

**President's Message:** It's hard to believe that it's already been 6 months that I've had the honor of being President of the Briarwood HOA. I hope everyone enjoyed this fantastic Florida summer we have had and your kids are enjoying the start of a new school year (yeah right). I would like to take this opportunity to say thanks to my fellow Board members, who have continued to work on their projects wholeheartedly to improve our community. As I stated in my first letter, my project was to begin work on the process of refileing our documents to maintain our HOA status and determine the requirements to change the documents to reflect current state statutes. Although I have gotten a slow start, I am hoping to formalize a committee at the Oct. Board Meeting with a plan to meet and set up a strategy on how to accomplish these tasks. If you have any interest in how your community will be governed over the next 30 years, I strongly suggest you join me in this endeavor. We all have busy schedules; therefore, I will strive to keep committee meetings to a minimum. I need the help of this community to make this happen. It would be great to see more of you attend our monthly Board meetings; all input from fellow homeowners is appreciated. I urge everyone to visit our website to stay current on activities within our neighborhood. Thank you for supporting this Board and feel welcome to join us at the Oct. meeting. -*John Pardi*

**New Casey Manager:** As of the August meeting, April Lipstein is no longer with Casey Management. Our new community association manager, Kim Bittar, was introduced. She has been involved in Association Management for over 8 years, specializing in HOA management. She currently oversees the operations of the Lakewood Ranch office and manages a portfolio of East County HOAs. She enjoys the daily challenges and fast pace of Association Management. Her spare time is dedicated to her family, including two daughters, ages 14 and 2, that keep her very busy. Kim looks forward to working with the Briarwood Community. She stated that compliance will be a main focus, along with following up on delinquent accounts and providing recommendations.

**Financial Statement:** As of Sept. 8th, 2015, our Checking Account held \$129,000. In August, the Board approved moving the funds in the Money Market account into staggered CD accounts to gain more interest. Therefore, the HOA has an additional \$107,500. in CD's, along with \$54,600. in Reserves, for Total Assets of \$291,100. Treasurer Betsy Hawkins, and her committee are working on next year's budget. She would welcome any suggestions on projects that should be included. Please submit these to her email address. As of the Sept. 8th meeting, 2 homes were in the foreclosure process. In addition, 2 properties were in extreme arrears on assessment fees and were to be turned over to our attorney for legal action.

**Architectural Review Committee (ARC):** A reminder to all residents, new and charter members, **ANY AND ALL** changes to the exterior of the house or property **MUST** be approved by this board. Until such time that we have volunteers to maintain this as a separate entity, our Board of Directors will fill this function at our monthly meetings. In the last quarter, the Board has received requests for new chain link fencing, painting, widening of driveways, new mailboxes, gutters, roof replacement, irrigation system, sod and landscape improvements, and patio additions. This form can be found and copied from our BriarwoodFL.com website.

**June 9, 2015 - Adoption Of New Fine Policy:** As a Resolution of the Board of Directors, any resident who fails to submit an **Architectural Review Form** before the work is completed will be assessed an automatic **\$100.00 fine**. They may appeal this fine by submitting the required form within two weeks of the fining letter. Failure to do so will cause this fine to be applied to their ledger.

Visit the Briarwood community website which has many resources at [www.BriarwoodFL.com](http://www.BriarwoodFL.com) You can also like the Briarwood facebook page at [facebook.com/BriarwoodFlorida](https://www.facebook.com/BriarwoodFlorida) to be notified of changes and upcoming events.

**Compliance vs Fines:** If you have received a Non-Compliance Notice recently, you already know how this fairly new system works. 50 letters were sent out in August alone.

For those who may need a refresher, this compliance process was instituted in 2014, along with a Fine Committee to carry it out, as a fair means whereby **ALL** residents would live up to their commitment to our community. Our manager, Kim, provides this committee of three residents with documentation of any non-compliance.

- 1) A warning letter is sent out, giving residents 21 days to correct the violation or request an extension,
- 2) A second warning letter is sent, providing 10 more days before fining will begin,
- 3) A third letter is sent on the 31st day of the violation notice, fining residents \$100.00 per day, up to 10 days, if necessary,
- 4) Residents are given the opportunity to schedule a hearing before the Fine Committee within 14 days of the fine notice. Failure to do so will have the fine charged to their pay ledger with no recourse.

The Committee will have 3 days to deliberate after a hearing and a letter will be mailed, giving their judgment. They have the final authority to make a ruling that will uphold, reduce, increase or rescind a fine.

Casey Management will only send a letter of violation after consultation with our Board Compliance Director. Most issues involve overgrown lawns and lake embankments, non-cleanliness of property, or vehicles parked in prohibited areas. **FYI:** Any resident can make an anonymous complaint of non-compliance from our website.

**Policy Update:** The Board resolved the policy on requesting Association information. Any resident may request an official record of the public documents or proceedings of the Briarwood Association by submitting the request in writing to the management company via Certified Mail.

**Pool Improvements:** With the summer use of the pools, several additions and maintenance issues have been addressed.

**Large Pool:** The Board voted to hire Paver Mac to pressure clean and seal the pavers. Some pavers were found to be loose and were replaced. The palm trees were trimmed and the fire extinguisher box was replaced due to rusting. The Board purchased 4 new aluminum lounge chairs, which were placed at the small pool. The 4 older chairs were moved to the large pool, as they all match. The Board is obtaining quotes to replace the gate/door, which is also rusting.

**Small Pool:** Quotes are also being considered to trim all the oak trees surrounding the pool to reduce the amount of leaves needing to be removed from it. The Pool Patrol has also been asked to empty the filter basket each night. Galaxy Pools was hired to replace the broken coping and will perform a stain cleaning treatment to the pool after the trees are trimmed. The spotlight inside the pool needed to be repaired. The pool was closed for several days after a resident reported feeling electricity near the light. An electrician was called twice to make an inspection and found it to be safe.

**Pool Issues:** The pool has had to be closed and disinfected due to fecal matter found. Residents have complained about young children being left at the pool alone, kids chasing the birds, as well as smoking inside the pool.

Residents should call the management company if they see any harmful activity, and are asked to be respectful to both fellow neighbors and common property.

The Board discussed placing "No Smoking" signs at the pools and adding emergency lights in the ladies' bathrooms.

Glass bottles are prohibited from the pool areas but have been found in the trash several times. The management company will now send letters to those using the pool within 48 hours prior to

the bottles being found, to serve as a reminder of the rules.

Board member Doug Dillon reports that our Pool Patrol is working well; but can always use more volunteers. If you can spend 10-15 minutes, one night a week, contact Doug (see his email on the back cover).

**Lake Maintenance:** The Board obtained 3 proposals for a one year contract, beginning August 1st and including 18 inspections per year. They voted to change from our current contract with Aquatic Systems to Aquagenix, who was \$100/month less.

Residents are reminded that **grass clippings** that are left on the sidewalks and streets end up in the lakes. For the health of our lakes, please discard them in yard waste, and blow them away from the water when mowing the lake perimeters.

**Plant Replacements:** The Board obtained 3 quotes to replace the dead plants along the 58th Drive entrance. Deter Landscape was chosen for their proposal of 181 plants at \$2,494.

However, the Board voted to have the irrigation system repaired in this area before the planting takes place.

**Safety For All:** With another school year back in session, the Board asks all residents to obey the 20 MPH speed limit within our community. Please be mindful of walkers, bikers, and even birds crossing the streets. For personal safety, whether at home or away, keep all house and car doors locked at all times. Let's not make it easy for anyone wanting to take what doesn't belong to them.

**The Golden Rule:** With this rule in mind, please refrain from forcing your neighbors to listen to your noise overflow before 8:00 AM and after 9:00 PM.

This should go without saying, but includes: using outdoor motors, sound equipment or party noise, either from yourself or any contracted workers or guests at your residence.

**33<sup>RD</sup> Street Wall Repair:** Inspection of the walls at both entrances, and the one between them along 33rd St., has found them badly in need of repair. The growth of tree and shrub roots underneath has caused many cracks in the porous material. This has led to water seepage, causing even more damage.

President John Pardi, reported that he contacted Wilson Walls for an inspection and quote for repair work. Their quote was quite expensive and included the repair and repainting of the wall. No decision has been made at this time, but the Board will continue to research the best option.

**Annual Briarwood Yard Sale:** It's again time to start planning for our annual community sale of unwanted items. Remember... one person's trash is another one's treasure. Mark your calendars for **Sat., November 7th.**

**Chili Cook-off/Bake Sale:** Do you have a favorite Chili recipe or love to bake?

This is your chance to show off your culinary skills and meet some of your neighbors.

If the interest is there, plans are being made to add our first ever Chili Cook-off and Bake Sale to our Annual Yard Sale day. This would be held at the large pool from 11:00 to 1:00. Suggestions are to charge a small "tasting fee" for a sample of available chili's, and a purchase price for a full bowl. The chef with the most votes will take home the tasting purse. The Briarwood HOA could contribute hot dogs and buns, free to residents and for purchase for bargain shoppers. This profit could go toward the cost of our newspaper ad, as well as the cost of the food. We could also serve and sell coffee/hot chocolate or lemonade/iced tea, depending on the weather. Those who like to bake, could sell their specialties to those with a sweet tooth. These are all just ideas, and your suggestions and assistance in planning would be welcomed by emailing the Editor at [tonya\\_mcd@yahoo.com](mailto:tonya_mcd@yahoo.com). Entry forms will be available by sending a request to this email address, sending a request through the webpage, or filling one out at the October 13th Board Meeting.

## Welcome to Our New Neighbors:

- Jose' Fernandez & Sara Ruiz  
5731 29th Street East
- Nga Thanh Smelser  
5811 31st Court East
- Troy Funk  
5822 28th Street East
- Joel Sabino  
5839 28th Lane East
- Angel & Danielle DeJesus  
5811 28th Lane East
- Marc & Susan Payne  
5646 29th Street Circle East
- Lucila Souza  
5614 29th Street Circle East
- RYANNE COPPINGER  
2828 57th Drive East
- Joel Harris  
5618 29th Street Circle East

If you have moved into our community and would like a visit with a Welcome Package, please contact any of the members listed to the right.

If you would like to join our Welcome Committee to greet and meet new neighbors, let us know. We've had several houses sold recently and I think we would all appreciate being welcomed into and receiving information about a new community.

For those of you that are new, you can receive a copy of our HOA documents or keys to the pools and tennis courts by contacting Kim Bittar at Casey Management.

**Happy Halloween:** Remember that this year Halloween is on Saturday, October 31.

We encourage Briarwood residents to turn on their porch lights and greet all the children that live in and visit our neighborhood on this festive night.

Please watch out for little ones as well as kids in dark costumes if you will be driving that evening. It's a fun night, let's keep it accident free.

**Next Monthly Board Meeting:** will be Tuesday, October 13th, 2015, at 7:30 PM at the Worship Place which is located at 5535 33rd Street East.

All residents are encouraged to attend and provide feedback to the Board of Directors. Without your contribution, they can't know which issues are most important to you.

**Monthly Ladies Luncheon:** These women meet on the first Tuesday of the month at 11:30 AM for lunch at various local restaurants.

All women of the community are invited. Contact Sally Lowe at (941) 758-4220 for reservations and locations. Please RSVP.

**Monthly Mens Luncheon:** The gentlemen of Briarwood also meet each month on the second Thursday.

For locations and the time, contact Jim Crummy at (941) 758-0409.

## CONTACT LIST:

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Please contact us about your concerns or needs. We can't address them if we don't know about them.

**Special thanks to Jason for assembling all of Tonya's hard work and Palm Printing. Contact Jason@PalmPrinting.com or call 941.907.0090.**