



AUGUST 2015

The Official Publication of The Briarhills POA

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letter to the residents

We had a wonderful July 4th celebration this year. This event was the fruit of weeks of hard work by a few of our very dedicated residents. We had one volunteer coordinating donations (thank you Kroger!), one for the activities, one for the food, and one for the firetruck and parade route. All of these things are done through volunteer efforts, and without them, we wouldn't have anything. Again, special thanks to all of those who put their time and effort into making this a great Fourth of July!

With that in mind, we are always looking for volunteers. If you have an idea, or an organization, or an event – let us know, and we will do all we can on the Board to make it happen.

Summer is fast ending. By the time you are reading this the children will be getting ready to go back to school and the summer heat will still be here for a few more months. So what does that all mean....Its ELECTION TIME!

This year we will be doing the same election process as last year – online voting with a few paper poll days at the end. I know this is a different system than the POA has done in the past, but it has many merits. It will only cost us about \$500 this year to do the election, down from \$3,000 a few years ago. Almost all of this is money saved by not having to do multiple mailings. Last year was the first year in MANY MANY years that we were able to get a quorum on the first try. We had the largest voter turnout ever last year too.

The process is very simple. Be on the lookout in your mail for a mailer card with your login information. Go online and register. Then Vote. It's that simple. For those of you who really want to make a paper ballot, polling times will be provided at the clubhouse. Be on the lookout on the marquee by the pool for the exact polling dates.

The next few pages have the candidate biographies and election voices. Please read through these to familiarize yourself with who is running.

And lastly, we are still making a push to get the required signatures to move forward with the Master Plan process. We have well over 200 petitions signed, but are just shy of the required 272. This must be done before September in order to make this a reality. Our volunteers and Directors have been going door to door for the past few months. If you would like to sign the petition, or know someone who would, please reach out to us at briarhills@sbcglobal.net and let us know and we will come out. This is a huge opportunity for our neighborhood to set the tone for our future, and we shouldn't waste it!

I hope everyone has had a great summer,

Happy August

Alec Luong, AIA

President, Briarhills Property Owners Association

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

\$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.



NOW HIRING

Advertising Sales Representative

Description: The position includes marketing our community newsletters to local and area businesses. It is a flexible position that allows you to work from home and set your own hours.

Roles: Stimulate new advertising accounts in our community newsletters. Maintain current accounts assigned to you by Sales Manager. Service your accounts by assisting them from ad design to final proof approval.

Skills: Excellent communication through email and phone, with high level presentation and relationship-building skills. Strong prospecting and business development skills are a must. Previous sales experience preferred but not required.

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REBECQUE'S AND NANCY'S BEAT

Have you seen the new home for the gorillas at the Houston Zoo? Much thought and planning was done prior to constructing this environment for the benefit of the gorillas. This made me think about the home environment for humans and all of the features available for when we select where we want to live or how to remodel our existing homes.

Last week when one of Heritage Texas Properties agents and her husband went to spend a relaxing weekend in their recently built country home, she was shocked to discover everything covered in mold. They had an AC system with fresh air intake duct work. It turns out that they did not have a timer and the intake took in too much moisture. Please check with your AC companies when you build or replace your AC system. I have a programmable thermostat that controls the humidity in my house.

When replacing toilets you may want to consider ADA higher toilets particularly as we age. Replacing bottom drawers with sliding drawers also makes life easier.

Though sprinkler systems are costly, the proper use of them not only saves replacing hoses but protects your foundation and trees. During the recent drought I had high water bills for 2 months, but did not have to pay \$20,000 for foundation work like some of our neighbors in Briarhills.

A feature that I have seen in many newer houses is wide stairways to access the attic storage. Not only does this help the servicemen, but makes storing decorations and luggage much easier.

When we show homes, features we see in baths are often soaking tubs or large showers with double rain shower heads rather than whirlpool tubs.

The beauty and serenity of landscaping can provide a peaceful feeling, but does require labor to achieve. Outdoor living areas and outdoor kitchens are a nice addition.

Desks in studies are becoming obsolete, but with wireless systems and updated electronics a comfortable sitting/library area is still appealing.

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Nancy Scott
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nscott@heritagetexas.com

candidate bio **ALEC LUONG**

My name is Alec. I have been your president for the past 12 months and have been on the board for a bit longer than that. Since taking over I am proud to say that we, as a Board, have made many improvements to the neighborhood. We are stepping up our enforcement of the deed restrictions through community volunteers. We have streamlined and digitized the records of the association – cutting costs and time along the way for our admin. We have made great efforts to reach out to our HOA neighbors and have secured their annual payment with the least amount of heartburn in contrast to previous years. And most importantly, we have spearheaded the Master Plan process to bring our facilities up to date with badly needed repairs and hopefully a new building. I was an appointed board member fulfilling a vacant position before, and this year I am running on my own merits. I believe that if you want something you need to work for it. I want to empower others to volunteer their time and energy to make Briarhills a great community.

candidate bio **MATTHEW KEMPER**

My name is Matthew Kemper, and my family and I purchased our home in Briar Forest 3 years ago. The community's amenities and proximity to good schools and work is what drew us to make a commitment to the Briar Hills neighborhood. It is that continued commitment to our neighborhood, that compelled me to volunteer my skills and abilities, to serve as Briar Hills Treasurer for the past year; and what drives me to continue to serve. I believe my professional skills and experience as a manager focusing on long term development and implementation; with an emphasis in contract negotiations, cost controls, & implementation, will continue to assist our community in laying the foundation for another 40 years of success.

I am a straight talking guy ... I say what I mean, and I do what say. Through my words and my actions I have supported a belief that the board of director's primary responsibility is to protect and enrich the investment we have all made to this community (our property values).

A little bit about my back ground: I am an Eagle Scout and still active in supporting the Boy Scouts of America through mentoring Scouts on their journey to the rank of Eagle. I graduated from Texas A&M University with a Bachelor's degree in Business. I obtain a Masters of Business Administration from Harding University. When I am not working at my job I am working on my house. My hobbies consist of running along the bayou, traveling, and rebuilding old cars.

Thank you for taking the time to read my bio, and I appreciate your consideration to serve on the Briar Hills board.

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candidate bio GEORGE NIÑO

Hello neighbors,

My name is George Niño. I am the father of four great kids, and I have been lucky enough to be married for 19 years to the love of my life. My family and I moved to Briarhills in 2008, and we have very much enjoyed our time in this wonderful neighborhood. Our children have been members of the Briarhills Dolphins since we moved here, and, when we are not at the pool, we try to go on walks and bike rides in Terry Hershey Park as often as our chaotic schedules permit. Over the years, my sons and I have trained for the MS 150 in the park, and we look forward to many more training rides. We also have the good fortune of having family members who have moved into the neighborhood and who we see often at the pool and in the park. I feel truly blessed to have found this community in which to raise my family.

I left Texas to go to college and law school but made my way back here as soon as I could. I have been an attorney for the last 26 years and have enjoyed representing individuals and business in cases all over the United States. Whenever I am away, I cannot wait to come home to my family and my neighborhood.

I have been serving as vice president of the POA Board, and I am eager to continue my work on the POA Board. If you vote for me, I will continue to work diligently to maintain and improve our community. Thank you.



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Lesha Roberts, DC

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JUNE 2015 Security Report Summary for HOA and POA

Alarm Local.....	3
Alarm/Rep. Site.....	1
Burglary/Hab.....	2
Burglary/Motveh	1
Check Park.....	4
Contract Check.....	601
Credit Card Abuse.....	1
Criminal Mischief.....	10
Dist/Other.....	1
Follow Up.....	6
Forgery.....	1
Incident Report.....	10
Information Call.....	33
Meet the Citizen.....	26
Neighborhood Chk.....	1
Open Door/Window.....	6
Prop Found/Lost.....	1
Road Rage Inc.....	1
Solicitors.....	1
Susp Person.....	1
Theft/Bicycle.....	1
Traf Initiative.....	11
Traffic Stop.....	4
Unk Med Emerg.....	1
Vacation Watch.....	195
Veh Suspicious.....	8
Vehicle Stolen.....	2
Writ.....	1

Total Count for Period : 935

SEND US YOUR

*Event
Pictures!!*

Do you have a picture of an event that you would like to run in this newsletter? Send it to us and we will publish it in the next issue.

Email the picture to briarhills@sbcglobal.net. Be sure to include the text that you would like to have as the caption.

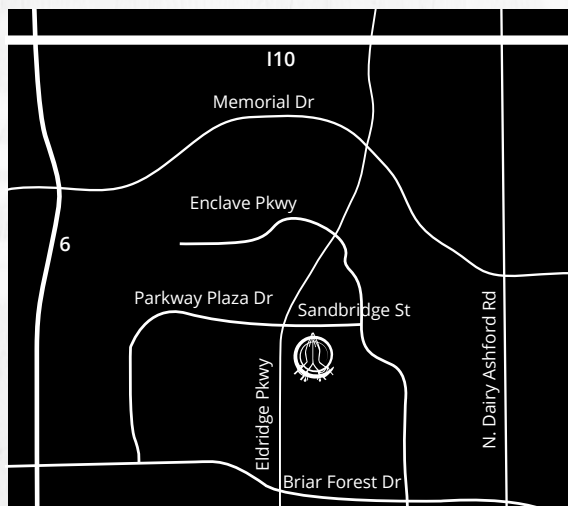
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MID YEAR MARKET REPORT

Number of Homes Available	4
Pending Sales	3

Number of Homes Sold	14
Highest Sales Price	\$534,500
Lowest Sales Price	\$258,000
Average Sales Price	\$348,294
Average Sale Price per Square Ft.	\$135.42
Average Days on Market	23

We hope you enjoy this mid year market report. If you would like a free market analysis, need tips to get your home ready for sale or have a real estate related question, do not hesitate to call, or send us an email.

We'll Do Our Best For You!