



## ***BRIARPATCH NEWSLETTER October 2024***

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

#### **The Island of Hispaniola**

Our virtual vacation this month is to the Island of Hispaniola. Looking at the fascinating history of the Island, the first inhabitants were the Taino Indians.



*This Photo* by Unknown Author is

They called Hispaniola “the land of the mountains.” This island now is uniquely made up of two countries - Haiti and The Dominican Republic. Let’s go back to the history of this special Island. Christopher Columbus landed on Hispaniola in 1492. He called it “The pearl of the Caribbean.” Later, he began calling the Island Hispaniola. Spain claimed the island from the 1490’s until 1795, then the French took over the Island colonizing it. Thus, today French is an official language on half of the Island (Haiti) and Spanish on the other half. (Dominican Republic). Although Creole is the main language of Haiti. Now for a tour of some of the beautiful sites of the Island.

Flying over Dominican Republic.. <https://youtu.be/U-FX4ZQiUO8>

The beauty of Haiti... [https://youtu.be/eGrWCCZi\\_2M](https://youtu.be/eGrWCCZi_2M)

Haiti



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Dominican Republic





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**Fun facts about Hispaniola:** This island holds about half of the plant species of the whole Caribbean. In the year 2017, Santo Domingo started a seed bank for plant conservation and to protect and preserve the forest in Hispaniola.

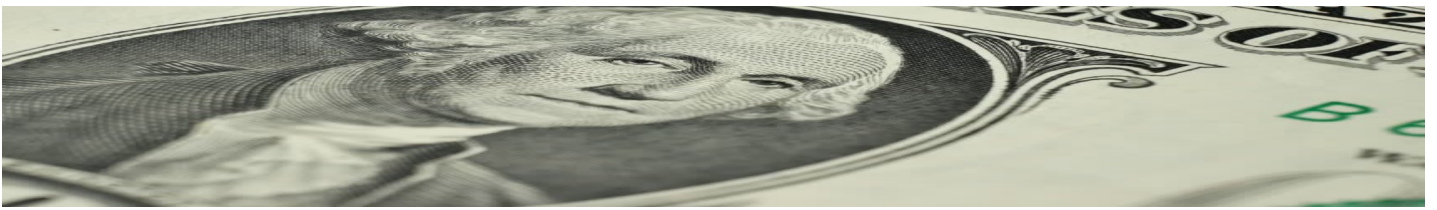
Haiti was originally called St. Domingue (the name given by the French) In around the year 1804 the name was changed to Haiti.

I hope you enjoyed the learning tour of Hispaniola. Our next virtual destination is known for its coffee, culture and exceptional cuisine. I will meet you there soon!

Credits to Silvia Bacci “The Hispaniola Island; a treasure chest of tree diversity in the Caribbean

***Rachel James***





## **PRESIDENTS MESSAGE**

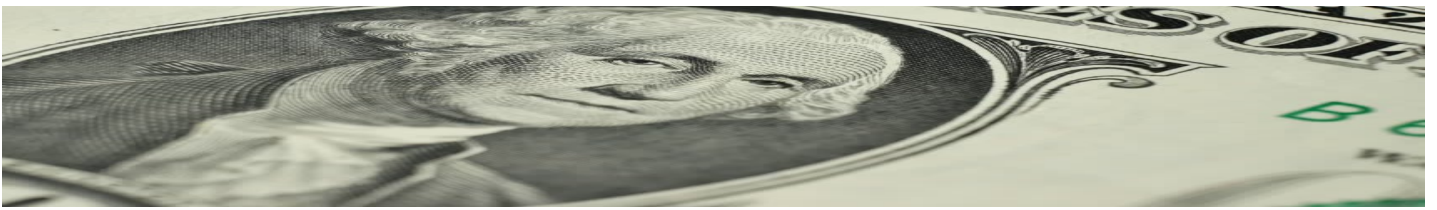
**Hello neighbors! I Hope everyone had a Great Summer and Labor Day! We had a very nice end of summer Get Together at the clubhouse. We had Burgers, Hotdogs and plenty of tasty homemade dishes and desserts.**

Many thanks to our homeowners who volunteer and assist the BOD's!! If I mention names I will miss someone as I did last month. However, thanks to Donna Alhf, for all that you do to help the community and to Lillian Gonzalez—our **EDITOR**. I would like to thank the BP HOA BOD's!! Thanks for the diligent work you all have been doing. I appreciate it and so do our neighbors, as I hear this from them routinely. F.Y.I. there is a lot of behind-the-scenes work managing the HOA. There is a lot of reading and re-reading of Florida law, statutes, bylaws and deed restrictions. We also study the basic technical details of the financial requirements, equipment, buildings and landscaping we maintain. The BOD does this to ensure; we as an HOA are complying with Florida 720 statutes, pool regulations and ensure bylaws and deed restrictions are followed and fairly enforced within the law.

We (HOA) have been delinquent in obtaining from you all, the homeowners' **insurance "Declaration" page**. This is the page that simply states or certifies your homeowner's coverage, with your name, address and policy number. **WHY** do we ask for this??

**It was written into the original bylaws and deed restrictions, which every homeowner read and signed. *By signing the bylaws, we obligated ourselves and agreed to follow all the bylaws and deed restrictions.***

As an HOA we **are required** to obtain and place on file the declaration page. We all have at least one "common wall" most of us have two common walls. We all live in a unit that exists within a building. If one does not have homeowners' insurance and has a fire burn out their unit, the units next to them will suffer.



## **PRESIDENTS MESSAGE cont'**

If you are uninsured and then **cannot have** your unit repaired what happens to your neighbor? **Please send your declaration to the secretary.** Take a look at #7 of the Deed Restrictions.

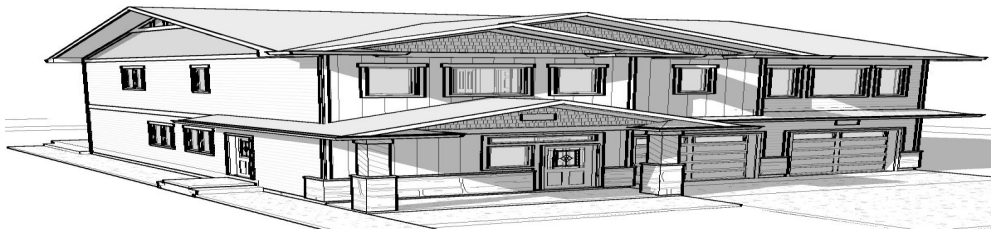
The BOD's Bylaws Review Committee met in late August and have been reviewing the by-laws and deed restrictions and making amendments to the document. We will forward our changes to the HOA attorney soon. His team will ensure that the language and intent of any change is appropriate and legal. When this is complete ALL homeowners will receive the updated version in a format that highlights the changes and new regulations.

### **YOU WILL NEED TO VOTE ON THESE CHANGES.**

These BOD positions are not overbearing in terms of the work required. If we do not have volunteers in the future, we will need to hire a management company. That will raise the monthly assessment by a large increment, TBD. We will most probably need to pay a management company in excess of \$100K per year and will still need an HOA BOD. We are all better off with self governance. I state this so everyone can think about this for next year and the year after. We will need volunteers for sure in the 2026 election. Most of us will remain on the BOD for 2025 and transition off in 2026. At that time we will have in place a policy and procedure manual with job descriptions etc. to guide the next and future boards. There will be a written road map to follow.

**Fall blew right in and thankfully the Patch survived hurricane Helene! Soon our snowbirds will start the annual migration south. Safe journey to them all!**

***Greg Davis***  
***President***



## **BUILDINGS & ARCHITECTURE**

Once again, **thank you for your patience!** We found a new contractor to work for us, General Home Contracting. We will now attempt to catch up with planned building repairs. Please look at your property and submit work requests as needed.

**Please remember we all are responsible for the maintenance of our Garage doors.**

If your door is damaged please have it repaired. If you have replaced your garage door, please make us aware and we will have it painted. Speaking of painting!

Buildings 1,2,3,4 and 27 are due to be painted this year. Painting will start as soon as Duna can catch up. The extended rainy season has put a damper on getting painting done. They plan to get here in late November early December. Please take a look at your exterior window and lanai screens. Terks or Pasco Windows/Doors can repair or replace screens inexpensively.

All homeowners **MUST read the bylaws.** **BEFORE** you do anything to the exterior or landscape you must check with **the BOD FOR APPROVAL.** **YOU MUST FOLLOW THE BYLAWS.** Please look before you leap!





## **ROADS & GROUNDS**

### **LAWN FERTILIZATION**

*Please ask your visitors and contractors etc. to not park on the grass.*

*Thank you for all the hard work cleaning up behind Helene !*





**Dear Neighbors!** Please submit the **Declarations page** of your Briar Patch home insurance. Please do so as soon as you can. This is a requirement for all Briar Patch home owners. **Just the Declarations page is required**, the page with your name and address and dates of coverage is needed not the whole policy. **You can bring it to the clubhouse and place it in my bin at the back of the room by the file cabinets, or you can send a copy to: Briarpatchnpr@yahoo.com or mail it to Briar Patch HOA 6525 Thicket Trail New Port Richey FL 34653.** This address is for mailing only. You cannot send anything UPS or Fed Ex or certified with signature required. No one lives there.

Thank you for helping to keep the HOA in compliance with state regulations.

*Marie Lawrence*  
*Secretary*



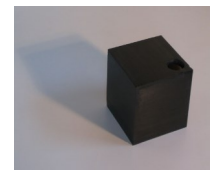


**Hello Briar Patch Community,**

We had a great time at the Labor Day celebration. Thank you to all who participated and helped make this celebration a blast!!

We purchased a new and larger BBQ grill which made it easier to cook more food at the same time for our Labor Day Celebration.

We have a small black metal box for our “Lost and Found” items. The box is on the kitchen counter at the clubhouse.



**Tuesday game nights! Come join us! Mark your calendars!!**

**Tuesday Game Night 6:30PM at the Clubhouse as follows:**

- ⇒ **Cards** - Tuesday, October 1st at 6:30 PM Clubhouse
- ⇒ **Trivia** - Tuesday, October 8th at 6:30 PM Clubhouse
- ⇒ **Wine tasting game** - Tuesday, October 15th at 6:30 PM Clubhouse - Please bring your favorite wine in a paper bag. If you do not have a bag, we will provide one. The person with the winning wine wins a prize.
- ⇒ **Dominos** (i.e. Triominoes., Mexican Train, Rummikub, Mahjong, etc.) - Tuesday, October 22nd at 6:30 PM Clubhouse
- ⇒ **Karaoke** - Tuesday, October 29th at 6:30 PM Clubhouse.







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, October 10th 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
- ⇒ **Paint & Sip** – Come and explore your creativity and try your hand at painting on an acrylic canvas on Thursday, October 17 th from 6 to 8 PM 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
- ⇒ **Halloween Costume Event** – On Thursday, October 31 st , from 5 to 8 PM at the clubhouse/patio area. Please bring your favorite beverage, appetizer or hors d'oeuvres to share with your neighbors. We have a sign-up sheet in order to avoid food duplication. Please sign-up! Come join us for a great time!!

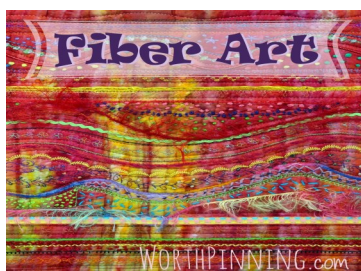
Dates and times are subject to change.

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**

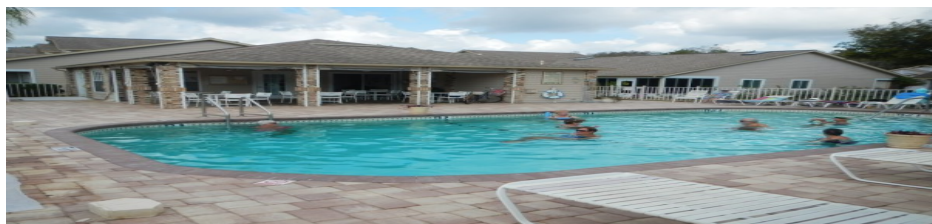




The pool was closed on September 16 to commence repair work to the crack in the pool wall. We had to drain the pool below the light receptacles. Once drained the light housing was removed and new stainless steel hardware was applied. The area was replastered, the pool was re-filled and Friday September 20th Pool Medic performed a cleaning. There was some final plaster dust on the bottom, it was subsequently removed by filtration and cleanings. The chemicals were checked along with the Ph, Alkalinity, and Chlorine levels. They were all within normal ranges and the pool re-opened Saturday 9/21/24. ***That sounds a lot easier than it was!***

It takes hours to drain down the thousands of gallons of water. Of course, Murphy's law went into action, the secondary pump malfunctioned. I had to rent a pump and drain the pool within the rental time period of 4 hours. Got the level down within three and half hours, because it was not full. The malfunctioning pump re-fills the pool, wah wah!

We used a hose and allowed the filter well to overflow into the pool. It took a lot longer than the 250 gallon per minute pump. Pool Medic replaced the capacitor on the secondary pump motor. All the equipment is functioning well. **The water is cool and crystal clear, have fun!!!!** ***THANKS to all who helped prep and then re-set the pool furniture etc. for the Storm.***



## 2. Bylaws

The bylaws of a corporation are an important document. You do not want to ignore them. Internal

22. Each wall which is built as a part of the original construction of the homes upon the property and placed on the dividing line between the lots shall constitute a party wall. General rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

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

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 or her dog immediately and dispose of such feces in a sanitary manner promptly.

**DO NOT WALK YOUR DOG ON ANY GRASSY AREA WITHIN BRIARPATCH, OTHER THAN YOUR OWN LAWN. THIS INCLUDES THE BERM ON CABBAGE DR. & TROUBLE CREEK.**

Join Our Community Sale

# COMMUNITY GARAGE SALE

One man's trash is another man's  
treasure!!

**NOV. 2ND & 3RD  
9AM-3PM**

MUST GET PERMIT FROM  
CITY HALL TO REGISTER

**FOR MORE INFO CONTACT EVELYN  
727-207-9502**

