



HAPPY NEW YEAR 2024

January is a very interesting month! Being the first month of the year it brings in a New Year, new starts and resolutions. January is and is named after the Roman god Janus, who symbolizes beginnings and endings. Janus is depicted with two faces, one looking into the past, the other with the ability to see into the future. It is a month to look back take stock and then look forward to plan for the new year. January is a busy month in many ways.

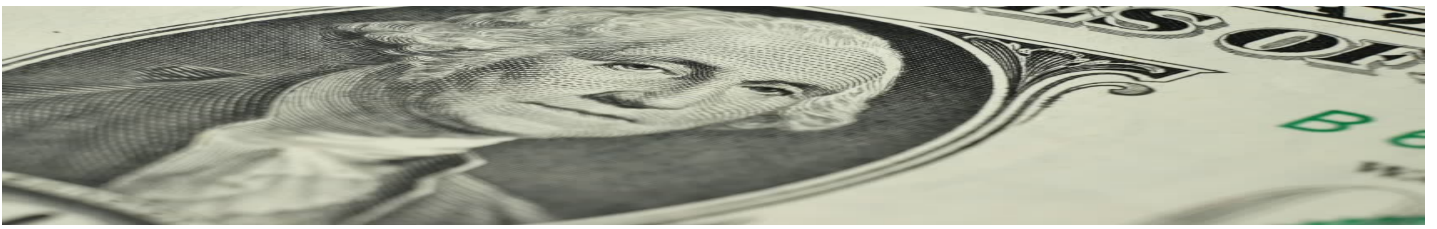
January is National Soup Month ! Here is a link to Betty Ccocker's classic chicken soup recipe.

www.bettycrocker.com/recipes/classic-chicken-noodle-soup/6ba19612-dac4-4e...

TIP—routinely save all your pieces of vegetables that you might toss away, celery root leaves, onions, carrot tops etc. Save them by freezing them in water filled baggies, use them to flavor your broth.

January is National Stalking Awareness Month—2024 marks the twentieth annual National Stalking Awareness Month It is an annual call to action to recognize and respond to the serious crime of stalking. Contact them at stalkawareness.org to get more information.

January is National Blood Donor Month, National Cervical Health Month, National Mental Wellness Month, Poverty Awareness Month, Dry Glaucoma Awareness Month, Adopt a Bird Month, Eye Care Month, Co-Dependency Month, National Slavery and Human Trafficking Month, Hobby Month, Walk your dog Month and last but not least, **NATIONAL SELF-LOVE MONTH**. So please get out and go do something you like that makes you happy !!



PRESIDENTS MESSAGE

I want to thank my team and my supporters. I've served here on the Board Of Advisors for a number of years. Lot's of hours donated and lot's of people I have met along the way. All Board Members end up wearing different "hats" depending on business needs. I am currently substituting for the Roads and Grounds Director.

It is the time of the year where many lawns are now seeing brown patches. This is a fungus patch due to excessive water. If YOU water the brown patch, then the fungi spreads and the brown patches grow. I am fully aware that this lawn is a very different type than up North. Mother Nature gave us several heavy amounts of rain. **The lawn will recover by Spring and that time is coming up soon.**

Here is a process that I got more clarity on while taking on this work. If you put a red wooden stake in your planter, then that lets Cutter Landscape workers know not to trim or spray any weed control in that flower bed. If you simply want no weed control to be sprayed, then the best thing to do is to invest in a small sign and post that in the flower bed. It should read, "Do Not Spray." You will see several people have those signs around the neighborhood.

This does not stop TriS. They will continue to treat both termites and bug defense. That is in our bylaws and cannot be bypassed. You can only opt out of weed control. On the other hand, if you actually get termites, then you are covered for full treatment and repair at no cost.

Some people get the two teams mixed up. Hopefully, that will help you be "in the know." We all want to protect our lovely homes here in Briar Patch.

Looking forward to seeing you at our annual meeting. If you cannot attend, be sure to send in your proxy!

Jillian Lavelle
PRESIDENT BPHOA

Buildings & Architecture



BELATED Merry Christmas, Happy Channukah and Happy Kwanza !!

Merry ChrismaHanna-Kwanzakah I hope you had a good Ramadan. 😊

I truly hope that everyone has a Blessed New Year!

2024

Hello neighbors! Wow!

November and December were busy months!

Welcome to our new neighbors!!

ROOFING PROJECT: The re-roofing process was completed for buildings 1 -5 on Cabbage Lane and building 8 on Slippery Rock. Arry's did a great job and were able to do the job much faster than expected. They replaced rotting wood sheathing on every

building, an indicator of leakage.

MAINTENANCE: Since deciding to work with Handyman Home Solutions (MATT DILLON) we have completed 12 repair jobs. **He does good work with pride.**

In October's newsletter I mentioned tree maintenance, **PLEASE** attend to your trees with branches overhanging and/or touching your roof. If you have a branch overhanging your home it becomes "your" branch. If it falls causing damage to the roof the warranty **DOES NOT** cover that. This puts the repair responsibility on the **HOMEOWNER**. If it rubs the shingles causing damage, the homeowner is responsible for repair. **The warranty will not cover PREVENTABLE damage.**

Please also check your rain gutters and ensure they are clean and unclogged. Water always follows the path of least resistance and will flow under the shingles into the walls etc. when the gutter is clogged.

We recommend Swingle Tree service, located behind BriarPatch and Matt Dillon Handyman Home Solutions our current repairman. David Swingle 727- 487-3486 [Matt Dillon](mailto:Matt.Dillon@swingletree.com) 727-247-5865.

****Homeowners will receive notification of trees needing service and gutters needing cleaning. After notification the homeowner should attend to the request as soon as possible. After a given period and multiple notifications, the HOA will be obligated to have the work done and then assess the homeowner. (bylaws-G.#2 J.#4)**

Buildings & Architecture



Due to the age of our buildings, I am trying to establish a routine maintenance process. I currently have 20 siding/trim repair jobs on my list. Half of these current requests came from inspection of buildings. Many of these repairs the homeowner does not notice. ie puckered siding or rotted trim. **DO NOT BE ALARMED** when you see me looking around or Matt Dillon is outside working on your home at my request. I will attempt to notify you but may not achieve that goal. My real goal is to get ahead of repairs and be in a preventative maintenance mode. If you see something in need of repair, please put in a work request.

Please be patient and we will get the job done.

We are working with Duna painting to create a better rust removal program. With Duna he can apply the rust remover, clean and paint the area. Our buildings will look much better without the white stains. We had a sewer leak where the waste pipe was broken, most likely from tree roots. This was near the pool about five feet down.

An unexpected expensive repair \$5500.00. With our aging infrastructure we can expect more of these types of unexpected occurrences.

The sprinkler system needs replacing, the clubhouse A/C unit and windows needs replacing. In accordance the Clubhouse director has obtained multiple estimates for both.



CLUBHOUSE—POOL

Happy New Year to all of our members.

You will soon be receiving a packet from Briar Patch HOA for the Annual Meeting that will be held on Monday February 12th at Calvary Chapel on Trouble Creek. It will include a Proxy that needs to be filled out if you do not plan to attend the actual meeting.

Please fill out this Proxy and mail it to Briar Patch if you are going to be out of town or can't make it. It is imperative that we reach a quorum to avoid having to go through the expense of putting together another meeting. Extra expenses affect all of us in the long run. Hope to see you there if you can make it.

Thank you,

Marie Lawrence

Secretary/Dir. of Administration

Hello Briar Patch Community,

I hope everyone had a wonderful holiday! I apologize for my absence at the holiday party. There has been a family emergency which has pulled me away for a few months.

I would like to give a special **thank you to Evelyn Arnheiter** and her team members for spear-heading, helping and putting together a wonderful Holiday party for everyone. Also for decorating the Clubhouse and grounds. In addition, **thank you to Iris Davis** for managing the Zumba classes.

Thanks to all of you who have stepped up and pitched in my absence, your efforts have not gone unnoticed or under appreciated. You are why Briar Patch is the warm and welcoming community that it is.

I look forward to my return and seeing all of your familiar faces.

Best wishes,

Diolinda Gonzalez

Interim Clubhouse Director

Word to the Wise: We have an aging infrastructure

BRIARPATCH TOWNHOMES & VILLAS

HOME OWNERS ASSOCIATION

BYLAWS REVIEW

4. Unless required by law, absolutely no dogs or visiting dogs of any kind shall be kept on any portion of a Lot, the common area, or any other area in Briar Patch Unit One or Briar Patch Unit Two. No other animals shall be kept on a Lot in Briar Patch Unit One or Briar Patch Unit Two, except that one household cat or two usual household birds may be kept, provided they are kept within the interior portion of the residence. Each dog owner shall control his or her dog on a leash when the dog is in Briar Patch Unit One or Briar Patch Unit Two, except when the dog is confined to the residence in Briar Patch Unit One and Briar Patch Unit Two. Each dog owner shall pick up the feces of his

42. All trees and shrubs over ten (10) feet tall shall be the responsibility of the individual home- owners, who shall keep the branches of trees and shrubs clear of the roof and siding of the of the buildings.

43. The homeowner is responsible for all back yard maintenance except mowing and trimming of Swales.

30. Any tenant or guest of a lot owner shall be bound by these restrictions.