



AUGUST 2017

The Official Publication of The Briarhills POA

VOLUME 6, ISSUE 8

## BRIARHILLS POA BOARD OF DIRECTORS

# LETTER TO RESIDENTS

Dear Friends and Neighbors,

Tonight I am writing to you with great news! The Board of Directors has approved the final construction budget and contracts for the pool and clubhouse construction projects. This is a major milestone in the four-year-old project to replay and rebuilt our aging infrastructure. This project has spanned multiple boards and board members, objection, affirmation, disagreement, and finally consensus.

The final budget numbers come out to approx. \$810,000 for the entire project: \$710,000 for the building, site work, parking, and detention, and \$100,000 for the pool renovation. I know that this may come as a sticker shock to many residents. When we first started this project the budget number was \$550,000: \$350,000 for the building, \$100,000 for the pool, and \$50,000 for security and upgrades by 2016. Most of the additional cost for the project stems from the permitting process and delays. When we first started this project minimal site work was anticipated. Since then, the City of Houston has implemented more stringent detention requirements for existing facilities to mitigate flooding and is requiring us to install a detention pond and new storm sewer. The City of Houston also required additional parking spaces to be added and a new sanitary sewer line to be installed. The Board of Directors fought back as much as we could, personally petitioning our City Councilman, our Harris County Precinct Commissioners and Judges, and the Director of Permitting for the City of Houston. None of these efforts were successful.

In the meantime we have worked diligently to sign up new sources of revenue for the association to offset the anticipated costs. We successfully negotiated a use agreement with the Terraces on Memorial HOA. In addition, for those of you unaware, Briarhills is split between the POA and another board, the HOA. We, the POA, are currently working through the final stages of negotiating with the Briarhills HOA on a new use agreement that will also secure a steady stream of capital funding for this project.

When we went door to door getting petitions allowing the Board of Directors to borrow money we shared that a rate increase due to building construction would happen. This year we will make good on that increase. The Board of Directors will break with tradition in letting the new board in October set the annual dues for the upcoming year. The current Board of Directors intends to raise rates next year 10% at the August meeting, acknowledging the importance of this funding for

the future building. The last rate increase was back in 2016 and was not due to building construction. In 2015 the Harris County Constable's had increased their rates significantly and the Board of Directors at the time had to wait until 2016 to increase dues. We are all very sensitive to annual rate increases but it is import to acknowledge that the 2016 increase was not tied to the building. The 2018 one will be.

The Board of Directors has done its best to keep residents informed, keep detailed meeting minutes of the discussions and decisions made, and posting them to the website for residents to review. There were many times over the years as we have discussed and debated the cost and time delays that we considered pulling the plug or scaling the project back. The Board took time to deliberate and ultimately decided to keep pressing forward as this was the best course of action for the project and the neighborhood as a whole. The decision tonight was unanimous to move forward with the project. Each of us on the Board is excited to get this project moving forward and to deliver our new building and pool for the 2018 pool season.

Our board election is coming up soon and there are three director positions available. The candidates' bios will be available to view on the Briarhills POA website until August 15th. **Voting starts September 7th and will end on September 19th.** Closer to voting time, you will receive in the mail a postcard a registration code. You will use this code to register to vote online. There are online videos that walk through the process of registering and voting online, found here: <http://www.votehoanow.com/how-it-works/voting-online-website.php>.

Our next monthly meeting will be on August 14th at the Parkway Place Retirement Home. **The annual meeting, also held at Parkway, will be on September 19th at 6:30 pm.** The annual meeting is the most important meeting of the year and we hope to see you there.

I want to thank all of our residents for their patience, their support at the monthly meetings, their concerns and questions, and their objections over the course of the project. I think we've had an important and continuous dialogue with our residents and our assisted communities including the BHOA and the THOA. If you have any questions please feel free to reach out to me at [bhillsboa.pres@gmail.com](mailto:bhillsboa.pres@gmail.com).

Regards,

Alec Luong, AIA

President - Briarhills Board of Directors

## 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](mailto:advertising@PEELinc.com). The advertising deadline is the 8th of each month for the following month's newsletter.

### NEWSLETTER INFORMATION

|                         |  |
|-------------------------|--|
| Article Submission..... | <a href="mailto:briarhills@sbcglobal.net">briarhills@sbcglobal.net</a> |
| Advertising.....        | <a href="mailto:advertising@PEELinc.com">advertising@PEELinc.com</a>   |

## POA OFFICE INFO

### OFFICE HOURS 2017

Monday – 1:00pm – 4:00pm

Saturday – 9:00 am – 12:00 pm

And by appointment

*\*Due to the construction of the clubhouse, the BPOA physical office is closed indefinitely. However, the BPOA Office Manager will continue to maintain the above regular office hours during this time period, except on these days:*

*November 25, December 25, December 30.*

### 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](mailto:briarhills@sbcglobal.net)

Website .....

[www.briarhillspoa.org](http://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

A pool tag is required to access the pool amenity. Check the Briarhills POA website for information on how to obtain a pool tag.

### TENNIS

A key is required to access the tennis court amenities. Check the Briarhills POA website for information on how to obtain a tennis key.

### 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.

*The above information is subject to change without prior notice.*

# Announcements

## Back-to-School Movie Night at the Briarhills Pool

Enjoy the last days of the summer break with a movie night at the Briarhills pool! Save the date with "MOANA":

**Saturday, August 19**  
**Movie starts at 8:45 p.m.**

The movie may be watched from either inside or outside the pool area. If you plan to watch within the pool area, **POOL TAGS** are still required to enter. But you and your family and friends may also enjoy the movie outside the pool area, i.e. at the park (no pool tags required).

Those who plan to watch the movie while in the pool must

observe the following rules:

- Only substantial floatation devices are allowed in the pool: inflatable mattress, small raft, inner tube, inflatable ring. **NO NOODLES, PUDDLE JUMPERS OR WATER WINGS.**
- Must stay in shallow section of the pool and stay on the float
- Children under 10 must have an adult in the water with them within arms-reach at all times
- Enter and exit the pool away from the projector or screen
- No food or drinks in the pool

Please note that the movie night will **NOT** take place in case of rain, lightning, and/or strong wind.

Special thanks to Aquatic Management of Houston, our pool management company, for making this event possible.

**ASAP**  
 ALL SOLUTIONS  ALL PESTS

**713-397-4477**

**www.Asap-Houston.com**

**Take Your Home Back with  
 All Solutions....All Pests**

If any of the  
 following are  
 'setting up shop'  
 in your house,  
 call us!

- Bed Bugs
- Roaches
- Termites
- Ants
- Mice, Rats or  
 other Rodents

*All Solutions...All Pests* services  
 effectively rid any and/or all of the above so  
 that you can *Enjoy Your Home Again.*

**FREE** **RESIDENTIAL  
 TERMITE  
 INSPECTION**  
 (INTERIOR & EXTERIOR)



**Proudly Serving  
 BriarHills**

Call for a free quote!  
 713-680-1900  
 MosquitoJoe.com

**Tired of being the main course?**

Let us help you rid your yard of pesky  
 mosquitoes!

Mosquito Joe is your expert for:

- Barrier Sprays
- Special Event Sprays
- Automatic Misting Systems

INTRODUCTORY OFFER:

**\$39**  
**FIRST TREATMENT**

New customers only. Limited to 1/2 acre. Expires 8/31/2017

## 4th of July Celebration

Thanks to the hard work of several Briarhills parent volunteers, the neighborhood 4th of July celebration was a huge success! Below are some photos of the parade and other fun moments from that day.



## WE ARE YOUR NEIGHBORS

Knowledge, Insight, and Experience,  
Times 2 for you in Real Estate!

Rebecque Demark

713.252.8899

demark@heritagetexas.com

Nancy Scott

713.865.0500

nscott@heritagetexas.com

LEADING  
REAL ESTATE  
COMPANIES  
of THE WORLD



LUXURY  
PORTFOLIO  
INTERNATIONAL



HERITAGE  
TEXAS PROPERTIES

heritagetexas.com

14340 Memorial Drive | Houston, Texas | 77079

## REBECQUE & NANCY'S BEAT

### August 2017

Wow! Aren't the Astros amazing? Their score today was 19-1. World Series, here we come!

Two women write weekly articles in the Examiner section of the Houston Chronicle that we, Nancy and Rebecque, find very informative. Trudy Chuoke shares handyman tips and suggestions of materials to use to repair and improve our homes along with detailed commentary that is easy to follow. One suggestion in the paper this week of particular interest is the use of a product called Air Sponge that is an odor neutralizer without a distracting fragrance. She had recommended this to cover up the volatile organic compounds that sometimes appear when house is painted or new carpets are installed. Watch for her tips! They could save you money. In addition, Toni King mostly writes about the many Medicare related issues. This week her health tip was hurricane related. Anyone with special needs can be registered with the State 2-1-1 or the County 3-1-1. Registering will help in identifying individuals that require evacuation assistance, shelter placement, and/or other special needs. This would apply not only during hurricanes, but also for power outages.

In order to sell your house fast and to get top dollar, you should step back and look at it as a prospective buyer. The properties that show the best, sell the quickest and for the highest price. Curb appeal is the

buyer's first impression, so you should freshly manicure your yard, add mulch and seasonal flowers, and refinish the front door. Most of us live with more things than we need, so declutter to give prospective buyers the opportunity to visualize their things in the house. A fresh coat of paint always freshens the house. Include painting the AC vents. Wood floors are attractive, but not if they are in need of refinishing. They should shine. Have a handyman do a punch list for you to include wood rot, caulking needs including windows and roof jacks, plumbing, and electrical and then have him do the work. Have your AC serviced and change the filters in a timely fashion. This will all show up in an inspection report and the buyers may require that a licensed repair man for each individual trade make the repairs, which will cost much more. If you have a Federal Pacific or similar breaker box, change it out. Unfortunately some of them are still around. Not only are they not approved, but can be dangerous.

We suggest to all of our clients with older roofs to be prepared to have their roofer check it out prior to calling their insurance company. If the roofer has determined that there is sufficient damage to the roof for replacement, he can then meet with your insurance adjuster to point out the damage. Otherwise, you risk being denied coverage by your insurance company. Even though your roof may not be leaking, if it is older than 10 years, the buyer may have much higher premiums or will have to self-insure the roof.

School starts August 21. Watch for the School Zones!

# WANTED

BY PEEL INC.

ENERGETIC SALES REPRESENTATIVES

➡ **REWARD** ⬅

COMMISSION BASED INCOME

WANTED FOR WORKING FROM HOME,  
EARNING EXTRA INCOME, AND  
SELLING ADS IN YOUR NEWSLETTER

VISIT [WWW.PEELINC.COM](http://WWW.PEELINC.COM) FOR MORE INFORMATION

888-687-6444 [www.PEELinc.com](http://www.PEELinc.com)

# 250 BUSINESS CARDS FOR

# \$16.50



Price Does Not include tax and shipping  
Some Restrictions Apply

# 512.263.9181

QualityPrintingOfAustin.com

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.

## The Minimalist Gardener

*By Flint Sage*

**Trees:** Mature trees and bushes will need an inch of water every one to two weeks to just stay alive. If your trees are in lawns, you will need to add a bit more water, as they are competing with the lawn for moisture. Younger trees will need even more water to keep their roots in moist soil. Do a slow soaking a few feet from the trunk to a foot or two beyond the canopy (outermost leaves). Summer is not a good month to plant trees or bushes because they need nearly daily watering.

**Lawns:** Arrange to keep the mower clippings on the lawn. There are few arguments for bagging clippings.

**Vegetables:** August is the time to plant southern peas, okra, and peppers. In general, though, it is the worst month to plant most things as it is too hot!

**Fall Color:** If you want fall color, this is the time to plant marigolds and petunias. If using seeds, start them in a shady part of the yard. They will need daily water.

**Mulch:** Mulch keeps water in, keeps the heat out, and significantly reduces the need for weeding. Keep mulch six inches or so away from the tree and bush trunks. Lay down a minimum of three thicknesses of newspapers under the mulch. Wet the papers to keep them from blowing away before mulching.

**Roses:** Expect roses to look quite bad by late summer. In August, cut back between 1/4 and 1/3 of the bush. Fertilize each rose with 1/2 pound of ammonium sulfate in mid-August. Distribute the fertilizer around the drip line. If no blooms appear in the first week of September, add a second application. Water thoroughly after pruning and fertilizing.



We tried Chinese Okra this year (photo). We had some huge ones that got lost in the abundant large leaves. These plants remind me of Kudzu. They are vines that try to cover everything. We removed them before they covered the entire State. We probably won't plant them next year.

**Fruit Trees:** According to Texas Gardener Magazine, this is the month to stop fertilizing all fruit trees.

# WIRED

## ELECTRICAL SERVICES

SERVICING ALL YOUR ELECTRICAL NEEDS

- Panel Upgrades
- Home Inspections
- TV Install/Mounting
- Troubleshooting
- Remodeling
- Landscaping Lighting
- Home Generators

RESIDENTIAL & COMMERCIAL 24-7 SERVICE  
LICENSED & INSURED

**Take \$25.00 Off Your  
Next Service Call**



FAMILY OWNED AND OPERATED

**713.467.1125 or 281.897.0001**

**www.WiredES.com**



TECL 22809 Master 100394



# SOLID WASTE COLLECTION GENERAL INFORMATION

**Trash and recycling collection service is provided by  
Waste Corporation of America (WCA) [www.wcawaste.com](http://www.wcawaste.com)**

**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 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

Thanksgiving Day

Labor Day

Memorial Day

Independence Day

Christmas Day

## 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:  
[bhillspoa.briarbeat@gmail.com](mailto:bhillspoa.briarbeat@gmail.com)



**PEEL, INC.**

308 Meadowlark St. South  
Lakeway, TX 78734

PRSR 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**

## MID YEAR MARKET REPORT

January 1, 2017 through June 15, 2017

|                           |    |
|---------------------------|----|
| Number of Homes Available | 17 |
| Pending Sales             | 5  |

|                                    |           |
|------------------------------------|-----------|
| Number of Homes Sold               | 11        |
| Highest Sales Price                | \$450,000 |
| Lowest Sales Price                 | \$290,000 |
| Average Sales Price                | \$346,000 |
| Average Sales Price per Square Ft. | \$142.92  |
| Average Days on Market             | 42        |

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!**