



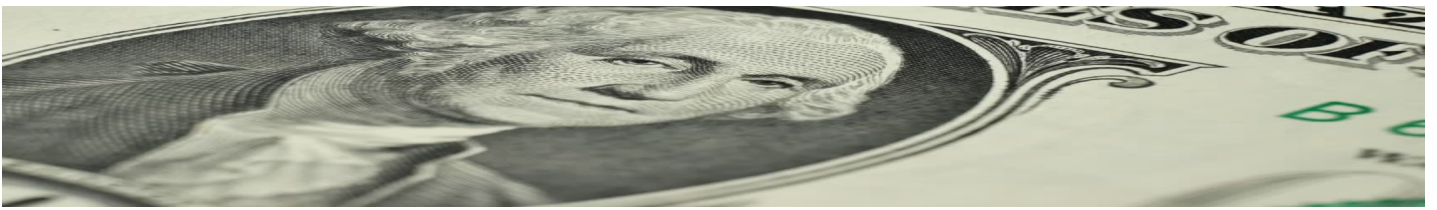
BRIARPATCH NEWSLETTER

MAY 2024

HAPPY MEMORIAL DAY TO ALL !



WELCOME to all of our New Neighbors !!! We welcome you all to BRIARPATCH ! Please read this newsletter especially the Clubhouse report. Come out to an event of your choosing and get to meet some of your neighbors. Most importantly **please READ the BP HOA Bylaws & Deed Restrictions.**



BRIARPATCH NEWSLETTER

MAY 2024

PRESIDENTS MESSAGE

Dear neighbors; Here comes SUMMER !!!

Dear neighbors, we held an emergency board meeting in April, to discuss trash removal expenditures and review financials. Thank you to those in attendance. Going forward the BP HOA will receive billing from New Port Richey for twice weekly trash and recycle removal. For that purpose we needed to adjust the budget adding back that expense. FYI, NPR is charging us 46,000.00 per year for this service. That is \$12,000.00 more than we were paying. We have wrapped up the re-roofing for now with the completion of six buildings. Thanks to everyone for working with the roof crews allowing them to get the job done expeditiously. The ARRYYS roofing crews were amazing and did great work. Many thanks to all who volunteer their time, sweat and elbow grease on behalf of the community. **THANK YOU !!!!!** Thanks to Paul Adams, Fred Roth & Mike Blevins for leading the way in our pool management. Thanks to the many others who assist them, if I name names I will forget one and insult someone. **THANK YOU ALL!!!** We have embarked on and Completed Phase 2 of the roof replacement plans. Phase 3 may begin early 2025. It seems as always we remain in repair mode, in terms of siding replacement. Our repair plan schedule was a bit derailed by a few urgent repairs and contractor scheduling. We are trying to get back on track. Duna plans to begin painting about the third week of May.

Mark your calendars!! Quarterly Board Meeting May 13th to be announced.

Continued >



BRIARPATCH NEWSLETTER

APRIL 2024

HAPPY MEMORIAL DAY TO ALL !

The Patch Corner



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How to go on a Beautiful Vacation Without Leaving Home

We all enjoy going on Vacations. However sometimes our resources, health or time can prevent us from going. However, do we have to leave home to go on a vacation? No. Let’s take a virtual vacation. Do your have bags ready? Bags of popcorn that is.



Let’s go...Our first stop is the beautiful Blue Ridge Mountains. There lush trees cover the mountains like soft green mounds blanketed against the blue sky. They are the second oldest mountains in the World. Looking from a distance you will see a bluish haze around the mountains...thus blue ridge.

Visit the Blue Ridge Parkway which was built to connect the Shenandoah National Park with the Great Smoky Mountains. Visit the Farmers markets with delicious local food and take the chair lift and view the vast mountain range. Type this link in your search box and enjoy the trip. **<https://www.youtube.com/watch?v=4APFqo9wU9s>** or **type in a search: Blue Ridge Parkway Road Trip: 4 Days Exploring America’s Favorite Drive.....** Make sure the YouTube video is by Through my Lens. Hope you enjoy The Blue Ridge.

(It is the home area of the author) ... (video credits to: Through My Lens)-----

The next trip is Egypt. We’ll cruise down the Nile and see the locations where ancient cities of kings used to be. We will see how the Nile River is connected to our area. See you on the next trip.





PRESIDENTS MESSAGE

The Clubhouse continues **hopping along** with many fun events! Check the clubhouse report! Many thanks to **Rachel James for the “Patch Corner”**, keep it coming.
We are still hiring for an editor for the BP newsletter, you won't have to attend the White House Correspondents dinner.

As a **volunteer HOA Board** we are working in the best interest of the community but not for any one individual or group. We did not write the bylaws but must live by them. **It is that time, to update the bylaws.** We have a review committee consisting of the BOD's, and HO's to include, **Gwen Maloy, Evelyn Arnhierter, Yvette Fitzgibbons and MaryAnn Murray.** We will review the Bylaws and deed Restrictions to bring them up to date. Once any warranted changes are suggested they will be sent to our Attorney for review and approval and then registered as advised by the attorney. **As always I ask for everyone to follow the bylaws etc. and be considerate of each other.**

- ⇒ **Please read and follow the By Laws.**
- ⇒ **Please DO NOT PARK** on your Lawn, inform your visitors of this.
- ⇒ **Please volunteer!**
- ⇒ **PLEASE slow down! The speed limit in BP is 15 mph.**
- ⇒ **If you have an ESA DO NOT WALK YOUR ANIMAL ON OTHERS LAWNS !**
- ⇒ **DO NOT ALLOW YOUR ANIMAL TO DEFACATE OR URINATE ON ANOTHERS LAWN or COMMON AREAS !!**
- ⇒ **CLEAN UP IMMEDIATELY AND DISPOSE OF WASTE SANITARILY!**
- ⇒ **Please volunteer**

Thank you!
Greg Davis
PRESIDENT BPHOA



The Bylaws and Deed Restrictions are to be updated this year. The Deed Restrictions were updated in 2014. Most of our residents closely follow our bylaws. As an HOA board goes BP HOA has been pretty agreeable in working with everyone. However as always a few make it difficult for all. The HOA BOD does have written options in the bylaws and restrictions, to enforce by penalty/fines any and all violations of the Bylaws and Deed Restrictions. The BP HOA is allowed to fine any owner in violation up to \$100.00 per infraction. If the fines reach \$1000.00 and are not PAID a LIEN can and will be placed on the property. When the property is to be sold or change ownership the lien would need to be satisfied FIRST. Please read and/or re-read your Bylaws and Deed Restrictions, which can be located on the BriarPatch website Briarpatchnpr.com, under the bylaws and deed restrictions header.

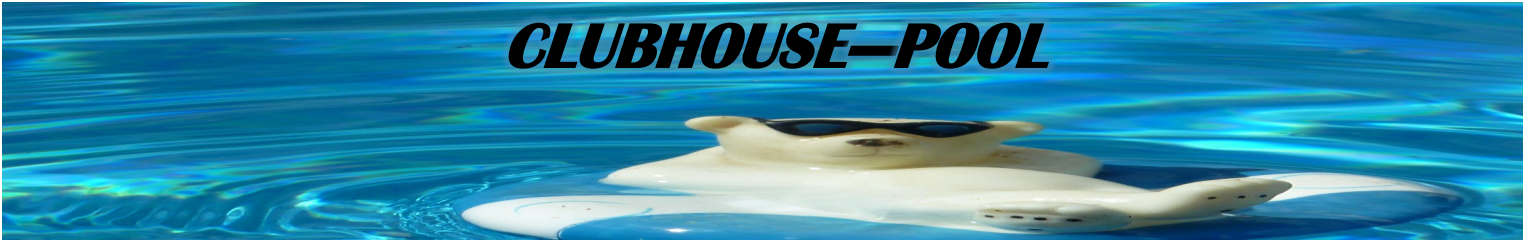
There seems to be an issue with dog walkers. As per the Bylaws & Deed Restrictions you are to be walking your dog on **your property** or in the middle of the street on your way out to Trouble Creek. Thank You!!

We recently had a couple of complaints, which were witnessed or filmed by your neighbors. **PLEASE follow the Bylaws.** It is not comprehensible as to why you can't follow this bylaw, however we will (***as Requested by an ESA owner***) enforce the bylaws.

Thank you !

Marie Lawrence

CLUBHOUSE—POOL



Hello Briar Patch Community, I hope everyone is doing well.

We are having a great time at the Tuesday game nights. Thank you all for participating and helping make Tuesday game night a success! Come join us!

Mark your calendars!!

Fun events! Come join us!

Music BINGO

Tuesday, May 7th 6:30 PM Clubhouse.



We are trying a different version of BINGO.

Please come join us and bring your quarters for each game.

We usually play around 10 games in regular BINGO.

Let see how many games we can complete with music!!

Wine tasting game

Tuesday, May 14th at 6:30 PM Clubhouse

Please bring your favorite wine in a paper bag.

The person with the winning wine wins a prize.



Cards (i.e., Spades, UNO, etc.) -Tuesday, May 21st at 6:30 PM Clubhouse

Karaoke - Tuesday, May 28th at 6:30 PM Clubhouse



**We have a great time!
Thank you all for participating and helping make
Tuesday game night a success!**



CLUBHOUSE-POOL

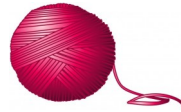
Calling all Fiber Artists!

Yes, whether you knit, quilt, crochet, embroider, cross stitch or weave... You are an artist!

Beginners. Experts. Recent devotees. Decades of experience. All are welcome!

Let's gather to share our latest work in progress... or the idea for one we're thinking about.

Questions: Call Barbara Larson (405)562-0442



Rock Painting Art Class – On Saturday, May 4th, 12:30 to 3:30PM at the Clubhouse. Limited to 8 people. Must contact Jamie at (727)207-8411 text or email jlars49@gmail.com to register.

There is a \$30.00 charge for supplies.



Technical Class – At the clubhouse a sponsor from Devoted Healthcare will provide technical training (i.e. how to use cell phone, tablet, etc.). On Friday, May 10th, further information to follow and **time to be announced.**



Hello Summer Pot Luck – On Sunday, June 23rd, starting at 11AM at the clubhouse, patio area and pool. Please bring your favorite food, side dish and/or dessert to share with your neighbors. We will have a sign-up sheet in order to avoid food duplication. Further information to follow. Come join us for a splash of a time!!

Farewell Summer Pot Luck – On Sunday, September 15th, starting at 11AM at the clubhouse, patio area and pool. Please bring your favorite food, side dish and/or dessert to share with your neighbors. We will have a sign-up sheet in order to avoid food duplication. Further information to follow. Come join us for a great time!!

Paint & Sip – Come and explore your creativity and try your hand at painting an acrylic abstract canvas painting on Thursday, May 16^h from 1 to 3PM at the Clubhouse. Enjoy a glass of wine! Bring your wine glass. Limited to 10 people. There is a \$5.00 charge for supplies. If you are interested, please send email to briarpatchnpr@yahoo.com



Dates and times are subject to change.

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

Thank you all for your help and support!

Diolinda (Linda) Gonzalez, Clubhouse Director



Buildings & Architecture

Seasons Greetings! To all
HAPPY SUMMER!



We embarked on and have Completed Phase 2 of the roof replacement plans. Phase 3 may begin early 2025. The re-roofing project began April 1st and is now completed April 30th, **Buildings 6/6514-6524, 7/6528-6538, 9/6501-6511, 10/6515-6521, 11/6529-6539 Thicket Trail and 12/4530-4524 Slippery Rock were completed.** The wind mitigation reports will be done after inspection, which may occur May 4th. The BP HOA will have the reports by May 5th if not before. We have wrapped up the re-roofing for now with the completion of six buildings. Thanks to everyone for working with the roof crews allowing them to get the job done expeditiously. The ARSYS roofing crews were amazing and did great work.

It seems as always we remain in repair mode, in terms of siding replacement. Please remain patient, **every building in the Briar Patch** has siding replacement needs. Our repair plan schedule was a bit derailed by a few urgent repairs and contractor scheduling. We are trying to get back on track. Duna plans to start painting buildings 1-4 & 27 hopefully before the “rainy season”. Before the end of May.

Pool Update: Many thanks to all of the volunteers who have helped keep the pool and pool area clean. Also for daily maintenance measuring the Ph and chemical levels. The filter discs were changed in March, the salt/chlorine injector is being repaired in May as well as replacement of a salt cell. A new cover for the chair lift is on order.

ROADS & GROUNDS



Hello everyone, the irrigation system's watering frequency has now been increased to twice a week. This happens after dark and the days of the week will depend upon your location in the community. You may sometimes notice sprinkler heads watering for short periods of time during the day. This is probably because the system is either under repair or being tested. If this condition persists please submit a Work Request.

If anyone notices any problems with the sprinkler heads either not working or not working properly, please visit our website at briarpatchnpr.com and fill out a Work Request so that we may address the problem in a timely manner.

If you have a "gusher", please contact David at (727) 678-2722 so the water can be turned off.

If you have any overhanging tree branches touching your roof they need to be trimmed back. If you can't do this yourself, you can call Swingle's Tree Service at (727) 487-3486. If this is not done and the roof is damaged it becomes the homeowner's responsibility. GAF will not honor a the warranty under said condition. The homeowner will be responsible for the bill.

David Vangsness

727-678-2722

sellonlyne@gmail.com

BRIARPATCH

HOME OWNERS ASSOCIATION Inc.

BYLAWS REVIEW

35. A) The Board of Directors of the Association may levy fines of up to \$100.00 per violation against any member or members tenant, guest or invitee for the failure of the owner of the Lot or its occupant, licensee, or invitee to comply with any provision of this Declaration, the Association Bylaws, or reasonable rules of the Association. Furthermore, a fine of up to \$100.00 per day may be levied against any Member or any tenant, guest, or invitee of a Member by the Board of Directors of the Association for each day of a continuing violation, with a single notice and an opportunity for a hearing, and such fine may exceed \$1,000.00 in aggregate. A fine of \$1,000.00 or more shall become a lien against the Lot of the homeowner being fined. All fines must first be approved by the Association's Fines and Suspensions Committee. The procedure shall include the requirements for due process stated in Chapter 720. Florida Statutes B) The Association may suspend, for a reasonable period of time, the right of a member or a member's tenant, guest, or invitee, to use the common areas and facilities for the failure of the owner of the Lot or its occupant, licensee, or invitee to comply with any provision of this Declaration, the Association's Bylaws, or reasonable rules of the Association. All such suspensions must first be approved by the Association's Fines and Suspensions Committee. The procedure shall include the requirements for due process stated in Chapter 720 Florida Statutes. C) The Association may suspend the voting rights of a Lot owner for the nonpayment of any monetary obligation due to the Association that is more than 90 days delinquent. A voting interest or consent right allocated to a Lot owner which has been suspended by the Association may not be counted towards the total number of voting interests for any purpose, including, but not limited to, the number of voting interests necessary to constitute a quorum, the number of voting interests required to conduct an election, or the number of interests required to approve an action under Chapter 720, Florida Statutes, or pursuant to the governing documents. The notice and hearing requirements under subsections (a) and (b) of this Section do not apply to a suspension imposed under this subsection. The suspension ends upon full payment of all obligations currently due or overdue to the Association .

37. The Board of Directors of the Association shall have power to adopt and publish Rules and Regulations governing the common areas and facilities, and the personal conduct of the members, tenants, or guests thereon, and to establish fines and suspensions for violations of said Rules and Regulations (fines not to exceed \$100.00 per day for each violation) and such fine may exceed \$1,000.00 in the aggregate per continuing violation). All fines and suspensions must be approved by the Briar Patch Fines and Suspensions Committee, before said fines and suspensions go into effect.

44. Feeding of stray and wild animals is prohibited.

16. The owner of each Lot shall keep their garage doors closed when they are not being used for ingress or egress. Exceptions to the Restriction shall permit doors to be open up to twelve (12) inches to allow for proper ventilation and shall permit garage doors to be fully open when the owners are working on projects within the garage.