

POA BOARD ELECTION 2017

CANDIDATE BIOS

HANNAH BAILEY

I previously served on the POA board as the social director and aided in the planning of movie nights and other neighborhood events. I was also a member of the board who laid the groundwork for our clubhouse project, such as hiring our architect. Finally, I have served as the editor of the Briarbeat since 2015. I am dedicated to

building community amongst our residents and am actively involved in neighborhood discussions on Nextdoor and Facebook.

I am the librarian at a nearby high school where I previously taught English for several years. I have a Master's in English and am currently pursuing my 2nd Master's degree, this time in Library and Information Science. I am excited to see the completion of the clubhouse project, and if elected, the next project I would like to address is updating the playground, including adding a splash pad, a fence, and reinstalling a separate playground for toddlers.

LUIS CARTAGENOVA

My wife and I moved to Briarhills in 2000 and raised our kids here; they went to Barbara Bush, West Briar MS and Westside HS and were active swimmers with the Briarhills Dolphins; now both have graduated from college and are pursuing professional diplomas in the healthcare industry.

My professional background, after more than 25 years of work, has led me to be a director in one of the largest Engineering, Procurement and Construction companies in the world with particular focus in project management, contracts management, project controls, budgeting and estimating.

A few years back I volunteered as director in the POA for two years and at that time we were able to complete projects such as planting of the trees in the open area and around the playground, major pump house repairs for the pool and kicked off some initiatives that are maintained to date like the movie night.

Now, I'm asking you to support me and James Gilmer with your vote as POA directors to allow us to use our experience, our love for this community and your help to continue improving our

neighborhood, maintaining respect for our neighbors and a high degree of transparency in the management of the POA projects.

JAMES GILMER

James Gilmer, President, JWG & Associates –Houston, Texas, leveraging 15+ years of leadership success within top level CPG/Retail companies to provide highly effective Marketing, Brand Building and Sponsorship/Partnership services to clients throughout the nation. James knows from experience that the key to a high performing team is the level of talent and drive innate within that team. JWG & Associates (Houston, Texas) specializes in Developing Marketing plans, Building Brands and achieving Sponsorship/Partnership opportunities within Consumer Package Goods, Retail and Entertainment industries. My primary focus includes Marketing, Brand Management, E- Commerce and Social Media.

Currently developing and administering marketing programs for Black College Expo, SWAC Football Championship game and Basketball Tournament, Soul Beach Music Festival and the American Black Film Festival Develop brand guidelines, commission consumer research, oversee grand openings, manage CO-OP groups, and execute local and regional marketing tactics.

James Gilmer was a board member a few years ago and developed the BriarBeat, Movie Night and held a number of different roles. I am interested in getting back on the Board to help move this community forward. I will be transparent and honest to all of our neighbors. This community needs a change in Leadership and I am your guy. I hold a MBA in Marketing and a BA in Communications. References: Jimmie Wheeler-President, Cherokee Black Entertainment, Inc. (713)-269-3521; Nicole Mason-Director of Marketing, Macy's-(215) 756-1705 ; Rodney Northern-SVP, Mingo Advertising Agency (479)-871-6001

ALEC LUONG

I've been on the board now for 5 years, and president for the past 4 years. There are a number of things I am very proud of accomplishing

(Continued on Page 3)

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 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

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

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.

(Continued from Cover)

over these past years. I've made a point to streamline the way we do business as an association to make us more efficient. We've moved the POA away from paper records to digital records, ensuring a continuous record keeping and saving a considerable space and money by avoiding printing as much as possible. We've streamlined our billing and expanded our payment options to homeowners to include online bill pay, credit card, and digital checks. I want to make special note that Warren Murdoch has been especially vital in achieving these goals as our Treasurer.

I've built better relationships with our neighboring associations. We've signed a long term agreement with the Terraces on Memorial to use our facilities and generate additional revenue for the association. We've greatly improved our relationship with the Briarhills HOA. I would like to say that the days of acrimonious finger pointing are over. Again, with the help of Warren Murdoch we're on the verge of re-writing our long standing use agreement that will bring the POA and HOA onto equal footing, commit the HOA to long term capital spending, and keep the constables patrolling our neighborhood.

I've been a part of expanding out social presence in our neighborhood. Movie nights in the park have been a huge success over the years, drawing hundreds of people each time. We had a great fourth of July this year that was all made possible by our great group of volunteers. I made sure that we did not charge a use fee for our swim team - and instead provided financial support to the team. I've shot down any attempt to make our swim team residents only because I believe in creating community over segregating our team.

I've made a point to run our association professionally. We are self-managed, which gives us an enormous amount of flexibility. But it also means that we are responsible completely to our residents. There is no management company to blame. I want us to use professional companies, with licenses and insurance at all times. We professionally complete projects and don't ask for volunteer labor or handouts. I think this change in philosophy has paid great dividends to our residents by delivering professional services at all times. We are a model for how POA boards should be run, so much so that we have had on more than a few occasions other neighboring boards visit our meeting and solicit our advice to run their boards better. This is something I am very proud of.

And most of all I am proud of the new facilities we are going to deliver this coming year. In 4 years we've tackled our biggest problem - aging infrastructure. I went door to door for three months over the summer a few years ago with other volunteers to secure the support for this project. We held public meetings. We engaged our neighboring communities. We sought professional design, consultants, and construction. We've had our bumps and delays and cost issues, but now that we have signed our construction contracts we are ready to get going. And above all, we've been able to deliver this project at a cost of some \$65 per resident. That is the cost of the single rate increase we will have to levy for the building. Delivering an \$800,000 project for that cost is a steal. Other neighborhoods have expected a special assessment for 10 times that much.

During this time I've learned a number of lessons. I started doing this having never served on a board before and not knowing anything about how a POA is run or operated. I've had a child since then. I've met with personally over 200 residents. I think the most important lesson about all of this that I have learned is the importance of creating consensus with the board members I work with. I've had my disagreements with fellow board members. Anyone who has been to a meeting has seen Warren and I clash on numbers, finances, timing, and the color of the sky. Constantin and I have gone back and forth on how to deal with residents in trouble with the POA for payments and non-conformance. But we always work through our differences. We hear opinions, we make considerations, and ultimately we come to agreement.

I believe that this current Board is the best Board I have ever had the pleasure of working with. Hannah Bailey, through having a child and continuing her education has never once missed a Briarbeat submission. She attends as

many events as possible. She's active on our parents Facebook site drumming up support and informing residents. Warren Murdoch is instrumental as our treasurer. His financial background and attention to detail are the best I have ever seen in a treasurer for this association. He is responsible for tracking down and negotiating the fantastic loan terms we secured for our building and has been dogged in his accountability for every cent spent on this project. Electing the three of us will ensure that the POA board continues to function effectively and deliver an ever demanding list of necessary changes needed for our community.

I hope to see as many of you as possible at our annual meeting in September.

WARREN MURDOCH

I am a current member of the board. I was appointed in 2016 to replace a member who moved from the neighborhood.

I have been Treasurer since 2016. During my abbreviated term, I successfully negotiated a loan from Mutual of Omaha Bank for our construction project. The rate and terms are very favorable to the POA. I also migrated the collection of annual dues to Mutual of Omaha Bank that saved the POA \$1500/year in collection costs. I also outsourced the printing and mailing of annual statements that further added to our savings.

The construction project will begin in September. Once we finish the project we will have to begin rebuilding our savings. We will also need to formalize our planning for future capital projects. We need to promise ourselves that we will never again borrow to finance a much-needed project. Going forward we have to pay for these projects from savings and not from borrowing.

In the interest of full disclosure, I am married to the Office Manager.

REBECQUE & NANCY'S BEAT

September 2017

Have you ever had your credit card, computer or identity compromised? Rebecque, who is our computer guru (she will not admit to this, but she is my go-to person), had her email account hacked recently when she opened a corrupted email sent to her by a client. What a mess! A couple of weeks ago my credit card was hacked for the second time this year. I still had the list of all of the auto pay companies so I thought that this time it would be easy. Wrong!!! Two and a half hours later after I had talked with 5 people, they accepted payment to my new credit card even though I had updated my profile online when I received my new card. If you do this by phone, they charge you an additional \$5 for the service.

For those of us who buy or sell homes or are Realtors, we have the best service in the county with the Houston Association of Realtors and our MLS service. One example is the international presence of our listings on the Internet. In one month alone, the HAR listings were viewed over 30 million times from around the world. A few are even sold without the buyers seeing the property until they are ready to move in.

By the time you receive this, hopefully the clubhouse will be demolished and we will be moving forward. Patience is the name

of the game with new construction. This has been discussed since construction in Briarhills was completed in the late '70s. What we have been using as a clubhouse was never intended to be a clubhouse, but just the construction and sales office for the different builders. Years ago, it was meant to have been torn down and a real clubhouse built. After all of these years, I cannot wait until the new clubhouse is completed and we can really use it.

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 ARTICLES@peelinc.com. 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.



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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**

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

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.

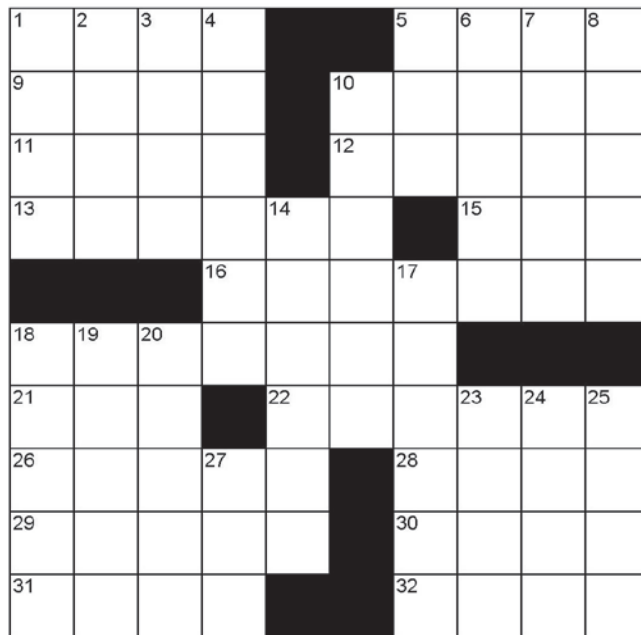
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CROSSWORD PUZZLE



ACROSS

1. Squeeze
5. Lovers
9. Women's magazine
10. Special case only (2 wds.)
11. Lemony
12. Passes at the bull
13. Of this
15. Feign
16. Long scoldings
18. Tutee
21. To be
22. Band instrument
26. __ cotta (clay)
28. Too
29. Append (2 wds.)
30. Worker
31. Honker
32. University (abbr.)

DOWN

1. Fit together
2. Healing plant
3. Speak indistinctly
4. To this document
5. Food and drug administration (abbr.)
6. Leading
7. Time being
8. Beats it!
10. Wrangle
14. What the Tin Man needed
17. Naval fleet
18. Devil
19. Doctrine
20. Tends sheep
23. Group of nations
24. Afloat
25. Noble
27. Fish eggs

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MISSISSIPPI ROAST

What You Need

- 3- pound chuck roast
- 1- ounce packet of dry ranch seasoning mix
- 1- ounce packet of dry au jus gravy mix
- 6 tbsp unsalted butter
- 1/4 cup water
- 5-6 pepperoncini

Directions

1. Pour 1/4 cup of water into the insert of your slow cooker.

Lay the chuck roast on top.

2. Sprinkle the dry ranch seasoning mix on top of the chuck roast, then sprinkle the dry au jus mix on top, then place 6 tbsp. of butter on top of the roast, and finally 5-6 pepperoncini around the roast.

3. Cook on low for 8 hours.

4. Shred and serve with gravy.

Cook's Thoughts

You may serve this with a side of mashed potatoes and vegetables, or serve it on top of white/brown rice, or make a sandwich. Avoid adding salt because the gravy is fairly salty already.

If you wish, add vegetables to the slow cooker to cook along with the roast. Add Potatoes, carrots, celery, or anything else you wish 2-3 hours before the roast is done.



2017 Season Schedule

Sunday, September 10 Jacksonville - 12 p.m.	Sunday, November 12 @L.A. Rams - 3:05 p.m.
Thursday, September 14 @Cincinnati - 7:25 p.m.	Sunday, November 19 Arizona - 12 p.m.
Sunday, September 24 @New England - 12 p.m.	Monday, November 27 @Baltimore - 7:30 p.m.
Sunday, October 1 Tennessee - 12 p.m.	Sunday, December 3 @Tennessee - 12 p.m.
Sunday, October 8 Kansas City - 7:30 p.m.	Sunday, December 10 San Francisco - 12 p.m.
Sunday, October 15 Cleveland - 12 p.m.	Sunday, December 17 @Jacksonville - 12 p.m.
Sunday, October 29 @Seattle - 3:05 p.m.	Monday, December 25 Pittsburgh - 3:30 p.m.
Sunday, November 5 Indianapolis - 12 p.m.	Sunday, December 31 @Indianapolis - 12 p.m.



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Then when you are ready to sell, together we will pick the best time to put your home on the market. Contact us today.

Helping you get the results you deserve!