

Friends and Neighbors,

I hope all of you had an enjoyable Holiday break and a Happy New Year. We are well underway with the construction of the new clubhouse and pool renovations. Demolition occurred in late December and was quite a site if you were able to see it yourself. A team of two guys and a backhoe took down the building in about 2 hours!

We were able to survey the site during and after demolition with the contractor. A number of foundation cracks, some as large as 2 inches, were revealed under the building. Water damage from years of leaks had rusted through the foundation walls and into the rebar. The interior walls had extensive water rot and termite damage. The pool house had extensive damage from piping leaks that were fixed a few years ago, but the wood damage was undetected at the time.

Currently the project is on schedule to be framed and roughed in sometime in late March. The pool contractor has started their work removing the pumps for reuse and will start re-plumbing the pool for the new pump room location along with the contractor in January.

The BPOA is also soliciting final bids for a new security company to install the new security cameras in the building and grounds, and to maintain the access control system. The security company will also monitor the building and grounds 24/7 for intrusion and fire. Cameras will be placed strategically around the building, pool, tennis, and parking areas to monitor to site and intersection in front of the building. Once the building is done residents will be given key fobs to access all of the amenities. No more pool tags or tennis keys ever!

We are pleased to state that December marked the beginning of the first families moving back into their flooded homes! Massive rebuilding efforts are underway across the neighborhood, which is a great sign of reinvestment and reinvigoration. At the time of this writing, about a dozen homes have been sold or are pending sale in the flooded areas. This is a sad departure for residents, but a silver lining of the renewal of these homes in new hands. Of the 100+ homes that have flooded, only a handful that we have reached out to have not indicated whether they are returning or not. All of the others have positively responded that they are intending on returning.

As with all construction activities, residents are reminded that they must submit a Home Improvement Request to the Board of Directors before starting any work. The ACC committee is on alert for new requests, and normally get these responded to and returned approved to residents within a few days.

Larger home improvements that will change the exterior condition of the home will require the approval of the full board. The Board of Directors has been made aware of this and are ready, willing, and able to review requests like this outside of the normal monthly meetings to expedite the review process and help residents get back into their homes sooner.

The BPOA wants to make sure that all of the rebuilding after Hurricane Harvey conforms to the requirements of the Deed Restrictions and doesn't infringe or create future problems for homeowners down the line. This is a telling tale as there was some rebuilding done after Hurricane Rita that was not approved and not reviewed correctly that led to long standing disputes between neighbors that otherwise could have been avoided.

If you are intending on doing major exterior improvements, please make sure to submit your request to the BPOA, along with all of the required permitting and plan reviews required by the City of Houston. Please reach out to the Architecture Control Committee at bhillspoa.acc@gmail.com if you have any questions.

The regular monthly meetings of the Board of Directors takes place on the second Monday of each Month at 6:30 PM at the Parkway Place Retirement Home across the street from Westbriar Middle School. Please try to attend to keep up with the goings on in the neighborhood. Meeting minutes from previous meetings can be found on the website at www.briarhillspoa.org. If you have any questions or comments feel free to email me at bhillspoa.pres@gmail.com.

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	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

Website

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.

REBECQUE & NANCY'S BEAT

The developer's office building, which was erroneously called "the club house," is gone! When I moved to Briarhills in 1987, plans were presented at a homeowner's meeting to tear down the office building and to build a clubhouse. We were told that the subdivision would finally have the clubhouse that was supposed to have been built by the developers. It only took 31 more years to achieve this. We will soon have a structure that can be used by all. It will be accessible to the handicapped, elderly, children, and any homeowner who wants to have a mold-free and clean environment. We can have neighborhood and individual meetings and parties without the fear of someone falling down on the stairs. We will only be heating and cooling useable space. Just think how nice it will be to not have to run home to use bathroom facilities, but to actually have them on site. As you can tell, I am excited. I can see card games, garden club meetings, and so many other activities as our neighbors have a common location to socialize. During the aftermath of the flood, we met so many of our wonderful neighbors. Now we can have fun together at a new location.

The Precinct 5 constable office offers great programs, which can be scheduled for our benefit. Below are programs provided by the Pct 5 Constable office, which can be scheduled not only at our clubhouse,

but wherever you have facilities and people interested, by contacting the Pct 5 Community Relations Department at 832-927-6700.

Children's Programs:

1. Stranger Danger: Educates children on how to deal with strangers
2. Hero Read: Brings a deputy into the classroom to read a storybook to children
3. Scouting: Assisting Boy Scouts, Girl Scouts, and Cub Scouts with merit badges and various topics
4. McGruff the Crime Dog: Appearances made to groups and events

Teen Programs:

1. Internet and Social Media Safety: Educates teens on the dangers presented by social media
2. Teen Mentoring: Placing one deputy with one teen, to meet with them for 1 hour a week
3. Drug and Alcohol Awareness: In partnership with M.A.D.D. and Krysta's Karing Angels (Conducted in Schools)
4. Life 101: Covering a wide range of topics aimed at decision making skills during adolescent year

(Continued on Page 4)



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BRIARHILLS

(Continued from Page 3)

Adult Programs:

1. Internet and Social Media Awareness: Educating parents on the dangers presented to teens over the internet
2. Home and Personal Safety: Practical measures that can be taken to improve both
3. Fraud Awareness: How to detect and avoid scams and fraud
4. Sr. Safety and Awareness: Specific safety and awareness tips for those 65 and over

General Programs:

1. Neighborhood Crime Watch: Information to assist neighborhoods develop and maintain a crime watch program
2. Workplace Violence and Active Shooter Response: Teaching civilian response to workplace violence and active shooter situations
3. Holiday and Shopping Safety: Focused on safety issues during the holiday season
4. Operation ID: Teaching residents the importance of marking their belongings
5. Child ID: Helping parents plan for, protect against, and respond to a missing child

Happy Valentine's Day!

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HARRIS COUNTY LAW ENFORCEMENT

December 2017 Stats

Alarm Local	4	Meet the Citizen	15
Animal/Humane	1	Meet the Officer	1
Burglary/Hab	1	Neighborhood Chk	55
Check Business	10	Open Door/Window	6
Check Park	5	Solicitors	1
Chk Religious FC	1	Traf Initiative	10
Contract Check	174	Traffic Stop	6
Disch. Firearm	1	Unk Med Emerg	2
Dist/Fireworks	1	Vacation Watch	42
Follow Up	4	Veh Suspicious	4
Information Call	7	Total Count for Period :	351

NEIGHBORLY NEWS

The Wohlwend Family welcomed the birth their first child, Liam Josef Wohlwend, on December 29th at 12:17pm. His birth weight was 7lbs 1 ounces, with a length of 20 inches. He was born with lots of hair! Mom and baby are doing well.

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

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PREVENTING COMMON TYPES OF NECK AND BACK PAIN

By Dr. Chad Adkins, Adkins Chiropractic in Summerwood

By far, one of the most common causes of neck and back pain in today's society is poor posture. We find in our chiropractic office that back pain often follows sitting or standing for a long period of time, bending repetitively or for too long, or lying down in a position of strain. Similarly, neck pain usually follows sitting for a long period of time such as on a drive or flight, working in a strained position such as over a computer, holding a phone in place for long, or lying down with the head in an awkward position.

Let's identify five common causes of neck and back pain and learn how to correct them.

1. Lifting is probably the biggest culprit of them all. Make sure that when lifting, you bend your knees, not your back. Lift with your legs, and hold objects close to your body. Try to avoid lifting objects over your head and no higher than chest high. When a load is too heavy, get help and plan ahead to avoid sudden load shifts. Most importantly, always be sure of your footing.
2. Improper walking and standing are the next-most-common reasons we see patients. Try to stand with weight equal on both feet, and do not shift your weight back and forth. Walk with good posture (walk tall), keeping your head high, chin tucked in, and toes straight ahead. Make sure to wear comfortable/supportive shoes, and try to avoid boots and high heels.
3. Remember for driving to move the seat forward to keep your knees bent and slightly higher than your hips. Sit straight up, and push the lumbar support as far out as it will go. Also, do not lean to one side or the other, and try to keep your weight balanced. Most importantly, keep your head against the rest and do not let it drift forward.
4. Sitting is another big issue we see in our office, especially with technology/computer-related jobs. Be sure to sit in a chair that is low enough for you to place both feet on the ground, with knees equal to or higher than your hips. You can also rest your feet on a stool if you can't reach the ground. Sit firmly against the back of the chair, and do not allow yourself to lean forward. I also recommend getting up about every thirty minutes.
5. Sleeping is something that may get overlooked, but it is very important since you spend a third of your life sleeping. A good night's sleep on a firm mattress is good for your health and your back. Sleep on your side with your knees bent and a small pillow between them or on your back with a pillow under your knees. Try to avoid sleeping on your stomach at all costs.

It is very important to learn and practice good posture and body mechanics. A straight, properly aligned back can help prevent unnecessary wear and tear on your discs and joints.

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We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.

DUE: January 31st

Be sure to include the following so we can let you know!

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2017 MARKET REPORT

For Briar Hills from Jan 1st 2017 to Dec 31st 2017

Number of Homes Available	11
Pending Sales	2
Number of Homes Sold	28
Highest Sales Price	\$580,000
Lowest Sales Price	\$186,000
Average Sale Price	\$332,704
Average Sale Price per Square Ft.	\$133.62
Average Days on Market	89

We live, work and play in the neighborhood and make it a priority to know the local market. Give us a call or send us an email if you have a real estate related question or when you are ready to sell. We always use a professional photographer to take exceptional photos of your property and give superior staging tips that will make your home stand out.

Because You Deserve Better.