



Website: briarpatchnpr.com

September 2016

Hello Everyone,

We hope everyone had a great summer break and look forward to the gradual return of our snowbirds.

Board Meetings resumed on September 12th, when **President Marlene Winchester** regretfully announced the resignation of Nick Alemaghides.

We know that everyone will want to join the Board in thanking Nick for his many years of service to Briar Patch. We shall miss you, Nick, but wish you a healthy and less stressful future in our community.

Newsflash! A familiar face who also has already given great service on the Board for many years has agreed to fill the vacancy and we welcome back Frank Ferreri as our Director of Buildings & Architecture. Thank you, Frank. You're a devil for punishment!

Marlene's report included the following: For the first time in years there was not one foreclosure in Briar Patch. Only one unit is up for sale with another coming soon. New arrivals since May are the Desroches on Thicket, Findlay's on Slippery Rock, Lawrence's on Cabbage, Leppo's on Thicket and Neider's on Glen Hollow. Welcome all.

Returning snowbirds should know that they need new gate keys to enter the pool and clubhouse. Theirs is in their file in the clubhouse and they must personally sign for them in the register, also in the clubhouse.

A Reminder of a Reminder... If you have a leaking roof Read your Green Directory -CALL DON FAUNCE at 1-352-428-1158. THEN fill in a Work Order so that we know Don has been notified. Do not call our line or anyone else, please

The proposed Road Assessment proposed by the City of NPR was shelved for the time being due to protests. Our Attorney advised us that we cannot tell anyone where to position their satellite receivers. However, we can require owners to pay for any damage to the building or for failure of their maintenance crew to complete the work.

Eight owners who elected to pay by coupon have started to pay on line. This results in the

Association paying for a coupon book *plus* paying an extra fee for the payment on line, which is a waste of money and takes a huge amount of time to resolve. There are only **two** methods to pay our HOA Fees— Autopay (preferred and safer) or by coupon. Payments by coupon expose owners' private information to five different handlers every month. Please switch to Autopay if you have that option.

Marlene regretted that the pool had to be closed during tile replacements and also that it may need to be closed again when the railings are painted in October.

To close, Marlene said that there is too much trash being put out and Waste Management has started putting notes to this effect in with its invoices. Progressive Waste does not cover households moving in or moving out. Nor does it cover the left overs from Yard Sales, or toilets or similarly large items. Our maintenance fees will increase substantially if these practices do not stop. Other communities in our area have much higher maintenance fees than we do and for fewer services. We cannot allow our trash removal service to be so abused. The equivalent of no more than five bags of trash is a guideline as a maximum.

Carl Johnson, our new Director of Roads and Grounds, reported that the irrigation system on both the East and West sides have been worked on. Many sprinkler heads were unplugged and damaged sprinkler heads replaced. Several cut irrigation lines were found and repaired, along with one cut power line. Rust stains were removed around the pool area, fencing and several homes.

The City of NPR was called in regarding a dip in the street on Remus and their crew located and repaired a cracked drain box which was part of the French drain system. They also located and resolved a similar problem on East Cabbage.

Flooding occurred on Cabbage Lane during the storm, but Carl located a clogged drain and cleared it, allowing the water to drain. He similarly cleared another clogged drain on Big Loop.

Downed branches from the storm and overhanging branches on the Trouble creek fence were removed. Carl said that the entrance will be mulched in October when our grounds crews switch to a less frequent schedule.

The Irrigation system was shut down during several weeks when there was excessive rain to prevent unintentional flooding. A dying tree at our entrance was determined to be on City property and the City is awaiting approval from the Finance Committee for its trimming or removal. Work Requests were completed for three properties.

For Director of Buildings & Architecture, in Nick's absence, Marlene reported on those items with which she was familiar: Painting was scheduled to start on two buildings that week. Due to a change in our handyman, Work Requests are backed up including those reporting rotted boards.

Claire Phillips gave the bank account balances for the Treasurer's Report: Checking \$62,276.85, Special Projects \$15,081.30, Reserve \$128,636.77.

Claire said that a new distribution for Newsletters is being planned because we believe all owners should receive copies to keep them updated, either electronically or by mail. We encourage more owners to receive theirs via email if they can, to keep our costs down. FYI a distribution list of email addresses will NOT appear on these transmissions.

Many thanks to Joan McArdle there was a full Clubhouse for the Labor Day Picnic which was enjoyed by everyone. See the end of this Newsletter for details of Joan's next Party.

Bonnie Baisley opened the Clubhouse news by reporting that Bob Getz is no longer able to fetch and install the heavy drums of water for the Clubhouse. Bob has carried out this function for a long time and we genuinely appreciate the effort he has made to continue for so long. Thank you so much, Bob!

However, Bob did not stop without first researching a source for us whereby we can have these drums of water delivered, installed, for \$7.49.

Bonnie drew attention to the storage bin in the pool area, which some owners have adopted for the storage of pool wands, etc. Unfortunately this storage is needed by the Association for storage so owners are requested not to use it in future.

Bonnie also said that the catches on our kitchen cupboards are self closing, but getting broken because people are forcing them closed. Repairs are costly, so please allow them to self close. The air conditioner will be cleaned shortly.

Public Participation mainly addressed the retention pond behind Glen Hollow and the flooding

which sometimes occurred in some units backing on to it. It was considered unlikely that the rear complex owning the pond would be prepared to clear it. Carl thought that it might be worth asking the City if they could assist, but ultimately the unit owners must deal with it themselves and examine their surveys to see if any remedial action is open to them.

Any fallen branches should be broken down and bagged for trash collection.

Does everyone realize that **newspapers, etc. can now be included in with your Recycling?** We don't believe that everyone is aware of this! *Second and Fourth Wednesday of each month.*

The next Board Meeting will be on October 10th.

UPCOMING EVENTS:

Joan's Columbus Pizza Party Celebration

FRIDAY, OCTOBER 14TH, 2016 AT 5.30 P.M. - \$5 or coupons. Sign up sheet will be posted end September. In place of 50-50 Joan is asking for food or \$\$\$ donations for local food pantries trying to help Hermine's victims as well as other less fortunate Pasco residents.

ANNUAL RESIDENTS' HOLIDAY PARTY

SAVE THE DATE, SUNDAY DECEMBER 4TH @ 3 P.M.

Details and sign up sheet will post end of November.
Any questions call Joan McArdle at 727-858-8121.

Community Yard Sale, Two Days Only

**Friday Nov.11, Saturday November 12
8 a.m. to 4 p.m.**

There will be a \$2 fee for Permit (as per New Port Richey Township) for anyone participating in the Yard sale. ANY QUESTIONS? Please contact Peggy Van Dyke at 727-232-2647, who will be happy to collect your permit for you from the Township.

On the day please make sure to keep your display strictly within your own property and not encroach on your neighbor's or in the street. Don't forget – NO PARKING ON THE GRASS PLEASE!

Board of Directors