit and keep your back to a clear exit when you use the device so you can make an easy escape if the fire cannot be controlled. If the room fills with smoke, leave immediately.

Know when to go. Fire extinguishers are one element of a fire response plan, but the primary element is safe escape. Every household should have a home fire escape plan and working smoke alarms.

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McShay*

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March 2015 Security Report Summary for HOA and POA

Alarm Local.....	4
Alarm/Rep. Site.....	1
Alarm/Sil/Pan/HU.....	1
Animal/Humane.....	1
Check Park.....	5
Contract Check.....	227
Dist/Loud Noise.....	3
Dist/Other.....	1
Follow Up.....	1
Incident Report.....	6
Information Call.....	49
Meet the Citizen.....	21
Missing Person.....	1
Open Door/Window.....	2
Solicitors.....	3
Special Assign.....	2
Susp Person.....	2
Terroristic Threat.....	1
Traf Initiative.....	10
Traffic Stop.....	29
Unk Med Emergency.....	1
Vacation Watch.....	74
Veh Suspicious.....	11
Warrant Service.....	1

Total Count for Period : 457

\$20 OFF

Bring this ad in for \$20 off a tune-up at
Bicycles and Smoothies, 1129 Hwy 6 S.
Offer expires May 30th, 2015.



Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at:

Peel, Inc. - Kids Club

308 Meadowlark St

Lakeway, TX 78734-4717

We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.

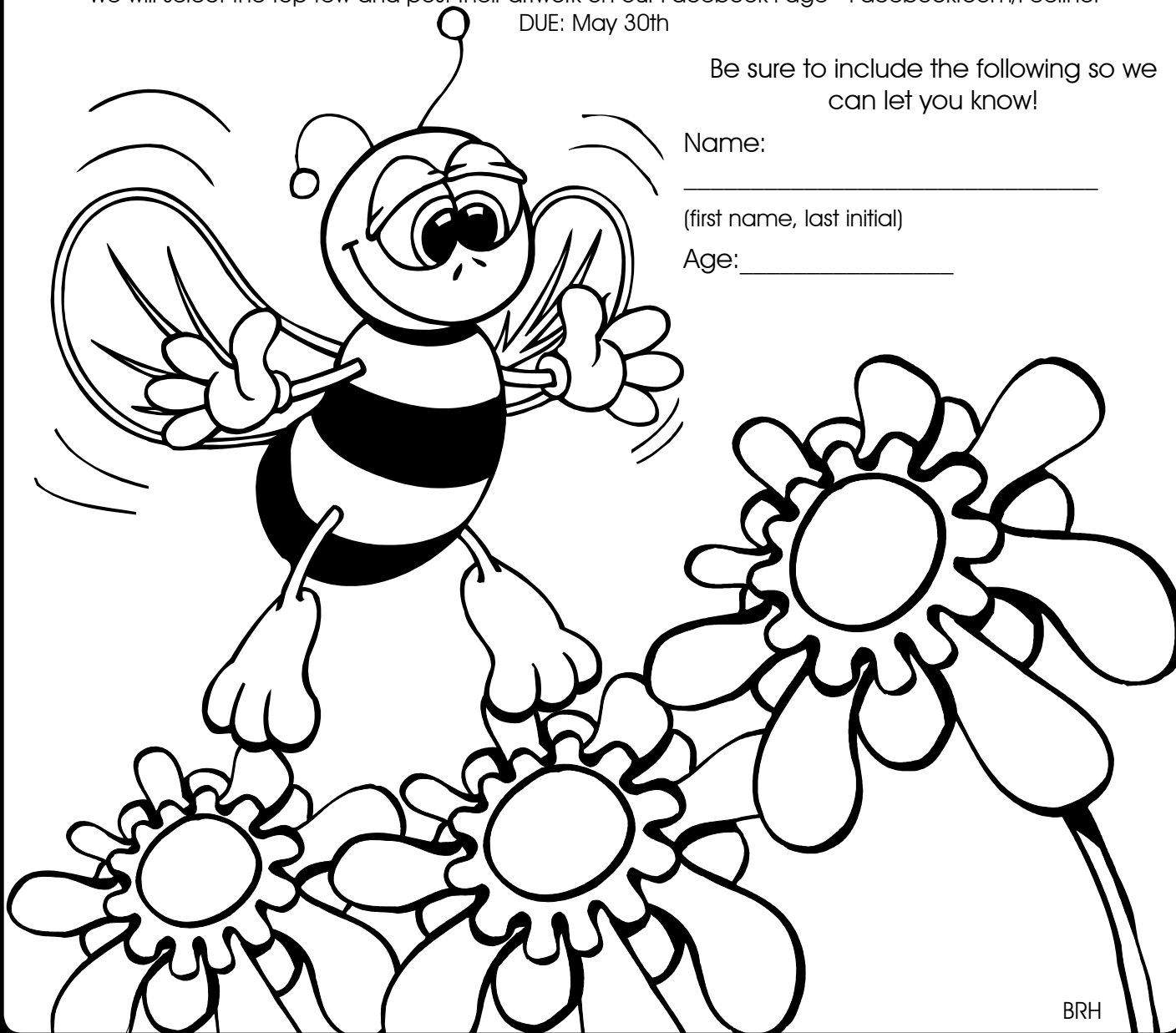
DUE: May 30th

Be sure to include the following so we
can let you know!

Name: _____

(first name, last initial)

Age: _____



BRH



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