



## ***BRIARPATCH NEWSLETTER AUGUST 2024***

### ***The Patch Corner***



#### **West Virginia - The Mountain State**

Our virtual vacation this month is to West Virginia, a very mountainous state and the only state that is entirely in Appalachia. Within its borders is the mighty and legendary Shenandoah River. We will take the Appalachian Trail north into west Virginia. Maybe we will travel the road in John Denver's song, leading to where life is older than the sea and deeper than the blue skies --- West Virginia. Join me in watching the scenic air view of the state as we listen to the familiar voice of John Denver. <https://youtu.be/jmogAj3u-mU> We arrive here in Harper's Ferry, come on let's take a boat ride down the Shenandoah River.



The history of this river is interesting. Many years ago, it was home of the Shawnee and Cherokee Indians who lived along its banks, but Traders came from other countries and Industries were established there causing the Indians to leave their beloved Shenandoah. These Indians left their homes and traveled into history. We can read about them in books, we can learn about them in the legacy that they left for their children and grandchildren. The older ones kept the memories of their Shenandoah home alive, and it can be read about in the history of the Native Americans in West Virginia and heard in the nostalgic song of the Shenandoah... <https://youtu.be/etC59HVD-tg>



## ***BRIARPATCH NEWSLETTER JULY 2024***

### ***The Patch Corner***

For our friends who like to watch birds and those of us who like to fish, we must visit the Monongahela National Park. There are 225 species of birds there. Do you have your binoculars? Let's see some of them ..... Grab your fishing pole also, as there are excellent spots to fish! We can cook the fish we catch over a campfire. Now we can enjoy some delicious West Virginia foods. Let's go .....

**Fun facts about West Virginia:** The movie October Sky was filmed there. Don Knotts of the Andy Griffith show was born there. They were the first in outdoor advertising and had the first brick street in the world. Coal mines used to be the livelihood of the state and in the early 1850's immigrants from England, Scotland and Wales were brought to work in the coal mines.

Be sure to join us next month. We are going to explore a town with stunning scenery and rolling hills. It is a town in the U.S. that had its own special language. See you on the next trip!

**Rachel James**





## **PRESIDENTS MESSAGE**

**Dear All I hope everyone is enjoying summer, by staying indoors and watching the Olympics!**

**We, the HOA BOD, are continuing with business as usual. We have been busy with routine HOA business and new challenges. We are preparing for the August board meeting scheduled for Monday, August 12<sup>th</sup> @ 6:00pm.**

**Thanks to Clubhouse Director Diolinda Gonzalez for getting the budgeted for, replacement of Clubhouse broken windows and malfunctioning A/C unit done!**

**Thank  
you !**

**Greg Davis**

**President**



## **Buildings & Architecture**

**We continue to attempt to catch up with repair work. We are in need of a new contractor.**

**Once the rain dissipates, Duna will return to complete this year's exterior painting.**

**Please take a look at your Lanai screens, some in the community are really in need of repair.**





## ***ROADS & GROUNDS***

***Please notify me through a work request if you have any sprinkler problems.***

***David Vangness***

***Director Landscape & Grounds***





Briar Patch members who decide to put their units up for sale need to let their real estate agent know that they must access our website [briarpatchnpr.com](http://briarpatchnpr.com) and read FAQ's Before The Sale. Also General Information will also answer any questions they might have. The seller's real estate agent needs to let the buyer's real estate agent know that they also have to do the same. That is so the buyer will know there is paperwork that must be completed before the closing of the unit.

The paperwork is to be sent to [briarpatchnpr@yahoo.com](mailto:briarpatchnpr@yahoo.com). The paperwork consists of the 55+ Certificate, the ByLaws & Deed Restrictions. **The buyer must download and READ the Bylaws and Deed Restrictions and sign the form stating they have READ and UNDERSTOOD them.** The seller is responsible for filling out the Disclosure Form at closing that is to be sent to [briarpatchnpr@yahoo.com](mailto:briarpatchnpr@yahoo.com) after the buyer signs it.

**This is paperwork that has to be done before the estoppel is sent to the title company for closing.**

**Marie Lawrence  
Secretary**



**Hello Briar Patch Community,**

I apologize for my email regarding the pool time. This email was for the late-night swimmers. Hopefully, there will not be a next time but if so, it will be handled differently.

I also would like to apologize for not having white wine at the 7/18<sup>th</sup> paint & sip class. Future, Paint & Sip classes will have both wines.

Thank you to DJ Master Victor for providing us with music during the July 4<sup>th</sup> celebration!!

Thank you to all who participated and helped make the July 4<sup>th</sup> celebration a success!!

Thank you to Fred Carson for donating yard supplies to the Tangled Threads freebie basket.

Tuesday's game night will be taking a  
August. We will resume on September 10<sup>th</sup>.



break for two months from July to

On June 19<sup>th</sup>, Lipton Window and Doors Company replaced the clubhouse windows to code. The windows cost of \$8,058.00 was paid out of the "Improvement Clubhouse" section of our 2024 budget as previously agreed upon in our HOA Board meeting.

On July 11<sup>th</sup>, U.S. Air Conditioning & Heating Company replaced the clubhouse HVAC system with a Rheem 2 stage to code. The new completed A/C unit system replacement cost of \$7,432.00 was paid out of the "Contingency Fund" section of our 2024 budget as previously agreed upon in our HOA Board meeting.

Please come join us at the clubhouse for the following activities:

⇒ **Fiber Artists** – For those of us that either knit, quilt, crochet, embroider, cross stitch or weave... You are an artist! Beginners. Experts. Recent devotees. Decades of experience. All are welcome! Come join us on **Thursday, August 8<sup>th</sup> from 2 to 3 PM** at the clubhouse. Barbara will begin with a 10-minute educational demonstration, showing the variety and/or versatility.

There will be a door prize! Please come join us!!

Questions: Call Barbara Larson (405)562-0442



## ***CLUBHOUSE–POOL***

⇒ **Paint & Sip** – Come and explore your creativity and try your hand at painting a rainbow on an acrylic canvas painting on **Thursday, August 22<sup>ND</sup> from 6 to 8PM** at the Clubhouse. Enjoy a glass of wine! Bring your wine glass. There will be white and red wine. Limited to 10 people. There is a \$5.00 charge per person. If you are going to attend, please send email to [briarpatchnpr@yahoo.com](mailto:briarpatchnpr@yahoo.com)



⇒ **Labor Day/Farewell Summer** – On **Monday, September 2<sup>nd</sup>**, starting at 12PM at the clubhouse, patio area and pool. Please bring your favorite beverage, food, side dish and/or desert to share with your neighbors. The HOA will provide hamburgers, the famous hot dogs and water. We will have a sign-up sheet in order to avoid food duplication. More information to follow.

Come join us for a great time!!



Dates and times are subject to change.

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

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

**Thank you all for your help and support!**

**Diolinda (Linda) Gonzalez, Clubhouse Director**





The pool committee continues to do a great job !!!! THANK YOU, THANK YOU, THANK YOU!!!!

FYI – The pool will close for a day to complete a repair to the facing around the light. This should happen the second or third week of August. The pool company is scheduling the repair.

We will have the pool heat pump core replaced in August.

The pool lift does work. If someone needs to utilize the lift, you will need to change the battery at that time. The battery is on the charger in the clubhouse near the coffee machine. Due to the fact, that it is seldom used the battery will usually be drained.






  
**KEEP  
TOILETS  
CLEAN  
FLUSH  
AFTER USE**



**Clubhouse Bathrooms - Reminder**

**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 department. Thank you!**



## 2. Bylaws

The bylaws of a corporation a  
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### **Bylaw Review**

36. No Lot in Briar Patch Unit One or Briar Patch Unit Two may be rented until after the current Owner thereof has been the record title owner of the subject Lot for not less than thirty-six months. A Lot owner who acquires his or her Lot from his or her parent or grandparent by devise or by intestate succession may rent said Lot to tenants before he or she has owned the lot for thirty-six months, only if his or her immediate predecessor in title owned the Lot for at least thirty-six months. All rental property leasing contracts shall be for a minimum period of twelve (12) months. A lot may be leased only once during a twelve (12) month period. The Lot owner shall submit a copy of each lease to the Association's Board of Directors before the lease term begins, along with an application seeking Association approval of the lease. Said application shall disclose the names and ages of each person whom the tenants propose to have in residence during any part of the term of the lease. The Board of Directors shall disapprove all leases that violate or that would violate one or more Covenants or Restrictions in this Document. No rental tenancy may begin without approval of the Board of Directors. Owners of all rental properties shall be held responsible for any and all infractions of these Covenants and Restrictions and Briar Patch Rules and Regulations by their tenants.