



January 2017 Newsletter

First of all – Happy New Year everyone, and a special welcome to all snowbirds who have returned for the season.

January Board Meeting. This was held on the 9th and we were pleased to note some increase in attendance due to our snowbirds.

President Marlene opened the meeting and following are the points she wished to raise:

Out of the reduced number of units for sale in Briar Patch, three are sold and closing this month.

This month's major event was a serious error made by our Bank which required them to issue a complete new set of coupon books and also a corrected Auto pay notice to all owners. The first and incorrect set of coupon books needs to be destroyed in order to avoid mass confusion during 2017. Marlene stressed that the Bank alone had been responsible and had not been the fault of Briar Patch. The Bank had simply not used the completely updated information that we had given them but, instead, a record from 2015. We are glad to say that, except for just one incredibly irate owner, who owes Marlene a huge apology, our Briar Patch owners all took the incident in their stride!

Marlene requests that anyone who is selling their unit should please be sure to let her know so that she can prepare the necessary documents for all involved parties, including the Title Company.

To protect our 55+ certification, our attorney has informed us that it is vital that anyone who is aware of an underage resident living in Briar Patch should please let us know by putting a note in the Clubhouse Blue Box and not by verbally telling any Board member. We need a note in writing with the date/s and time of sighting and the address involved. We then have to authorize our Fines and Suspension Committee to impose a fine for such occurrences, but cannot do so unless we have a note in writing.

Owners are reminded to refer to Paragraphs #3 and #5 in our Deed Restrictions. The fine for *any*

violation of any of our documents is \$100 per violation and can be \$100 per day for a continuing violation.

Regretfully, Marlene once again was forced to mention the subject of Trash. Please don't put any trash out 24 hours before pick up. Last *Saturday* on Remus, trash was put out for *Monday's* pick up. This is another violation which should receive a fine. For the sake of our well-kept community and your property values, please comply with the Deed Restrictions.

Vice President/Director of Roads and Grounds, Carl Johnson, reported on work carried out during the previous month, namely:

Since the November report we have revamped the irrigation system in phases #1 and #2, replacing some 3 inch sprinkler heads with 5 inch heads to improve coverage, and by installing rotating heads where needed. Carl noted that compared to other communities our grounds are very green.

Also the repair of ruptured lines has kept our system operating efficiently. This year we will be replacing a timer unit that malfunctions occasionally by skipping or bypassing a zone without notice with a single timer that will control both Phase #1 and #2.

On January 6th Tri-S treated all areas for insect and weed control. Heavy rains in the following days helped to wash that application in and improve its effectiveness.

Carl said that he is seeing that a lot of homeowners are changing their landscaping by removing bushes or trees or adding these items *without first completing our Architectural Modification Agreement for Board Approval. This can not only result in a fine from the Board but the City of New Port Richey can also fine the Homeowner up to \$500 for failure to obtain a permit.*

Finally, Carl (and all of us) want to thank Barry Crites and Peter Girouard for volunteering their time to obtain and plant the poinsettias at our entrance, giving Briar Patch a great look for the holidays. Thank you guys!

Secretary/Treasurer, Claire Phillips had to report that no Bank Account balances were available because we had not yet received the December

statements. All bills are paid up to date, however, and the balances were healthy.

Regarding the Newsletter schedule for 2017, these are planned for February, April, July and October, but could change if circumstances warrant.

The documents for our Annual Meeting on February 13th will be mailed before the end of this month and all owners are reminded how critical is for them to vote, either by mail, by proxy, or in person. We need a certain number of votes to constitute a quorum or we will be forced to hold a second annual meeting which would be costly and time consuming. FYI, we need about 70% returned votes to allow for non-eligible units and to constitute a quorum.

Frank Ferreri, Director of Buildings and Architecture, reported that our new handyman and carpenter has started and is working out well. He is fully licensed, has an honest and reliable background and has already been recommended by several residents.

Regarding work in progress, Frank wanted to point out that, when building repairs are carried out, only the actual *rotted* boards are replaced (with Hardy board). All other non-Hardy boards are left in situ until the planned maintenance schedule for that particular building takes place.

Director of Pool, Gary Lavallie, reported that a new cover had been installed for the pool. He and Muriel cleaned all of the poolside and exterior Clubhouse tables and chairs. The plastic drop-down blinds were also unrolled and cleaned. The pool chlorinator was no longer working so chlorine pucks had been introduced in the pool. All is working well.

Gary asked that our Minutes record that the Pool and Clubhouse are *non-smoking* areas, and this was duly noted. We ask everyone to please comply with these non-smoking requirements.

Bonnie Baisley, Director of Clubhouse, said that there are still far too many books in the Clubhouse but that we do not want to purchase and install any more bookcases. Will owners therefore please take as many books as they wish and *not* return them for further circulation.

Director at Large, Judy Michel, said that she had been busy welcoming new unit owners. Over 20 new families have joined us this year, with three more units closing this week. Judy said that she is working hard to get increased prices for our properties.

PUBLIC PARTICIPATION.

An owner reported that a black car was repeatedly parked on Cabbage Lane which not only interfered with passing traffic, but would certainly prevent quick access to Emergency Vehicles. Since we have City streets, which are beyond our jurisdiction, it was suggested that a letter be sent to the car's owner, pointing out that their chosen parking spot not only endangered their car but also would impede emergency traffic. Our recommendation will be that they park in their own garage or driveway.

Frank Ferreri said that since he spoke with them our local police have already made one tour of our community in the hope that their presence will discourage speeding in our streets.

It was reported that the top rail of our front gate to the swimming pool is in danger of getting too worn from constant handling. Gary Lavallie will see if any type of protection is available.

At the close of the meeting Marlene said that the next Board Meeting will be our Annual Meeting, and would be held in the sanctuary of the Asbury Methodist Church in Thys Road. She further remarked that this might be our last meeting at this Church, since they are having financial problems.

CLOSING NOTES

Claire thanks everyone who turned out on a Saturday morning to help put up our holiday decorations which, this year, entailed propping up our tree and getting the lights to work. Gary and Muriel Lavallie went a step further after the holiday and they alone carried out the thankless task of taking all the decorations down and packing them away. So thank you Gary and Muriel and also thank you to Francine Leirer, who took the trouble to research and find us a replacement tree that we could afford .

Our next thanks go to every one who came to the holiday party and contributed to the fund for new decorations. Thanks to their contributions plus a large parting contribution from Joan McArdle's 50/50 fund, we now have a new 7 ft tree and some shiny new baubles.

VALENTINE DATE! Francine Leirer has also bravely offered to arrange our first Clubhouse event following Joan McArdle's moving away. ***The date is Saturday, February 11th. Time to be announced on the Clubhouse Board. \$5 per owner. Let's give Francine all our support and encouragement and – Thank you Francine!***