

Rebecque & Nancy's Beat

Do you have a junk drawer? I would venture to say that most of us do. I read an article recommending ways to organize mine. Perfect timing since I will soon move back into my flooded house. Yeah! Instead of buying dividing containers, the suggestion was to use what you already have in your house such as muffin tins, ice cube trays, small boxes, coffee cans, egg cartons, unused silverware tray, or any other small item around your house that you have saved because you knew someday you would have a use for it. Now for the fun part - dump everything out of the drawer. You will probably be surprised at what you will find. Only put back what you will really use in your newly organized drawer and throw out the rest. That part I will miss as it is already all gone, but I can start fresh with new junk. I just saw some great inexpensive dividers for junk drawers at Kroger on Barker Cypress. I will check with our Kroger.

Have you checked your gutters lately? Now that my house is almost rebuilt the gutters look bad, so I read another article. It gave a lot of instructions as to how to inspect, clean and repair the gutters. My solution is to either replace them or to hire someone else to climb the ladder to clean and/or repair them. There are definite consequences for ignoring leaking gutters. The dampness can cause wood rot, water can back up getting under the shingles and down the wall, or cause termite infestation. All are strong reasons for checking the gutters at least once a year. Do it before the little seeds or acorns start growing trees in your gutter!

Security seems to be more of an issue since Harvey. I see more Ring or similar doorbells with cameras and motion sensor outdoor lightening. Though there are many ways to spend money for security, the basics are a good start. Keyless deadbolt locks, secure locks on the windows, a stick or old broom handle for the sliding glass door, lock your doors and windows including the door from the house to an attached garage, and keeping your garage door closed are some examples.

Rebecque and I have been having success in selling our listings, so the market is looking up! Appraisals can frequently be an issue. When two of our listings sold for top dollar in their subdivisions and were appraised for the sales price, we were thrilled. Raising the bar for value is always challenging. Several companies are moving their headquarters to the Energy Corridor. We look for a bright future in 2019!

Happy St Patrick's Day. Remember to wear green or be prepared to be pinched.

Hello Briarhills Dolphins!

We are excited to announce that registration for the 2019 summer swim team will be open from April 1st - April 30th.

To register and obtain more information about our team, please visit our website at briarhillsdolphins.swimtopia.com.

We look forward to another fun season and can't wait to see everyone at the first practice in May!

Go Dolphins!

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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City Services.....	Call 311
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Public Works.....	713-837-0600
Neighborhood Protection.....	713-525-2525
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OTHER UTILITY SERVICES

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.....	(then 1 then 4)
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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

VV 2019

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.

Aeration Now Can Help Your Spring and Summer Irrigation

In order to prepare your lawn for a healthy spring growing season, you should employ basic lawn care practices at this time of year, which includes aerating your yard. It is important that nutrients reach the soil beneath your grass, and aeration can help you get that done.

Aeration involves making small holes in the soil to allow air, water and nutrients to get to the grass roots.

This helps the roots grow deeper and produce a stronger, more vibrant lawn.

Aerating helps alleviate soil compaction. Compacted soils have too many solid particles in a space, which prevents proper circulation of air, water and nutrients within the soil. Excess lawn thatch or heavy organic debris buried under the grass surface can also starve the roots from these essential elements.

So when is the right time to get this aeration done? These next six to eight weeks leading up to the spring season, when grass begins to grow again, is a good time to aerate.

The two main aeration tools are the spike aerator and a plug aerator. The spike aerator poke holes in the ground with a solid piece of metal. Plug aerators remove a core or plug of grass and soil from the lawn. Most landscaping companies and horticulturists recommend the use of the plug aerator. The machines can be rented or you can have

a lawn care service aerate for you. After aerating, it's always a good idea to apply about a half-inch of compost over the aerated yard. The compost fills in the holes left by the plug aerator and brings organic materials into the root zone.

If you have noticed that your turfgrass isn't looking its best or that water has difficulty penetrating through the soil surface, it may be time to aerate your lawn. Lawns with clay soils that get a lot of foot traffic typically require aeration more often as they become compacted over time. Here's a great tip to check to see if your yard needs to be aerated.

Using a shovel, dig a square-foot section of grass about six inches deep and take a look at it. If the grass roots don't extend further than two inches deep into the soil, your lawn would benefit from aeration.

If you plan to aerate your own yard, here are a few helpful tips to get the job done.

- Before you get started, make sure the soil is moist enough. There's nothing more frustrating than trying to aerate soil that is bone dry. Aerating the day after a rain shower or watering your lawn the day before is advised.

- Most aeration machines cover only a small percentage of soil

(Continued on Page 4)

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BRIARHILLS

(Continued from Page 3)

surface per pass, so make multiple passes over the most compacted areas. Save resources (and your energy) by leaving unaffected areas alone.

- The soil plugs can be left on the ground after aeration and allowed to decompose. Or, you can rake them into piles to throw in the compost bin. However, this isn't necessary as it should take about two to four weeks for the soil cores to break down naturally. Sprinkle compost (sand or peat moss can be used instead of compost) over the lawn to fill in the holes.

- An aeration myth is that if you apply a pre-emergent herbicide on your lawn in the spring, aerating your lawn will destroy the herbicide "barrier." This is not true — research shows that aeration will not affect crabgrass control or weed prevention.

After aerating, it's important to continue appropriate lawn care practices.

Aerating will help you save water over the spring and summer seasons. Instead of running off or only penetrating a few inches, water will be better absorbed in an aerated yard. That makes your entire landscape and your water bill happier.

Did you know...

According to the U.S. Environmental Protection Agency, outdoor water use varies greatly depending upon geographic location.

In dry climates such as that in the Trinity Glen Rose District, a household's outdoor water use can be as high as 60 percent. Some experts estimate that as much as 50% of that irrigation water is wasted due to inefficient watering techniques, wind and evaporation.



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Spring Vegetable Fettuccine Alfredo Recipe

Total: 30 min Active: 30 min Yield: 4 servings Level: Easy

Ingredients:

Kosher salt
One 9-ounce package fresh fettuccine
Extra-virgin olive oil, for tossing
2 cups shiitake mushrooms (about 4 ounces), stems removed and discarded
1 bunch thin asparagus, about 1 pound
1 stick (8 tablespoons) unsalted butter
1/2 cup frozen peas
Freshly ground black pepper
2 cups heavy cream
1 1/2 cups freshly grated ParmigianoReggiano cheese
1 tablespoon chopped chives
Finely grated zest of 1/2 lemon

Directions:

1) Bring a large pot of generously salted water to a boil. Add the pasta and cook according to package directions until al dente, tender but slightly firm. Reserve 1/2 cup of the pasta water, then strain the pasta and toss with a splash of oil in the colander.

2) Meanwhile, slice the mushroom caps into 1/4-inch-thick strips. Snap the woody ends off the asparagus and cut into 2-inch lengths. Heat a large skillet over medium heat, and add 2 tablespoons of the butter. When the butter melts, raise the heat to medium-high and add the mushrooms in 1 layer. Cook, without moving, until the undersides have browned, 1 to 2 minutes, then stir and cook until golden about 2 minutes more. Add the asparagus, another tablespoon of butter, and 1/2 teaspoon salt and continue

to cook, stirring occasionally until the asparagus is tender and the mushrooms are browned, 2 to 4 minutes. Transfer the vegetables to the colander with the pasta.

3) Reduce the heat to medium and add the remaining 5 tablespoons butter. When the butter has mostly melted, whisk in the cream and bring to a simmer, then add the peas and cook for 2 minutes. Turn off the heat. Whisk the Parmigiano-Reggiano into the sauce. Add the vegetables, cooked pasta, chives and lemon zest and toss well. Season with salt and pepper. The pasta will thicken as it cools. To thin it, add reserved pasta water 1 tablespoon at a time and toss to reach the desired consistency. Serve hot in heated bowls.

Cook's Note

Heavy whipping contains stabilizers to help it whip up and stay at the desired consistency. It will thicken your Alfredo sauce more than regular heavy cream will. You may adjust the consistency of your sauce by adding up to 1/2 cup reserved pasta cooking water.

Recipe courtesy of Food Network Kitchen



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THE BRIAR BEAT IS LOOKING FOR SUBMISSIONS!

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Tips for a Killer Garage Sale

DRAW CUSTOMERS IN with effective product placement and display. Put the best, most visible items like furniture out front and center.

MAKE IT EASY FOR CUSTOMERS TO BROWSE AND BUY

- Display like items together
- Use easy-to-read price tags
- Provide written descriptions for unique items or even a story about where it came from
- Create room displays with furniture and décor
- Have a designated, easy to find cashier table
- Use larger signs to help customers navigate through your “shop.”

PRICE TO SELL

Don't base it on how much you paid for a thing 20 years ago, or how much it means to you. If you can't let it go for cheap, then you shouldn't be selling it at all.

OFFER FREE STUFF

If your primary goal is to rid your home of clutter, why not have a designated free pile of those items you really want to purge from your life.

CONSOLIDATE PRICING

Bag up those random craft supplies, hardware, holiday decorations or what have you and sell the whole lot for one low price.

KNOW WHAT CUSTOMERS WANT

Garage sale shoppers are different than retail shoppers. The majority are looking for daily-use items at a low cost. And some shoppers are looking for bargain supplies for their hobby or collection. The best-selling items are: Clothing in good condition, tools, furniture, games/toys/bicycles, books, small appliances, camping/fishing gear and sports equipment. Still, there are a few outliers who stop by because something unique caught their eye or they are looking for something that speaks to them aesthetically.



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2018 MARKET REPORT

For Briar Hills from Jan 1st 2018 to Dec 31st 2018

Number of Homes Available	14
Pending Sales	1

Number of Homes Sold	30
Highest Sales Price	\$414,000
Lowest Sales Price	\$155,000
Average Sales Price	\$300,825
Average Sales Price per Square Ft.	\$127.23
Average Days on Market	88

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.

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