



SEPTEMBER 2015

The Official Publication of The Briarhills POA

VOLUME 4, ISSUE 9

WE DID IT!

Friends and neighbors, it is with great pleasure that I get to share that we officially received our 272nd signature for the petition to borrow funds! None of this would be possible without the dedicated volunteers we had going door to door in the middle of the Texas summer to get the signatures required. These residents are AWESOME - and their time, effort, dedication, patience, and willingness to go through all of this is absolutely commendable. We as Directors cannot thank them enough.

I want to share a few statistics with everyone to drive home how much of an effort it took to get this far. Typically, to get anything done in a property owners association the vote requirement is for a specific number of residents to show up (a quorum) and then a simple majority to pass. In our case, we need 33.3% of residents to show up to a vote (which is only 150 residents), and then only 76 residents to vote YES to pass something.

For the association to borrow money, the rule is that 60% of the homeowners must give written permission. Which means we have to go to and get 272 people to actually sign yes, not just a simple voting majority that most decisions require. Each time I visited a home, it usually took about 20 minutes to explain the proposal and answer any questions. I personally fielded about 85 petitions, which is about 28 hours of time – which doesn't include the walking around part or the number of times people just were not home. This seemed to be the average experience of all of our volunteers. So, for the quick mathematician in all of us, that's 272 homes at about 20 minutes each with is about 90 hours of petitioning less walking and not counting the number of repeat homes we went to. That's a really amazing feat.

A couple of other numbers to consider are these. As of writing this we have our 272nd signature, but we will still be canvassing through the end of the petition deadline, which is September 1st. We collected 272 "yes" petitions. We had 52 households turn down the petition. 128 households are ones we just couldn't get a hold of people for various reasons.

Of the streets we canvassed, Stokesmount was the most well covered with 97% of the households reporting (meaning we were able to speak to someone and they either signed or didn't sign). Behind them were Arrow Hill at 93% and Swiss Hill at 90%. The least covered street was Forest Home at 50% (we tried folks, I promise we tried.) I can't

tell you how many times myself and other volunteers went up and down Forest Home.

So where do we go from here? Well, with 272 signed petitions that represents a 60% approval (and we are still getting more), and with 52 confirmed "no's" there was only 12% against. The Directors are considering this a mandate to get this project done with such overwhelming support. We are in the process now of sending all of the petitions to our lawyers for review to ensure that the we have the correct number and that the signatures match the homeowner records. The finally tally will be presented at the annual meeting in September. We will also start to talk about the next steps at the annual meeting to pull this project off.

AND AS FOR THE ANNUAL MEETING. We had to move the annual meeting back this year to TUESDAY, SEPTEMBER 22nd. By the time this is delivered to your mailbox there should still be a few days left to reorganize your schedule to make it to the annual meeting. We will be discussing, amongst other things, the master plan and what the Directors intends to do in the coming year. I hope to see a record attendance this year.

There are a few other items I want to mention as well. The Directors are well aware of the trash woes that plagued the neighborhood the latter weeks of July and August. We have been in contact with our trash provider and they have assured us that their maintenance problems are behind them. The Board has taken steps to begin looking for another trash provider at this time. We want to go out and see what other kinds of services we can procure in the event that our current provider continues to underserve our neighborhood.

And lastly, a note on deed restriction violation letters. This summer was the first summer that we evoked the Force Mow provision in the deed restrictions. The residents should know that we are serious about maintaining the curbside appeal of this neighborhood, and its unacceptable to have a yard that looks like a jungle. The Architecture Control Committee has taken quite a bit of flack this summer for doing this, but it has the full backing of the Board of Directors to make residents accountable for their yards. With that being said, there are only a few people on the ACC, and they can only make it through

(Continued on Page 2)

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)

the neighborhood every few months to review the deed restrictions. If a resident spots a problem, please feel free to email us a picture of the issue to briarhills@sbcglobal.net or to info@briarhills.org and the ACC will make sure it is addressed.

I hope to see as many of you as possible at the annual meeting (and our regularly scheduled September meeting on September Tuesday September 1st).

Alec Luong, AIA

President, Briarhills Property Owners Association

COME ON OVER TO
Bicycles and Smoothies
1129 Hwy 6 South

Your home is special...
Shouldn't your agent be?

Thea
McShay

713.724.7684

tmcshay@BernsteinRealty.com



Licensed Realtor®, Accredited Luxury Home Specialist,
and your Briarhills neighbor and resident since 1998.

"Dependable, energetic, dedicated, organized, great negotiator and always placing her client's needs as a top priority, is how Thea McShay manages to retain new and repeat clients. I bought a listing of hers years ago and when I was ready to downsize, there was no one I would have wanted to list it again, as she had impressed me the first time. She not only lists your property, she guides you through the process with great knowledge and efficiency. I couldn't have chosen a better agent to help me sell my house and buy a new home." - Debbi T.



Discover what sets us apart

 **100%**
High School Acceptance Rate



Less than 20 Students
Average Class Size



60 minutes
of Physical Activity
Per Day



Integrated Bible
Curriculum and Weekly Chapel

More than
4,500

Student Service Hours



Large Number of Enrichment Class Offerings
Including Art, Band/Choir, Broadcast News Team,
Christian Studies, Music, Spanish, STEM and
Technology

Join us for our fall Open Houses:

Middle School

Thursday, October 15th, 9 a.m.

Lower School

Thursday, October 29th, 9 a.m.

Primary School

Thursday, November 5th, 9 a.m.



10219 Ella Lee Lane, Houston, Texas 77042
www.graceschool.org

To schedule a tour, please contact Mrs. K.C. McMordie, Director of Admission, at
kmcmordie@graceschool.org or 713-267-8705.

REBECQUE'S AND NANCY'S BEAT

As Fall is approaching now is a good time to have block parties. Not only is this a good way to meet your neighbors, knowing each other enhances the security of the neighborhood. One of my friends recently had a heart attack and it was her neighbor who found her because she had not seen her outside as was her usual pattern.

Our POA Board is encouraging activism and involvement in Briarhills by supporting movie nights, Market Days last Fall, Mother's activities, and July 4th parade, fun, and food. The Board is there to provide support and funds for events presented to and approved by them.

With the exciting upcoming renovation of the pool area and the prospect of a new, useable, and friendly clubhouse, we have the opportunity to add to the joy of living in our sought after neighborhood in the exciting Energy Corridor. These will be further reasons for people to want to join us as neighbors.

The Board is looking for people interested in Briarhills and willing to share their time and talents. If you want to make a difference, come to a Board meeting or contact the president of the board at bhills.pres@gmail.com. They currently need someone with working knowledge of web sites. Remember that the board members are also neighbors who are volunteering their time for the benefit of us.

Having a block party is easy. Type out an invitation with your name, date, time, and location. Suggest that they bring a pot luck dish and lawn chairs. Deliver invitations by walking your block. Don't worry about cleaning your house. Have the party in your driveway when the temperature has dropped. The homeowners on Stokesmount have fun doing this. Some neighborhoods have these parties on Halloween for the Trick or Treaters.

WOW!
LOCATION, LOCATION, LOCATION

*The Best Neighborhood
in the Heart of the Energy Corridor*

PLEASE CALL US
WE ARE YOUR NEIGHBORS



heritagetexas.com

14340 MEMORIAL DRIVE • HOUSTON, TEXAS 77079



Rebecque Demark
713.252.8899
demark@heritagetexas.com

Nancy Scott
713.865.0500
nscott@heritagetexas.com



Back To School

School starts in August, so now is the time for drivers to pay closer attention to the school zones in the neighborhood. We want to remind you that the speed limit in a school zone is 20mph and traffic fines double!

Other changes to be aware of include;

- Children behaving unpredictably
- School Bus Stops
- Crossing Guards – please obey the guards! Remember, they are there for the safety of you and your children
- New areas of traffic congestion
- Be prepared for delays
- Use of cell phones in schools zones is prohibited!

Please give yourself extra time in the mornings and mid-afternoons and remember if you are traveling in a school zone to slow down.

Time To Slow Down!

Your Energy Corridor Specialists

We offer treatment with the unique, breakthrough LiteCure Laser for tennis elbow, plantar fasciitis, rotator cuff tendonitis, TMJ and much more! Also available is Decompression Therapy, Manual Muscle Therapy, Rehabilitation and more.

Most insurance accepted

1710 Dairy Ashford, Ste 109
Houston, TX 77077
281.870.1233
www.ashfordchiro.com



Lesha Roberts, DC

At no time will any source be allowed to use Briarhill's contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in The Briar Beat is exclusively for the private use of the Briarhills POA and Peel, Inc.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

SUDOKU

						7	5	
		4	6	2				8
		7		1				
	9				6	5	1	
	3				8	4		
	2				5		4	
	5	3				6		
		8		4	2			

View answers online at www.peelinc.com

© 2006, Feature Exchange

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.



**WE PROTECT
THE POCKET**

SELL US YOUR CAR!

TEXASDIRECTAUTO.COM

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.

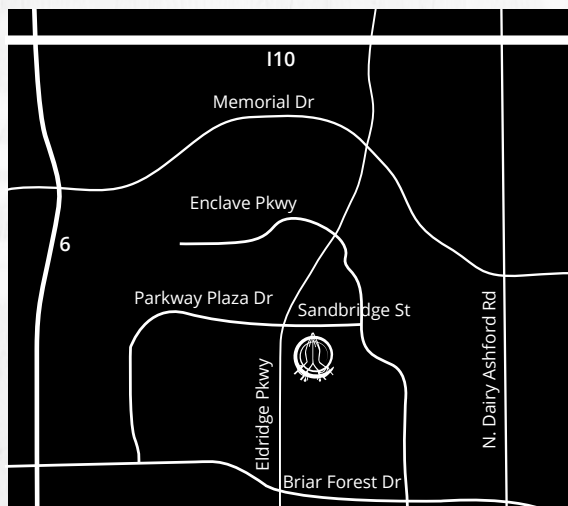
Pictures will appear in color online at www.PEELinc.com.




namaste
yoga

NOW OPEN!


In your community!





a space for you
in the  of the energy corridor

**10% INTRO
OFFER**
OF OUR MONTHLY PASS

**CHECK OUT
OUR SUMMER CLASSES**

 [namasteyogahouston](https://www.facebook.com/namasteyogahouston)

 [namasteyogahouston](https://www.instagram.com/namasteyogahouston)

 [@namasteyogahouston](https://twitter.com/namasteyogahouston)

1275 Eldridge Pkwy, Suite 160
Houston, TX 77077

(281) 928-6951

www.namasteyogahouston.com



PEEL, INC.

308 Meadowlark St. South
Lakeway, TX 78734

PRSRST STD
U.S. POSTAGE
PAID
PEEL, INC.

BRH



THALIA & JOSH
GUDERYON

281.220.1515

info@GGHomeTeam.com
www.GGHomeTeam.com

Better
Homes
and Gardens.
REAL ESTATE

GARY
GREENE

5 Things to Know About Homeowner's Insurance

- 1. Know about exclusions to coverage.** For example, most insurance policies do not cover flood damage as a standard item. This type of coverage must be bought separately.
- 2. Know about dollar limitations on claims.** Even if you are covered for a risk, there may be a limit on how much the insurer will pay. For example, many policies limit the amount paid for stolen jewelry unless items are insured separately.
- 3. Know the replacement cost.** If your home is destroyed you'll receive money to replace it only to the maximum of your coverage, so be sure your insurance is sufficient. This means that if your home is insured for \$150,000 and it costs \$180,000 to replace it, you'll only receive \$150,000.
- 4. Know the actual cash value.** If you chose not to replace your home when it's destroyed, you'll receive replacement costs, less depreciation. This is called actual cash value.
- 5. Know the liability.** Generally your homeowner's insurance covers you for accidents that happen to other people on your property, including medical care, court costs, and awards by the court. However, there is usually an upper limit to the amount of coverage provided. Be sure that it's sufficient if you have significant assets.

*It's always good to review your insurance policy annually with your agent.
To review your home's current value in relation to the market, please contact us.*

Taking Care of All Your Real Estate Needs