



Website: [briarpatchnpr.com](http://briarpatchnpr.com)

**Excerpts from October 10<sup>th</sup> 2016 Board Meeting,**  
*which was attended by 14 Owners.*

**President** Marlene Winchester gave her report and suggested that the following remarks be included in this Newsletter.

SPEEDING has become a problem in our community, which has no sidewalks. In addition to several other owners who have complained, Marlene had two narrow escapes during the last few days and barely avoided injury. Please make sure that neither you nor your visitors drive in excess of our 15 mph speed limit. Also, anyone who opts to take their exercising walk *at night should wear light clothing and carry a flashlight.* We are making the City aware of the speeding problem and also considering other remedial measures. (Note that speed bumps are not possible in City streets.)

NEW POOL KEYS FOR RETURNING SNOWBIRDS. The key for the Pool, Clubhouse and Bathrooms has been changed and cannot be duplicated. Returning snowbirds should leave a message for Marlene on our dedicated 'phone line so that owners can receive and sign for their key. Proof of identity might be needed for recent owners

UPDATED COPIES OF OUR DOCUMENTS, which are the Fifth Amended Copy: Please make sure that you have your copy and , please, *read it!* Failure to abide by our Deed Restrictions results in costly attorney fees which, in turn, will result in increased HOA fees.

GARAGE DOORS should be kept closed and not remain open all day, as many are now. Deed Restrictions permit doors to be open for up to 12 inches for ventilation or fully open when owners are working on a project within the garage.

OWNERS SWITCHING TO AUTO PAY (strongly preferred) should do so *only* through Marlene and not

through the Bank because Bank tellers are not trained to process them which causes problems and delays.

**BRIAR PATCH PROPERTIES** –Marlene reported that we have no foreclosed properties in the community and have only two units available for sale.

**Vice President, Director of Roads & Grounds,** Carl Johnson, gave an update on work carried out in the last month:

...Our irrigation system is now up and running, requiring only minor repairs.

...Tri S treated all areas with fertilizer, pesticide and fungicide, which has improved the look of our lawns. A second application to remaining spots of fungus was completed by hand spraying two weeks later. Our next treatment will be in December.

... Due to our warm weather we are still cutting the lawns weekly instead of bi-weekly, which has caused some delay in trimming the pool area for painting and trimming and also mulching of the entrance. Carl has stressed with Cutter's and Pert Painting that these areas are a priority.

...Carl reported that the Parking Pass for visitors using the Guest Parking lot for three days or more is now available . Owners needing a Parking Pass issued should contact any Board Member.

**Secretary/Treasurer,** Claire Phillips reported the Association's Bank Account balances as follows: Operating a/c \$50,448.68; Special Projects \$8,281.99; Reserve \$148,647.86.

Adding to the Treasurer's Report, Marlene asked all Board Members to prepare their next year's Budgets so that they could be finalized in November. Marlene added that previously the Pool and Clubhouse Budgets had been combined because their expenditures often overlapped . This will be considered at the Budget meeting.

**Director of Buildings & Architecture,** Frank Ferreri, wanted to thank everyone for their kind comments, both on his leaving and on his return to the Board. He also said how pleased he was to have Carl Johnson on

the Board as Director of Roads & Grounds while Frank assumed the position vacated by Nick Alemaghides.

Frank then had to report that currently we are without a carpenter/handyman and that he was actively searching for a reliable replacement. Not only must the replacement be Licensed and Insured, he must have a Carpenter's License in order to work on our buildings. This means that we cannot respond or attend to the mounting backlog of Work Requests currently outstanding. *So Owners, please bear with us and be patient while we look for a qualified and reliable person to work on our buildings.*

Frank is also not getting responses from Don Faunce, our contact for leaking roofs. Fortunately Nick Alemaghides was at the meeting and was able to give Frank a telephone number for Don Faunce's boss.

**Director of Clubhouse**, Bonnie Baisley reported that the Fire Department would be returning shortly to inspect and sign off on work done in one of the bathrooms. Also, the Air Conditioner had just received its annual cleaning and inspection.

**PUBLIC PARTICIPATION** included the following:

**Irrigation Sprinklers:** A few owners questioned whether their sprinklers were working and Carl reiterated many of his earlier comments. He also undertook to investigate two of the concerns.

**Recycling:** Was discussed at length. Owners are reminded that newspapers, broken down cardboard and glass can now be included in the same recycling container (NOT plastic bags). There is a possibility that weekly recycling might start at some time in the future. Regarding **TRASH**, please remember that Habitat for Humanity would welcome many of the objects we see being trashed. And, again, please do not put out an excessive amount. Up to five trash bags should be the maximum.

**Trees:** Clarification was given that owners contemplating the removal of any tree should:

*First* submit our landscape modification form for Board approval,

*Second*, apply to the City for approval to remove the tree, as it often requires a Permit.

*Third*, remember that the City has the final word and failure to comply with its regulations can result in a \$500 fine.

There being no other business, motion was made to adjourn. Marlene announced that **the next Board Meeting will be held on November 14<sup>th</sup>.**

**UPCOMING YARD SALE**  
**November 11<sup>th</sup> and 12<sup>th</sup>**  
**Notice for Participants**

- 1) Pick up Applications for the required Permit from Peggy Van Dyk, fill this out and return to Peggy with the \$2 fee attached to the Application.
- 2) Peggy will take all of the Applications to the Town Hall on **10/31/16**. **On November 1<sup>st</sup> come and pick up your Permit from Peggy.**
- 3) *If anyone misses dropping off their Application on 10/31/16 with the \$2 fee they will have to take the application to the Town Hall and get their own permit.* Peggy's tel. no. is 232-2647

Participants please do not let anyone block the driveways of other owners OR park on any lawns or grass verges. It was suggested at the Board Meeting that you might ask your neighbors if they want to put their car in their driveway to discourage anyone blocking it. *Good Luck with your yard sales!*

**OTHER EVENTS:**

**Joan's Columbus Pizza Party Celebration**  
**Friday, October 14<sup>th</sup> at 5.30 p.m. - \$5 or coupon.**

If this Newsletter reaches you beforehand, remember that in place of the 50/50 Joan is asking for food or \$\$\$ donations for local food pantries trying to help Hurricane victims as well as other less fortunate Pasco residents.

**ANNUAL RESIDENTS' HOLIDAY PARTY**  
**SAVE THE DATE: SUNDAY DECEMBER 4<sup>TH</sup> @ 3P.M.**  
*Details and sign-up sheet will post end of November.*  
*Any questions call Joan McArdle at 727858-8121*

**RECYCLING DAYS:**  
**2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month**

*Board of Directors*