



Briar

Patch

Briar Patch Homeowners' Association, Inc. Website: briarpatchnpr.com

6525 Thicket Trail, New Port Richey, FL 34653

BOARD MEETING AT THE CLUBHOUSE
November 13, 2023 ~ 6:00pm
Assessments will be considered to Raise HOA Dues.



November often blows in like a hurricane; other times it lingers like the warmth of the sun. Cinnamon scented candles and orange pumpkins appear.

On the astronomical calendar, Autumn doesn't end until the middle of December. The word November is derived from the Latin *novem* meaning nine. On the Roman calendar, November was the 9th month of the year. However, October and November moved forward in the calendar when January and February were added to more accurately reflect the length of a year on Earth.

Those born in November fall under Scorpio (scorpion) or Sagittarius (centaur) signs. Both topaz and citrine are birthstones for November babies. Topaz comes in a range of colors including blue, orange, pink and violet. However, red topaz is rare. Citrine comes in fiery oranges and yellows. Both stones are considered calming and soothing.



November's birth flower, the chrysanthemum, finds its glory this time calming and soothing. November's birth flower, the chrysanthemum, finds its glory this time of year with its fall colors. Their spectacular flowers come in many colors from pink, purple, and red, to orange, yellow, and white. As is the case with many flowers, the meaning of chrysanthemums may change based on the color of the blossom. With their connotations of abundance, cheerfulness, and friendship, chrysanthemums imbue all these qualities on November-borns. You'll find these people great

BOARD OF DIRECTORS

Jillian LaVelle
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& Landscape*

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fun to be around and very generous with their attention, money, and time. November babies are capable of a friendly word even under personally difficult circumstances.



Don't forget to reset your clocks! The time will "Fall back" at 2:00am on November 5th.

Set your clocks back by one hour.

(Maybe a good idea to reset the clocks before you go to bed on the 4th.)

NOVEMBER BIRTHDAYS

11/5 Gaynor Burch

11/17 Debbie F.

11/20 Brian Fitzgibbon



Beginning in January 2022, the first Briar Patch Newsletter was published. I am not a member of the Briar Patch HOA Board, but I choose to create a monthly newsletter to offer information on places to visit, happenings in the New Port Richey area, highlight residents, offer some things that may be of interest to those 55+, as well as include messages from our Board of Directors.

My husband Fred and I have often visited Florida. When we decided to leave our home on Kelleys Island, OH (located in the middle of Lake Erie between Ohio and Canada) we chose Florida. On one of our vacations to Tarpon Springs we came across Briar Patch. What stood out to us was the appearance – neat, orderly and well cared for. It gave the impression that the residents had the same mindset of having pride in their homes. We have lived in HOA communities in the past and respected the structured guidelines, shared amenities, and a distinct social dynamic. Living in such an environment fosters a spirit of togetherness, encouraging residents to know their neighbors beyond just a wave or nod.

As we all know, when purchasing a home governed by an HOA you're not just buying a house, you're joining a *community* governed by shared responsibilities and a common vision. Each homeowner in an HOA community is held to the **same** set of standards for the upkeep of their home's exterior, as well as adhering to the rules and regulations outlined in Covenants, Conditions, and Deed Restrictions (CC&R). These are **legally binding** documents detailing the rights and responsibilities of HOA members. That is why each new homeowner must sign an estoppel acknowledging they have **read** and **agreed to** the CC&R.

Members in such a community are expected to be courteous and conscientious considering the best for all, and not only for themselves disregarding the CC&R. Effective enforcement of these rules help preserve the community's visual charm and overall quality, making it a more desirable place to live.

As in many HOA communities, Briar Patch's HOA Board is made up of VOLUNTEERS. They generously give their time and attention to their responsibilities ensuring the best for all residents. Briar Patch is fortunate to have such a capable and dedicated group of neighbors!

We have found a very nice home and community in Tarpon Springs and will be moving there mid-November. It's difficult to put my emotions into words when leaving Briar Patch. Then it occurred to me that I don't need to do that because moving to a new city is not goodbye; we'll only be separated in places, but never in heart. So instead I will say "See you later" to some of the best neighbors I've ever come across. Wishing you all good health and happiness!

Connie Ausflug

Editor Briar Patch Newsletter

November 15 ~ "AMERICA RECYCLES DAY"

Recycling was first introduced in 1971 in Oregon, which passed a beverage container deposit law. Many states followed during the 1970s and 80s with recycling programs, but Americans did not start seriously recycling until recent years. *America Recycles Day* was established in 1997 by the US Environmental Agency and is observed every year on November 15th to raise awareness about the importance of recycling. The day intends to educate people about the positive impact it has on the world and the environment and also encourage everyone to purchase products that are recyclable, as well as follow guidelines in actually recycling them.

Every year the President of the United States is expected to issue a proclamation on November 15th encouraging people to recycle. In 2009, America Recycles Day was adopted into the Keep America Beautiful Campaign.

Benefits of recycling:

- + It conserves natural resources and saves energy.
- + It helps create more jobs for Americans, with the increase in the recycling industry.
- + It increases economic security for the country, as it produces a domestic source of new materials.
- + It prevents pollution.

However, America Recycles Day starts at home and this is the perfect day to reflect on and improve your recycling habits. You can also educate your family and friends about recycling and encourage them to start doing it as it is very easy. If you are really committed to recycling, consider buying more secondhand products such as clothes, furniture, replacement parts, and electronics... not only are you saving money, but you are also stopping landfills from being overfilled with waste. **Let's keep America Beautiful!**

MESSAGES FROM OUR BOARD OF DIRECTORS

FOURTH QUARTER



There is a lot of excitement here in the Briar Patch. It is far from dull. The pool area just got a cleaning; two of the lounge chairs need to be replaced. It was discovered, when cleaning the windows, they are in bad condition and will need to be replaced as well. They are unusable, so please do not try to open them. Nothing like a spring cleaning to uncover an additional "to do" list. 5 Star Pools will be coming out on October 27th to thoroughly inspect pool tiles. A plan for repairs will be in place after their inspection.

Other changes: Due to increased work demands and health issues, Karen Ryan plans to resign from her Director at Large position on the Board. We thank her for her time and wish nothing but the best for her. At the end of the term there will be three open seats on the Board. If you would like to join the Board of Directors, please send your resume to briarpatchnpr@yahoo.com attention Marie Lawrence. Remember, when you get elected to the Board, positions are later decided at an organizational Committee Meeting post election by the board members. We also will be in need of someone who has excellent newsletter skills. Connie has done an amazing job with it. I so appreciate her sharing her talent, skills, and abilities. Our newsletters have lots of information in them and are very well designed. We are very grateful for all her efforts and time.

Six buildings got new roofs! This really wasn't an option due to their condition. Depending on actions taken (or not taken) at the next Board meeting, a schedule will be projected for when other roofs are replaced. I have received a number of calls from owners wanting to know when their own property will be done. Unfortunately, I don't have an answer for you right now, but hope to have a detailed plan by the end of the year. Last time it was a 5 year project to have all roofs completed.

Other than that, nothing new to report.

Jillian LaVelle

There has been some misleading and inaccurate information floating around Briar Patch regarding Committees, Board of Directors, Committee Meetings and Board Meetings by some residents. First of all, there is a distinct difference between each. Committee Meetings "**do not**" need a quorum of the Board of Directors. Actually Committees can consist of members who do not reside in Briar Patch, however Board of Directors must reside in Briar Patch.

Meeting notices only need to be posted conspicuously anywhere within Briar Patch which includes our bulletin boards. Board Meetings are posted at our entrance only as a courtesy. Before any member has questions or comments how your Board of Directors operate please familiarize yourselves with the by-laws and deed restrictions before you make any conclusions or false misleading statements.

The following are statements from your by-laws!

BOARD of DIRECTORS

viii. *Notice of Meetings.* Except as otherwise provided in these Bylaws, or in the event of an emergency, notice of the date, time and place of meetings of the Board of Directors, or adjournments thereof, shall be given to each Director by personal delivery or by ordinary mail at a Director's usual place of business or residence, not less than seven (7) days prior to the date of such meeting. If mailed, such notice shall be deemed delivered when deposited in a mail receptacle maintained by the United States Postal Service. The notice for any special meeting of the Board of Directors shall state the purpose of such special meeting; provided, however, that if all Directors are present at any special meeting, notice of a special purpose shall be deemed waived and any business may be transacted by the Board of Directors at such special meeting. Except as otherwise provided in Chapter 617 of the Florida Statutes, meetings of the Board of Directors at such special meeting. Except as otherwise provided in Chapter 617 of the Florida Statutes, meetings of the Board of Directors shall be open to all Owners

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and notice of such meeting shall be posted conspicuously on the Property at least forty-eight (48) hours in advance for the attention of the Members, except in the event of an emergency, provided that Owners shall not be permitted to participate in, and need not be recognized at any such meeting. Notwithstanding anything contained herein to the contrary, an Assessment may not be levied at a meeting of the Board of Directors unless the notice of the meeting includes a statement that Assessments will be considered and the nature of the Assessments.

EXECUTIVE AND ADVISORY COMMITTEES

a. *Designation of Executive and Advisory Committees.* The Board of Directors may, in its discretion, designate one or more executive or advisory committees for the purpose of effecting any of the business and affairs of the Association as may be authorized and delegated by the Board of Directors, or for the purpose of conducting studies and making reports to, and for consideration by, the Board of Directors with regard to any particular business matter or affair of the Association. Any such executive or advisory committee shall have a chairman and two or more committee Members, who must be appointed by the Board of Directors, who need not be Members of the Association, and who may be Directors.

Fred Ausflug
VP/Director of Grounds and Landscape

BRIAR PATCH EVENTS

Dates and times are subject to change.

Participation and cooperation from our Briar Patch community is vital for a successful and enjoyable time together.

Game nights - In the Clubhouse on the following Tuesday nights at 6:30 PM:

Trivia - Tuesday, November 7th at 6:30 PM Clubhouse

Wine tasting game - Tuesday, November 14th at 6:30 PM Clubhouse -Please bring your favorite wine in a brown paper bag. The person with the winning wine wins a prize.

Cards/Dominos (i.e., UNO, Mexican Train, Rummikub, etc.) - Tuesday, November 21st at 6:30 PM Clubhouse

Mahjong -Tuesday, November 28th at 6:30 PM Clubhouse

We have a great time!

Thank you all for participating and helping make Tuesday game night a success!

➤ **Retirement Planning Presentation** - In the clubhouse on November 8st, 2023 at 6 PM. Dinner will be served. Healthcare, portfolio and estate planning will be presented by Mr. Paul Hayes from Hayes Independent LLC and Anna Stout.

➤ **Zumba** - Zumba class begin on Thursday, November 2nd until January 11, 2024 (except for holiday's – see schedule below)
 ➤ at 1 PM in the pool and patio area. The cost of each class is \$5.00.
Pre-payment (cash only, receipt will be given) is required in order to pay the instructor.

Zumba Thursday Class Dates
Thursday, November 2, 2023
Thursday, November 9, 2023
Thursday, November 16, 2023
Thursday, November 30, 2023
Thursday, December 7, 2023
Thursday, December 14, 2023
Thursday, January 4, 2024
Thursday, January 11, 2024

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- **Holiday Decorating** – Come make Briar Patch festive for the holidays on Saturday, **November 25th, 2023 – 9AM. Please sign-up!** Sign-up sheet is on the clubhouse bulletin board. Coffee and donuts will be served.
- **Holiday Party** – **Please sign-up for the holiday party by December 2nd, 2023.** Sign-up sheet is on the clubhouse bulletin board. **The holiday party will be held on December 9, 2023 at 11:30 AM, clubhouse/pool area.** We will have music, food and water/soda.

A great big THANK YOU to Jill, Mike, Laurie, Suzie and Dave for coming out to clean the pool chairs and tables!!! Excellent job! I really appreciated it!




**KEEP
TOILETS
CLEAN
FLUSH
AFTER USE**

Please maintain the bathrooms clean. Please flush the toilet after use. The un-flush toilets create a health issue. We do not want to be shut down by the health

Reminder if you see something say something as Briar Patch is our community to maintain and be proud of!

Thank you!
Diolinda (Linda) Gonzalez
Interim Clubhouse Director

Hello All !!!

Happy Days to those who were living in some of the LEAKERS. At least six of those buildings were re-roofed starting on October 16th. Thanks to ARRY's for doing a great job! Sorry about pre-notification as to when they were coming and what building they were working on. The teams were working so fast and changed their schedule every other day. The buildings had multiple water rotted roof boards replaced. The homeowners now must complete repairs inside their homes caused by water leaking through the ceiling and walls. Some residents replaced their skylights for the actual cost of the skylight (\$800). No cost to install along with the new roof. Hopefully the old units won't leak in the future. If they leak or need replacement in the future, it is the homeowner's responsibility for repair or replacement as the skylight is considered a window. Some homeowners must now complete repairs inside their homes caused by water leaking through the ceiling and walls.

See before and after pictures



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The cost to do these six roofs was \$375,000.00 approximate. The cost to do the same buildings in January 2023 was \$325,000.00 - what a difference seven months makes. What will the price be in a couple of years?? IT WILL NOT BE LESS. TO COMPLETE RE-ROOFING FOR EVERY BUILDING THE COST IN 2023 DOLLARS WOULD BE 2.4 MILLION. We need more than \$1million dollars to complete this project and that is over time. There are eight more buildings that need re-roofing due to age and wear. They are also LEAKERS! There is one surety and it is over time your roof will leak! We must be accumulating the funds needed for future work. We actually got multiple roofing quotes from multiple vendors and have real numbers. The real numbers tell us what we need to do in terms of accumulating funds for this process. We actually looked forward with a plan for the future to provide what will be needed for the community.

Golden Pledge Limited Warranty



We purchased along with the roof the additional 25 year Golden Pledge Warranty. The warranty works for complaint of leaks or failure of shingles or misapplication of products. How does it work? If there is a problem which is covered under this warranty, the homeowner places a work request at the BP website. The request is then called into GAF by an HOA representative providing the building, unit, and warranty number along with a description and location of said leak. The homeowner contact info is provided to GAF as they will contact the homeowner directly. It takes them about a week to give the request to a case manager and another week for the case manager to find a roofing company that will take the case. The original installer closed his business years ago, so GAF must find an installer that is willing and able to take the case. When they find a roofing installer, that installer will then fit the case into their schedule. All of this may take 6-8 weeks, meaning 6-8 weeks of leakage into your domicile. Most importantly the roofer may appraise the situation and determine the leak is not due to shingle failure or installation, etc. This happened here October 12, 2023. The roofer determined that the leak was not caused by the actual roof itself but by siding and flashing and it was not covered by the warranty. Hard to tell that to the homeowner who has

Greg Davis
Director of Buildings and Architecture

See the letter, on the following page, from the Warranty Claims Examiner regarding the claim of damage to the roof.



We
protect
what
matters
most™

September 29, 2023

Warranty Claims Department

BRIAR PATCH
4502 SLIPPERY ROCK ROAD
NEW PORT RICHEY, FL34653
Sent Via Email: gregdavis_bphoa@yahoo.com

Re: GAF Claim Number: 30121840
Golden Pledge Warranty Number: 00385439

Dear BRIAR PATCH:

This letter is to confirm that GAF has entered your roof system complaint under the above referenced claim number.

Sharpe Roofing performed an inspection and it appears that the issue was due to roof to wall flashing. Wall flashing is not a covered item.

Please be advised that the problem reported to GAF appears not to be due to a problem with your shingles or the registered Golden Pledge Warranty products and any repairs for this condition are not covered under the Golden Pledge Warranty. I have attached a copy of the warranty for your reference.

GAF apologizes for any inconvenience resulting from this complaint. The Golden Pledge Warranty remains in full force and effect according to the terms and conditions. We will be closing this warranty claim, and if you have any questions or concerns regarding your roofing system or the warranty coverage, please contact this office at 1-800-458-1860. Please reference your Claim Number and Golden PledgeWarranty Number

Sincerely,
Rosalia Natal
Warranty Claims Examiner



(71) 000 458 1860 T 1 800 458 1860

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Call early for reservations. Service is provided on a first-come, first-served basis.

Morton Plant North Bay Hospital
6600 Madison St.
New Port Richey

**Morton Plant Mease
Outpatient Center (Trinity)**
2102 Trinity Oaks Blvd.
Trinity

**Morton Plant Mease
Immediate Care Center**
1306 Seven Springs Blvd.
(in the Chelsea Place Shopping Center)
Trinity

**Morton Plant Mease
Immediate Care Center**
4821 U.S. Highway 19
(just south of Floramar Terrace)
New Port Richey



Morton Plant North Bay Hospital