

Dear Friends and Neighbors,

By now everyone should have received and information booklet on the new building with lots of good information about how the association will function over the next few months. The monthly POA meeting will take place at Parkway Place Retirement home at 6:30 pm on the second Monday of each month. The office manager will hold the same office hours, and will be available by email and phone during the construction of the new building. Please visit the website, www.briarhillspoa.org, for more information.

Plans have been submitted for permit to the city and now we wait. Hopefully, by the time you read this the construction will be underway! There will be lots of construction traffic during certain parts of the construction, like during the demolition of the existing building, site grading, and concrete pouring, so please be careful using the facilities. If you notice anything suspicious during construction please reach out directly to the constables office. Their phone number is listed in this newsletter.

We had our annual meeting last month. There are quite a few things the Board of Directors wants to address this year that will have a great impact on our community moving forward.

The major topics for this year are:

- Having a community discussion about the constables service and the cost associated with it.
- The need for a comprehensive savings plan for the future and to include language in next years election to require mandatory

savings by the board.

- Rewriting the deed restrictions to make them enforceable, flexible, and up to date.

Over the next few months, I will delve into each of these topics in detail so please look forward and stay tuned. The Board needs input on this. If you cannot make it to the monthly meetings please feel free to email me at bhillspoa.pres@gmail.com in order to have your voice heard.

On a different note, please be on the look out for your annual statement in December. You will notice this year that a few things have changed. For one, we have outsourced our billing services to a third party vendor who will print and mail our statements. They will look slightly different than last year, but rest assured, its an official statement. This year you will also have a number of different options to pay your annual assessment. With our partnership with Mutual of Omaha Bank (which is also our loan originator for the new building) checks, e-checks, and credit cards will be accepted this year. Instructions on the various payment methods will be included in the annual statement.

We hope to see as many of you as possible at our monthly meetings. Parkway Place has been an excellent host, providing cookies and coffee for our meetings! Happy Thanksgiving!

Alec Luong, AIA
President, Briarhills POA



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	281-368-8397
Amenity tags	281-558-7422
Tennis courts.....	281-558-7422
Pool parties.....	281-558-7422
Clubhouse rental	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

POA OFFICE INFO

OFFICE HOURS 2016

Monday – 1:00pm – 4:00pm

Saturday – 9:00 am – 12:00 pm

And by appointment

**Beginning September 12, the BPOA physical office will not be open. It will re-open when the construction of the new clubhouse is completed sometime in early May 2017. However, the BPOA Office Manager will continue to maintain the above regular office hours during this time period, except on these days: November 24, December 24, and December 26.*

OFFICE CONTACT

Street Address.....
..... 14300 Briarhills Parkway, Houston, TX 77077

Mailing Address

..... P.O. Box 940548, Houston, TX 77094-7548

Telephone.....281-558-7422

Email

briarhills@sbcglobal.net

Website

www.briarhillspoa.org

Every resident is encouraged to register in the Briarhills POA website. This allows you to have access to various up-to-date information about the BPOA that is not available to the public. You will also be able to immediately receive, by email, important announcements. Your information will only be used for official BPOA communication and will not be shared.

SWIMMING POOL

Closed for construction.

TENNIS

A key is required to access the tennis court amenities. To obtain a tennis key, please check the Briarhills POA website.

CLUBHOUSE

Closed for construction.

POA MAINTENANCE FEES

Invoices for BPOA dues are mailed in early December. Please contact the POA office if you do not receive your invoice by December 15. Non-receipt of the invoice does not preclude payment of the dues.

September 2016 Security Report Summary for HOA and POA

Accident/Minor.....	1	Neighborhood Chk.....	12
Alarm Local	6	Open Door/Window.....	1
Alarm/Rep. Site	1	Solicitors.....	1
Animal/Humane.....	3	Special Assign.....	1
Check Park.....	41	Susp Person.....	1
Chk Public Infra	1	Theft/Bicycle.....	1
Contract Check	412	Traffic Hazard.....	1
Crim Mischief.....	1	Traffic Stop	5
Follow Up.....	1	Vacation Watch.....	35
Incident Report.....	3	Veh Suspicious.....	8
Information Call.....	32	Total Count for Period :	580
Meet the Citizen.....	12		

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REBECQUE & NANCY'S BEAT

It is time to clean out for the Holidays. The Energy Corridor Recycles Day will be on November 19 from 9 am to 2 pm at the Addicks Park & Ride. ShredPro Services will shred your papers. CompuCycle will take your electronic equipment, but not appliances, fluorescent bulbs, hazardous waste, liquids or gases. Republic Services will accept glass, plastic and metal, but no Styrofoam. American Textile Recycling Service at the same time and place will take clothing, shoes, jewelry, toys, baby items, and household items.

Before the cold weather arrives, you may want to check for air leaks in your home. You can do a basic look-see test yourself by checking for cracks and gaps inside your home and around your windows and doors, but hiring a certified professional can provide a more thorough picture of your home's energy efficiency.

The time has come to start shopping for the holidays. Katy has Holiday markets with an abundance of unique items for presents. Sometimes I buy for myself as well! Home for the Holidays Gift Market at the Katy Merrell Center, 6301 South Stadium Lane, will

be on November 18 to 20, and A Vintage Celebration Gift Market will be held at The Great Southwest Equestrian Center, 2501 Mason Road, on December 2 & 3. For details you can check them out on the Internet. On December 3 the Katy Old-Fashioned Christmas and Katy Market Days start at 10 am with the tree lighting ceremony beginning at 6 pm. There will be 50,000 pounds of snow for the kids!

Even closer to home, City Center will have a holiday concert, 75 foot tree lighting, balloon artists, face painters, jugglers, and holiday activities on November 26 starting at 6 pm.

Travel on down to Memorial City for the arrival of Santa Claus and the spectacular illumination of the Memorial City lights on Saturday, November 12 from 6:30 to 7:30. Live entertainment will be provided for our enjoyment. Santa's reindeer will even make an appearance.

It is not too soon to start planning for your own outdoor decorations. With all of the younger families moving into our neighborhood, hopefully we will see more of the spirit showing along our streets.



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SOLID WASTE COLLECTION - GENERAL INFORMATION

Trash and recycling collection service is provided by Waste Corporation of America (WCA) - www.wcawaste.com.

TRASH COLLECTION

Type of Collection: Refuse will be collected two (2) times per week on Monday and Thursday. Containers and bags shall be placed at their collection points by 6:30 am on the designated collection day. Refuse is defined as waste generated inside the house. Items must be either in light weight metal or plastic containers, or sturdy plastic trash bags (not "kitchen" bags). Containers and bags should not exceed fifty (50) pounds. All permanent trash containers, after being emptied, will be returned to their point of origin in the same condition in which they were taken, normal wear and tear expected.

Yard and Tree Waste: Placed at the curb on your designated collection days. Trees, shrubs, brush trimmings and fencing must be bundled in lengths no greater than four (4) feet with no branch diameter exceeding three (3) inches. The bundling is required to allow quick pickup and size limitations are required to avoid damaging the equipment in the crushing process.

Heavy Trash and Waste Collection: Bulky Waste Items: Furniture and appliances (stoves, refrigerators, washer, and dryers) will be picked up on Thursday. Exclusions: hazardous waste, carpet, and construction debris resulting from remodeling or demolition operations. By Federal Law, refrigerators and freezers, or any other items containing Freon must be drained of Freon and have an accompanying bill to validate such service was performed.

Unacceptable Items: For reasons of government restrictions, personnel and community safety, and protection of equipment, the following items cannot be collected: gasoline, motor oil and used oil filters, paint and other similar liquids, vehicle tires and batteries, and large pieces of metal such as car fenders or engines. Debris from construction and remodeling such as carpet, rocks, bricks, concrete, dirt, sand, gravel, roofing, lumber, fence boards, and large pieces of glass also cannot be collected. Potentially dangerous materials such as sharp objects, glass, metal, and the like should be properly identified and separated from other trash and/or double wrapped to

(Continued on Page 6)

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BRIARHILLS

(Continued from Page 5)

avoid potential injury to the loader.

RECYCLING

Type of Collection: Recyclables will be collected once per week on Friday. Designated recycling containers are provided by WCA. These containers may be obtained by contacting WCA or the Briarhills POA office. Recyclables shall be placed at their collection points by 6:30 am on the designated collection day.

Acceptable Items:

- Paper: newspaper, magazines, catalogs, junk mail, envelopes, office paper, construction paper, colored paper, folders, paper bags, phone books, holiday cards and greeting cards
- Cardboard: corrugated cardboard boxes, paperboard boxes (cereal, soda/beer, egg, shoe boxes)
- Containers: aluminum cans, tin cans, steel cans, empty aerosol cans, aluminum foil, plastics #1-#5 & #7 (milk, soda, water, juice, shampoo, detergent, pool supplies, pet food), metal pots and pans, copper, scrap metal (nails, screws, gutters)

Commonly Mistaken Unacceptable Material: plastic bags, styrofoam, wrapping paper, used pizza boxes, coat hangers, paint and solvent containers, light bulbs, mirrors, windows, dishes and cups, pyrex pans, wet or soiled paper, paper towels, facial and toilet tissue, disposable plates and cups, milk and juice cartons (wax-board

containers)

HOURS OF OPERATION: Collection of refuse shall not start before 6:30 am or continue after 7:00 pm on the same day.

HOLIDAYS: WCA may decide to observe any or all of the following holidays by suspension of collection service on the holiday. In the event the holiday falls on the pick-up day, refuse will be made on the next scheduled pick-up day.

- New Year's Day Labor Day
- Independence Day
- Thanksgiving Day
- Memorial Day Christmas Day



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YOU MAKE
WHEN THERE'S NO
MORE STUFFING**



HAPPY THANKSGIVING!



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The Briar Beat is Looking for Submissions!

The Briar Beat would like to build community between neighbors by sharing in each other's celebrations and losses. Thus, please submit news of any birth, wedding, or death of a Briarhills resident, or a family member of a resident, to:
briarhills.briarbeat@gmail.com

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6 Steps to Resell Your Designer Items, DIY

Have you wondered what it takes to resell your upscale, designer goods online? It's an interesting question to ask ourselves at minimum once a year. Either way, you know its time, when you start to feel the itch to visit the fabulous Container Store in search for new space-saving hangers, a handbag organizer, or even a new shoe stand.

Worse yet, your husband asks you to give him back his hangers. You know...the ones you have been slowly sneaking out of his microscopic section of the closet. Or he desperately begins to search all over the house, again, for his favorite Chucks. You just don't have the heart to tell him you threw them out three years ago. You want to make it up to him with a designer brand, but you don't have the space or discretionary funds. It's time to make some extra money from cleaning out your closet.

Ok, so you've decided to give this project a try. How will you actually make it happen, DIY-style? Here are 6 easy steps to get motivated and more importantly: Execute!

Step 1: Scope Your Closet for "Resting" Designer Items

You and I know how much those cute Prada pumps cost you and how much you loved them the two or three times you had an occasion to wear them. They're so gently used, they look new. It's breaking your heart to consider it (I know), but it's been 5 years and they're "resting" quietly in their posh shoebox, in that remote corner of your shoe stand, desperate for fresh air. Give them a lifeline; a new home.

And that's not your only item. You know where they are... those designer handbags, shoes, sunglasses, scarves; items that sell amazingly well on eBay or other online resellers. Millions of buyers search eBay for items like yours, looking for designer bargains, every hour, on the hour. And when I say "bargain," I don't mean cheap, I mean a fairly reasonable resale value. Some nice change for those organizers, your husband's new shoes, or to donate to charity (maybe all three).

Ok, so you have selected the items you want to sell, now what?

Step 2: Create a Personal eBay Seller Account

This step is fairly intuitive. eBay has a friendly user-interface and tons of educational content, but I'll provide you a brief overview to clarify some frequently asked questions (Ones that I also had). Whatever you do, don't fumble around with the numerous links on eBay. Go straight to work:

Select the "Register" tab on eBay's Home Page

Start with a personal account. Once you gain experience you may consider opening a business account.

Think of a catchy nickname. This is especially important if you might sell with certain frequency; I chose, Fashion Reloved, a suitable name for the types of items I sell online. It's worked out wonders for me. Begin by listing a few fast-selling items maybe on the lower priced end and just try to sell them. You'll go through the experience, develop your proof of concept, and also secure customers, gain positive feedback and attain ratings to show you are a responsible seller.

Make sure you highlight your product's best features with familiar

search terms in order to draw the most traffic: "NWT - New with tags", Prada, Worn once / 2 times, mention retail price. Sometimes including the shipping in the price as in listing the item with free shipping will attract more traffic to the item.

Now you are ready to post images and descriptions. You may be asking yourself, "Ok, but from where, how, what do I say? Don't worry. Read on, I've got it covered!

Step 3: Channel Your Inner Photographer

In the Resale World, Photography is King! Great images will sell your product quickly, for top-dollar. Take very detailed photographs of your item. Depending on your commitment to reselling, I recommend either investing in small photography studio items for your home or renting space at a local photography studio (it can be quite inexpensive). This will ensure controlled lighting, closeup details, and overall quality. You'll also need a professional camera. If you're going to sell only intermittently, an iPhone camera, may do. Make sure you take images from different angles and be transparent in showing any nicks or imperfections; honesty is always the best sellers policy.

For example: if you are selling a handbag, you will need to take a picture from each angle including its corners, the inside, the handles, the closure, pockets and don't forget the bottom (it usually shows the most wear). For clothing, it helps to have a mannequin or a friend, willing to model the clothes. For a fun, outdoor photoshoot, the best lighting is either after sunrise and right before sunset. Be creative and resourceful. Look at your favorite Instagram images or Pinterest pins as a way to spark ideas.

You don't have to be professional photographer, but the key is in the details. That is why the next step is very important.

Step 4: Paint a "Literal" Picture

Photography is must, but don't skimp on the product description. It's very important to be as thorough as possible. You may want to include information such as, when the item was purchased and where; what comes with the item, such as an authenticity card, dust bag, original packaging, accessories; and don't forget the measurements. Take a little time to research websites that sell a similar designer item, it will help you tremendously to write your descriptions. Generate trust by being transparent; point out the good, the bad, and the ugly. Buyers prefer brutal honesty.

Step 5: Ship with Love

Once the item sells and the payment is made, find a nice quality box and package the item carefully, with appropriate cushioning or bubble wrap to avoid damage during shipping. For items weighing less than 16 ounces, the post office is the most efficient option to ship and they have nice boxes, insurance, and tracking. On more valuable items, Fedex or UPS will be the way to go. Make sure you pay for adequate insurance. Depending on the item's price tag, you may offer free or discounted standard shipping for multiple items purchased.

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Step 6: Skip Steps 2 - 5 and Go Directly to Boardwalk

You may be too busy to try reselling DIY-style, but there is a shortcut that would save time, significantly: Contact a reseller. They are professionally set up to take care of steps 2-5 for you. The strongest pro is the time savings; the strongest con (maybe) is that you'll share the proceeds with your reseller.

For this step, you'll want to do some research on online resellers: check their reviews, credentials, and ask for references. Ask if they have an independent website (it shows the sellers commitment and inspires trust). Review their terms and conditions as well as their contracts and how much they will pay you. Compare your top candidates and make a selection.

Best Advice for Step 6: I recommend finding someone local to personally meet and interview, especially for very high-end, high price-tag products (LV, Hermes, Prada). If you are still doubtful or undecided, try each reseller out with one of your lower-scale designer items. There are trustworthy online resellers, especially ones with some longevity, testimonials, and serious traction on eBay, so don't be scared to try.

There are other options, like big-box online resellers, but they standardize their terms and may try to undercut your gains

significantly. And of course, brick-and-mortar secondhand or consignment stores are great, but with their overhead costs, they're likely be bound to offering you a lower cash payout and may not even be willing to take your item. This most often occurs with very high-ticket items that may not sell fast enough, attract theft risks, or constrain their cash flow.

Independent eBay resellers have more flexibility, lower theft risk, and typically only work on consignment. They can sometimes offer as high as 70% of the consignment selling price; granted, they may take a bit longer to sell your item, but they will personally work to sell it for top dollar. You'll additionally benefit from having face-to-face contact, have someone reliable to confidently refer to your friends and someone to count on in the future...For the next time you clean out your closet (or your husband's ;-)!

Magdalena Silva, Author






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Hurricane Preparedness for Your Pets

Don't forget to include your pets in your hurricane preparedness and evacuation plan. Storms can be scary for your animals, especially if they are moved out of their usual familiar environment.

Be sure to have their crate or carrying case ready along with extra bedding and toys. Bring along at least four days worth of food with dishes and one week of medications. Investigate pet friendly hotels or motels ahead of time to be sure they allow pets and do not have a number limit.

In addition, if you are not planning to leave your home and have the space, you might consider fostering one or two animals that may have nowhere to go during the storm period. After all, they ARE a part of the family.



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BUTTERSCOTCH CAKE

INGREDIENTS

1 box yellow Cake mix
 1 (3 oz.) box instant vanilla pudding
 1 (12 oz.) pkg. butterscotch chips
 1 c. nuts (pecans or walnuts) coarsely chopped
 1 c. flaked coconut
 4 eggs
 1 c. sour cream
 2/3 c. oil

DIRECTIONS

Preheat oven to 325 F. Combine cake mix, pudding mix, chips, nuts, and coconut. Stir in eggs, sour cream and oil. Mix well by hand. Bake in a Bundt pan, greased well and floured, for 1 hour or until done. Cool 5 minutes before turning out of pan.



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- Lakes on Eldridge
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- Laurel Creek
- Legends Ranch
- Meyerland
- Normandy Forest
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- Stone Forest
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- Villages of Decker Oaks
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